IMPLEMENTATION PLAN

FORT ORD REDEVELOPMENT
PROJECT AREA

Prepared for:

REDEVELOPMENT AGENCY
OF THE COUNTY OF MONTEREY

Prepared by:

KEYSER MARSTON ASSOCIATES, INC.

MARCH 2007

TABLE OF CONTENTS

TABLES

MAPS

I. INTRODUCTION

This document is the five-year Implementation Plan for the County of Monterey's Fort Ord Redevelopment Project. This Implementation Plan was prepared by the Redevelopment Agency of the County of Monterey, a public body corporate and politic (the "Agency") in compliance with Article 16.5 of the California Community Redevelopment Law Part 1 of Division 24 of the California Health and Safety Code, the "CRL". This Implementation Plan will be in effect for fiscal years 2006-07 through 2010-11.

This Implementation Plan is composed of two separate components, a Redevelopment Component and a Housing Component. The Redevelopment Component addresses the following three issues:

- The Agency's near-term goals and objectives for blight elimination, programs to eliminate blight and specific projects proposed for implementation;
- The Agency's anticipated expenditures for the programs including the specifically identified projects; and
- The relationship between the goals and objectives, projects, programs and expenditures and blight elimination.

The Housing Component describes affordable housing activities, consistent with the requirements of Article 16.5 of the CRL. The Housing Component describes how the Agency will implement various CRL requirements related to low and moderate-income housing. The Housing Component describes the Agency compliance with, among other matters, the statutory requirements for depositing the required 20 percent of gross tax increment revenues into the housing set-aside (Set-Aside) fund and the expenditure of such funds for housing purposes.

This Implementation Plan is a policy statement rather than an unalterable course of action. It has been prepared to set priorities for redevelopment activities within the project areas for the five-year period covered by this Implementation Plan, and incorporates known financial constraints of the Agency in developing a program of activities to accomplish essential, short-term revitalization efforts. However, new issues and opportunities may be encountered during the course of administering redevelopment during the five-year period. Therefore, this Implementation Plan may be amended, if necessary, to effectuate its purposes.

II. PROJECT AREA DESCRIPTION, HISTORIC ACCOMPLISHMENTS, AND BLIGHTING CONDITIONS

A. Project Area

The Fort Ord Redevelopment Project Area was adopted on February 19, 2002 and consists of approximately 19,300 acres of land that comprise the portion of the former Fort Ord that is in the jurisdiction of Monterey County. As shown on Map 1, the area is generally bounded by the city of Seaside to the west, the city of Marina to the north, Reservation Road to the east and State Highway 68 to the south. Prior to closure, Fort Ord was primarily a training and staging facility for the 7th Infantry Division. The property is comprised of the following major components:

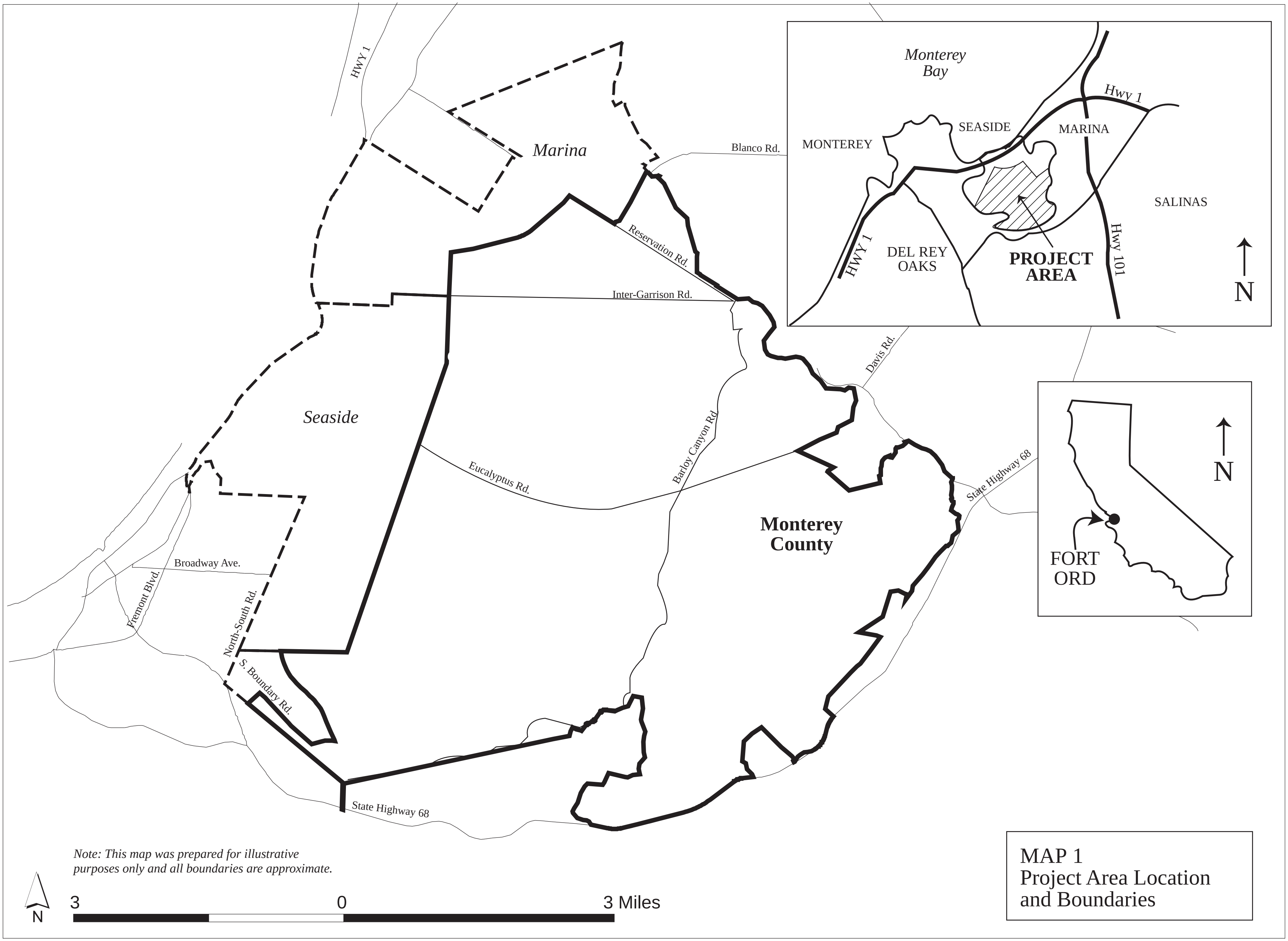
- 15,600 acres of undeveloped land that is contaminated with unexploded ordinance and will remain undeveloped as “habitat management”;

- 1,200 acres that have been transferred to the California State University for the creation of a new university campus, California State University Monterey Bay. This property included both undeveloped property and former military housing, which the university now uses for campus housing;

- 1,100 acres that have been transferred to the University of California for the development of the University of California Monterey Bay Education, Science and Technology Center (UCMBEST). Roughly 500 acres of this land is planned for future development and 600 acres has been designated for natural habitat;

- Approximately 12 acres that will remain in military use, including the Reserve Center and a portion of the Motor Pool;

- For planning and development purposes, the Agency and County have divided the property that will be conveyed to them into six County Planning Areas:
  - East Garrison Planning Area – a 440-acre site centered on the East Garrison development area on Reservation, Intergarrison and Barloy Canyon Roads.
  - Habitat Reserve Planning Area – Approximately 1,300-acres of the property that the County will receive has the Habitat Management designation that limits activity to only maintaining firebreaks and trails with in the parcels.
  - Laguna Seca Planning Area – an approximately 525-acre area around the Laguna Seca Recreation Area off of Highway 68. This property is being transferred to the County Parks Department primarily for use as special event parking associated with the Laguna Seca raceway.
  - Landfill Planning Area – an approximately 730-acre site bounded by Imjin Parkway, Abrams Drive and Intergarrison Road. This property has the potential to support development on up to 85+/-acres.



MAP 1
Project Area Location
and Boundaries

Prepared by: Keyser Marston Associates, Inc.
Filename: Proj Area Bdries.ai; 08/28/01; cb

Source: Fort Ord Reuse Plan, EDAW, Inc., May 1996

- Parker Flats Planning Area – an approximately 1,100-acre area located in the geographic center of the former Fort Ord. Approximately 285-acres will be used by Monterey Peninsula College as part of their Public Safety training center.

- UCMBEST "Triangle" Planning Area – a 272-acre parcel that is at the corner of Blanco and Reservation roads. The property is designated for development but the University of California does not have any plans at this time.

▪ Approximate 440-acre East Garrison property that is improved with a large number of permanent and temporary buildings. Two hundred and twenty four acres of the East Garrison Area have been conveyed to East Garrison Partners (EGP) and construction has started on a "new urbanist" community. Upon completion, the community will include:

  - 1,400 homes (of which 280 will be restricted affordable units and 140 will be workforce units);
  - a 57,000 square foot arts/historic district;
  - a town center with up to 75,000 square feet of commercial space;
  - a library, fire station, and youth camp.

Development of the balance of the East Garrison area and most of the other planning areas is contingent upon obtaining an additional allocation of water. With additional water, the EG II area could support an additional 1,500 homes and a K-8 school.

At the time of adoption, more than 80% of the housing stock in East Garrison was determined to be severely deteriorated and not incompliance with health and safety codes. Asbestos and lead based paint were present in the buildings. As with most former military bases, the area was also lacking in public infrastructure, including inadequate water pumping, storage and piping systems, storm drainage system, wastewater system, road system, electrical system, and gas system. The systems need to be replaced in order to meet current codes. The goal of the redevelopment plan was to:

▪ Mitigating the economic and social degradation caused by the closure or realignment of military bases;

▪ Alteration, improvement, modernization, reconstruction and rehabilitation of existing, obsolete, and/or deteriorated sites and buildings, including un-reinforced buildings and buildings contaminated with hazardous substances such as lead paint and asbestos;

▪ Assembly and subdivision of land into parcels suitable for modern residential, commercial, office, retail and visitor-serving development with proper vehicular and pedestrian circulation;

- Elimination of buildings and uses for recycling of land where economics do not support the investment to upgrade deteriorated, dilapidated or obsolete facilities;

- Participation in the revitalization and redevelopment of properties by members of the community and the private sector;

- Re-planning, redesign and upgrading of inadequate streets, sewer, water and drainage facilities in connection with remedying obsolete site conditions;

- Increasing and improving the supply of affordable housing units for very low, low, and moderate income persons and families by assisting in the development and rehabilitation of housing meeting all income needs, and;

- Amelioration of the current housing-jobs imbalance by the creation of additional and varied housing opportunities, and the expansion of small businesses.

The governing time and financial limits of the Redevelopment Plan are as follows:

1. Plan Adoption: February 19, 2002
2. Bonded indebtedness limit: $127.2 million
3. Gross tax Increment limit: $1.7 billion
4. Debt incurrence limit: FY 2023/24
5. Plan effective limit: FY 2033/34
6. Debt Repayment limit: FY 2048/49

B. Historic Project Area Accomplishments

Since the Project Area was adopted in 2002, the Agency has been immersed in activities to revitalize the former base. Key projects include the following:

<u>East Garrison Planning Area</u>

On October 5, 2005, four years of planning and negotiation culminated in the approval of a Specific Plan, Environmental Impact Report, and a Disposition and Development Agreement (DDA) for the development of a portion of the East Garrison area. The 244-acre property will be redeveloped with a “new urbanist” community, comprised of 1,400 homes, a 57,000 square foot arts district, and a 75,000 square foot commercial town center. Two hundred and eighty (280) of the homes will be deed-restricted affordable housing. The project will provide public amenities, including a library, fire station, sheriff’s substation, and a youth center. The project will be developed by East Garrison Partners, which includes Woodman Development and William Lyon Homes. The affordable housing will be developed by Mid-Peninsula Housing Coalition, Artspace Projects, and Community Housing Improvement Systems and Planning Association nonprofits.

Since the execution of the DDA, the Agency has approved a financing program for the project and the creation of the East Garrison Community Services District (CSD) to provide infrastructure-related services to the development. The Agency also approved the creation of the East Garrison Public Financing Authority for the purpose of issuing Mello-Roos bonds to fund up to $20 million in public infrastructure and to pay for the CSD's costs for operating and maintaining portions of the infrastructure.

In June 2006, the Agency approved a Memorandum of Agreement establishing a multi-agency Agreement to Negotiate a Disposition and Development Agreement for the Rehabilitation of Historic Buildings and Operation of East Garrison Historic/Arts District, which establishes a process to implement the development of the Historic District portion of the development outlined in the Specific Plan.

In January 2007 the Agency transferred title to the property to East Garrison Partners and the project is now under construction.

University of California Monterey Bay Education, Science, and Technology Center (UCMBEST)

The County and UC secured a $125,000 Planning Grant from the Economic Development Administration in FY 2002/03. The Grant was used to prepare a concept plan for a model "urban village" at the east Campus of UCMBEST. The plan and supporting analyses were completed in FY 2004/05. The planning process determined that there is strong demand for residential development, but the demand for research and development, industrial flex space, and office space is currently weak. Based on these results, the refinement of the urban village concept at the east Campus has been put on hold.

Landfill Planning Area

Since the Project Area was adopted, the Agency has administered a lease with an operator for the operation of a grocery store, the Ord Market. During FY 2005/06 the Agency negotiated and executed a 20-year lease extension with the current operator.

During 2006/07 the Agency also began actively exploring the development potential within this planning area. The Agency focused its effort on the 308-acre landfill property and initiated a review of the existing infrastructure that led to the development of a proposed infrastructure development plan. The Agency also retained a consultant to conduct a market study to identify the potential for the property. The market analysis identified a pent up demand for industrial flex space, especially along Intergarrison Road. The analysis identified the opportunity for a large commercial development for the portion of the property fronting Imjin and Abrams Road in, but not before 2010.

Parker Flats Planning Area

The Agency has entered into an Exclusive Right to Negotiate Agreement (ERNA) with the Monterey Horse Park non-profit organization. The purpose of the ERNA is to permit the Agency and the Horse Park to negotiate and execute a DDA for the redevelopment of 380-acres in the Parker Flats Planning Area with a world class equestrian facility, with multiple show arenas, riding trails, permanent and temporary stables and a RV facility for visiting equestrians.

Land Transfers

Throughout the period, the Agency continued to work with the U.S. Army and the Fort Ord Reuse Authority (FORA) to accomplish the transfer of land ownership from the Army to the Agency. Approximately 606 acres have been transferred. Large-acreage transfers include the 247-acre Laguna Seca Annex and 244-acres at East Garrison.

Near-term Land Redevelopment Strategy for the Planning Areas of Landfill, Parker Flats, Laguna Seca, Habitat Management, East Garrison, and the University of California Planning Areas

In 2006, the Agency initiated a planning effort to establish a strategy and implementation program to guide the Agency’s activities over the next five years relative to key parcels in the Project Area. The Agency undertook an assessment of market opportunities for each of the six planning areas and conducted a workshop to discuss the opportunities, possible projects, and an implementation strategy.

C. Remaining Blighting Conditions and Agency Goals and Objectives

1. Existing Blighting Conditions Targeted for Mitigation Over the Next Five Years

While the Agency has made tremendous progress in negotiating development agreements and establishing the framework for remediating blighting conditions, the Project Area continues to be impacted by the blighting conditions that were present when the Project Area was adopted in 2002. These conditions include:

- Buildings in which it is unsafe or unhealthy for persons to live or work;
- Factors that hinder the economically viable use of buildings or lots including but not limited to inadequate size given present standards or market conditions and lack of parking;
- Land and buildings that contain materials that will have to be removed to allow development;

- Existing inadequate public infrastructure systems, including road ways, water systems, electrical and gas systems, and sewage systems that need to be removed and replaced.

2. Agency Goals and Objectives for the Next Five Years

Pursuant to meeting Agency's overall goals for the Plan, the Agency has established the following operational goals and objectives to be addressed during the next five years by the Agency:

- Complete and implement a near-term land development strategy for the Landfill, Parker Flats, Laguna Seca, and East Garrison Planning Areas;
- Create new jobs to help achieve the jobs/housing policies of the Fort Ord Reuse Plan;
- Support base-wide habitat restoration efforts by promoting eco-tourism development;
- Complement reuse efforts of other jurisdictions through increased collaboration;
- Enhance affordable housing opportunities;
- Enhance revenue potential to help support service requirements of planned housing;
- Complete the East Garrison Phase I project;
- Replace dilapidated public infrastructure; and
- Continue to facilitate the transfer of properties from the Army to the Agency

III. PROGRAMS, PROJECTS, EXPENDITURES AND BLIGHT ELIMINATION

The Agency's activities during the next five years will focus primarily on completing the East Garrison Phase I Project, and implementing a land development strategy for the Planning Areas. These activities relate directly to the Agency's goals and alleviating blighting conditions present in the Project Area. Table 1 details the linkage between the Agency's goals and objectives for the next five years in each project area, the anticipated projects and programs, and the blighting conditions addressed.

A. Activities in Support of Completing East Garrison Phase I Project

With the construction of the East Garrison project, there will be a tremendous amount of activity in the Project Area over the next five years. It is anticipated that over 900 homes will be built by 2011. The development will clear abandoned structures on the former base, generate jobs, and provide new public facilities, infrastructure, and affordable housing.

Pursuant to the terms of the DDA with East Garrison Partners, the Agency has a number of obligations relative to the completion of the Project, including the following:

- Providing a $4.8 million loan on behalf of the Low and Moderate Income Housing Fund to assist in the development of 196 apartments to be restricted to Very Low and Low-income households. It is anticipated that this loan will be funded in FY 2010/11.
- Providing $5.5 million for public facilities at East Garrison. It is anticipated that $.9 million of this obligation will be funded over the next five years. The balance is anticipated to be funded in FY 2011/12.
- Providing $5 million of assistance for the development of the historic/arts district. It is anticipated that this contribution will be funded in FY 2011/12, which is beyond the time period of this Implementation Plan.
- Facilitate the issuance of $20 million of Mello-Roos bonds to be used to reimburse the Developer for public infrastructure improvements. As the $20 million of bonds will not be secured by Agency funds, this project does not represent a cost to the Agency. The Agency's involvement is limited to administrative expenses to facilitate the process.

As shown on Table 1, these activities address a number of blighting conditions, including removing dilapidated and unsafe structures, replacing dilapidated public infrastructure, stimulating private investment, and adding to the stock of affordable housing.

Total 5-Year Project Funding: $5.7 million

Table 1
RELATIONSHIP OF PROJECTS AND PROGRAMS TO BLIGHTING CONDITIONS AND POLICIES AND OBJECTIVES
FORT ORD REDEVELOPMENT PROJECT AREA
MONTEREY COUNTY

Proposed Project and Progam	Proposed 5-Yr.Expenditures	Near Term Goals and Objectives	Blight to Be Alleviated
Activities in support of Completing East Garriosn Phase I Project	$5.7 million	Create new jobs; Enhance affordable huosing opportunities; Enhance revenue potential; Replace dilpaidated public infrastructure	Dilapidated and unsafe structures; serious building code violations; Existing public infrastructure systmes that must be removed and replaced; Lack of affordable housing
Implement a Land Development Strategy for the Planning Areas	$651,000	Complete Land Development Strategy for Planning Areas; Create new jobs; Support base-wide habitat restoration efforts; Complement reuse efforts of other jurisdictions; Enhance revenue potential; Continue to faciliate transfer of properties	Barriers to private investment; properties that contain hazardous wastes; Existing public infrastructure systems that must be removed and replaced;

Source: Keyser Marston Associates, Inc.

B. Implement a Land Development Strategy for the Planning Areas

The Agency will continue to proceed with redevelopment planning efforts for the balance of the Project Area, building off of the strategy workshop held in FY 2006/07.

- Continue negotiations with the Monterey Horse Park to develop a feasible financing plan and execute a DDA for the redevelopment of 380-acres in the Parker Flats Planning Area with a preeminent horse show facility, with multiple show arenas, riding trails, permanent and temporary stables and a RV facility for visiting equestrians.

- Explore the opportunity to enhance the economic viability of the proposed Monterey Horse Park project by including a “niche” eco-adventure oriented resort complex.

- Pursue the promotion of new automotive/race related industrial development opportunities in the Laguna Seca Planning Area. An objective would be for the project to contribute to reducing traffic congestion on Highway 68.

- Implement commercial and light manufacturing and business start-up project within the Landfill Planning Area. Such a project could provide space for local building contractors to effectively bid for local construction contracts with Fort Ord in the short term, incorporate a vocational training component, and may evolve into more intense uses as the Fort Ord market area matures.

- Engage in efforts to secure potable water and provide sufficient transportation capacity.

- Coordinate the resolution of environmental issues.

- Coordinate implementation with other jurisdictions.

Total 5-Year Project Funding: $651,000.

C. Redevelopment Component Expenditures Summary

Total spending over the five-year period including programs, projects, debt service, and administration is estimated at $7.46 million. As shown below, the vast majority of the Agency’s expenditures will relate to undertaking projects and programs required for the development of the East Garrison Partner’s Project. It is estimated that the Agency will spend approximately $5.9 million (including debt service) on EGP projects, including $4.8 million for affordable housing and $.9 million for public facilities. These capital improvements account for approximately 80% of total expenditures.

	2006-07	2007-08	2008-09	2009-10	2010-11	5-Year Total
Administration	$2,000	$53,000	$152,000	$338,000	$348,000	$893,000
Future Bond Debt Svc	$0	$0	$0	$0	$204,000	$204,000
Agency Obligations under the EGP DDA	$0	$0	$0	$42,000	$5,669,000	$5,711,000
Implementing Redevelopment of Other Planning Areas	$0	$39,000	$40,000	$41,000	$531,000	$651,000
Total Expenditures	$2,000	$92,000	$192,000	$421,000	6,752,000	$7,459,000

It should be noted that the expenditure estimates contained in this report are based on the best information available at the time that the report was prepared. The Agency's actual expenditures will be driven by the actual amount of revenue that is available.

IV. HOUSING COMPONENT

A. Introduction

This section of the Implementation Plan addresses the Agency's affordable housing activities in the Fort Ord Redevelopment Project Area. It has been prepared to meet the requirements of California Community Redevelopment Law (CRL) and to guide the Agency in its housing related activities over the next 10 years. Specifically, this report addresses the following sections of the California Health and Safety Code:

- Low and moderate income housing production requirements (Section 33413)
- Replacement housing requirements (Section 33413)
- Twenty percent (20%) housing fund requirements (Section 33334.2)
- Housing fund expenditure targeting requirements (Section 33334.4)

In 1991, the California State Legislature adopted Assembly Bill 315 (AB 315), which added Subsection 33413(b)(4) to the State Health and Safety Code. AB 315 requires each redevelopment agency to adopt a plan demonstrating how the Agency will comply with the affordable housing production requirements of the Code (the "Housing Production Plan"). The Housing Production Plan is often referred to as an AB 315 Plan.

In 1993, the Legislature adopted Assembly Bill 1290 (AB 1290), a comprehensive redevelopment reform bill. One of the key provisions is the requirement that each agency prepare and adopt an overall Implementation Plan. The Implementation Plan incorporates the AB 315 requirements for the housing portion of redevelopment activities and establishes a time frame and process for the Plan as a whole. AB 1290 also specifies additional requirements with respect to housing production compliance and expenditures of the Agency's Low- and Moderate-Income Housing Fund monies. As with existing law, AB 1290 also requires that the Plan be consistent with the City's Housing Element, which has its own time line for adoption and amendment.

In 2002, two new pieces of legislation, Assembly Bill 637 (AB 637) and Senate Bill 211 (SB 211) were added to the Community Redevelopment Law. AB 637 changes, among other matters, the Agency's affordable housing production, replacement housing, and Low- and Moderate-Income Housing Fund requirements. SB 211 establishes a simplified procedure to eliminate debt incurrence time limits for pre-1994 plans, allows amendments to redevelopment plans to extend plan effectiveness/tax increment receipt deadlines for pre-1994 plans, and requires that certain affordable housing obligations be met by the end of the redevelopment plans. Due to several inconsistencies created by these two pieces of new legislation in the Community Redevelopment Law, a third piece, Senate Bill 701 (SB 701), was adopted in 2003 to "clean up" and clarify much of the confusion created by AB 637 and SB 211, and to make some additional changes to the Community Redevelopment Law.

This section, therefore, is the Agency's Housing Production Plan and the Affordable Housing Component of the Implementation Plan for the Fort Ord Redevelopment Project Area. Pursuant to AB 315 and as amended by SB 637, the Agency is required to meet it housing production requirements during each specific 10-year period (from January 1, 2007 to December 31, 2016). Housing Fund targeting requirements are effective as of January 1, 2002, and should be met by the end of the same 10-year period.

B. Affordable Housing Production Compliance Status

1. Housing Production Requirement

CRL requires that defined percentages of newly constructed and significantly rehabilitated housing within each project area be restricted to Low- and Moderate-Income households at an affordable housing cost. At least 15 percent of all new or substantially rehabilitated units in the project areas that are not developed/significantly rehabilitated by the Agency must be affordable to and occupied by Low- and Moderate-Income households. Of the 15 percent requirement, 40 percent must be restricted to Very Low-Income households. These are the "Non-Agency Units Production Requirements."

Thirty percent of units that are either directly developed or significantly rehabilitated by the Agency must be restricted to Low- and Moderate-Income households, and not less than 50 percent of the requisite affordable units shall be available at affordable housing cost to and occupied by Very Low-Income households. This 30 percent affordability requirement applies to all units built or substantially rehabilitated by the Agency, regardless of the location of the units.

"Substantial rehabilitation" means rehabilitation in which the value of the rehabilitation constitutes 25 percent of the after-rehabilitation value of the dwelling unit(s). Originally, under AB 1290, the rehabilitated units to be included in this calculation consisted of all one- and two-unit complexes that have undergone substantial rehabilitation with Agency assistance, and all multi-family rented dwelling units with three or more units that are substantially rehabilitated, regardless of the funding source. As amended by SB 701 and AB 637, however, as of January 1, 2002, an inclusionary obligation arises for all housing units that are substantially rehabilitated using Agency assistance.

The definitions of Very Low-Income, Low-Income, and Moderate-Income are provided in Sections 50105, 50079.5, and 50093, respectively, of the California Health and Safety Code. Generally, Very Low-Income and Low-Income means persons and families whose incomes do not exceed the respective qualifying limits established pursuant to Section 8 of the United States Housing Act of 1937 (in most instances 50% of the area median income or below for Very Low-Income and 80% of the area median income or below for Low-Income). Moderate-Income means persons and families whose income does not exceed 120 percent of the area median income. Income levels meeting these definitions vary by household size. ”Affordable housing cost” is defined in Sections 50052.5 and 50053 of the Health and Safety Code, and can vary depending on whether the housing is rental or owner-occupied.

In order for units to count toward meeting the Agency’s Housing Production Requirements, sale prices or rent for units must be restricted by Agency-imposed covenants or restrictions recorded against the units. These covenants and restrictions must remain in effect for the “longest feasible time,” but in any event not less than specified minimum time periods. AB 637 imposes new minimum duration periods of 55 years for rental units and 45 years for owner-occupied units. These minimum periods are required for affordable covenants recorded after January 1, 2002. For units constructed prior to January 1, 2002, affordability covenants must be recorded that extend for not less than the remaining life of the redevelopment plan in order for the units to be counted toward meeting the Agency Housing Production Requirements.

2. Housing Counted Toward Meeting the Housing Production Requirement

Pursuant to CRL, units to be counted towards meeting the Housing Production Requirement include the following:

- New construction and substantially rehabilitated units located within the Project Area with requisite recorded affordability covenants;

- Existing multi-family units on which Very Low or Low-income affordability covenants have been purchased with Agency assistance so that the units will remain affordable for the requisite period. At least 50 percent or more of these purchased affordability covenants must be for Very Low-Income households. Units acquired through covenant purchase cannot constitute more than 50 percent of the units included to meet the Housing Production Requirement; and

- Covenanted units located outside the Project Area but within the unincorporated areas of the County, provided that only one unit for every two produced outside the Project Area may be counted towards the Housing Production Requirement.

Deed-restricted ownership units that have been sold and the affordability covenants released prior to the expiration of the requisite affordability period cannot be included in the Agency’s compliant unit count, unless the housing funds are recaptured and used to assist another unit at the same income level within three years of sale and appropriate affordability covenants are placed on the new unit.

3. Summary of Housing Activity – Adoption through December 30, 2006

Table 2 summarizes the housing production activity within Project Area through December 2006. A detailed account of the annual amount of housing development is provided in Appendix A and Appendix B.

As shown in Table 2, no new units were constructed nor were any units rehabilitated in the Project Area during the period. As a result, the number of affordable housing units required to be built during the prior implementation period is also zero.

TABLE 2
CURRENT HOUSING PRODUCTION COMPLIANCE STATUS, NON-AGENCY-BUILT HOUSING
FORT ORD REDEVELOPMENT PROJECT AREA
REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY

		Units w/Covenants	
	Total Built	***Very Low to Mod. Income***	***Very Low Income*** *(Incl. in Very Low to Mod.)*
New Construction & Substantial Rehab Units, Adoption - 2006			
New Units Built *(from Appendix Table A.)*	0		
Units Substantially Rehabilitated *(from Appendix Table B.)*	0		
Total Units, Built or Substantially Rehabilitated (2000 - 2005)	0		
Total Inclusionary Units Requirement (2002-2006			(40% of 15%)
Percent Requirements		15%	6%
Inclusionary Units Requirement (2000 - 2005)		***0***	***0***
Covenanted Units Built or Substantially Rehab. (2002 - 2006)			
New Units Built *(from Appendix Table A.)*		0	0
Units Substantially Rehabilitated *(from Appendix Table B.)*		0	0
Total Covenanted Units Built or Substantially Rehab. (2002 - 2006)		***0***	***0***
Subtotal Excess (Shortage) of Covenanted Units (2002 - 2006)		**0**	**0**
Plus: Multi-Family Covenants Purchased		0	0
<Less> Covenanted Units Sold/Restrictions Lifted		0	0
Plus: Affordable Units Built Outside Project Area		0	0
Total Excess (Shortage) of Covenanted Units (2002-2006)		**0**	**0**
Plus: Excess (Shortage) of Covenanted Units from Prior Period		0	0
Cumulative Excess (Shortage) of Covenanted Units (Adoption - 2006)		**0**	**0**

Source: Redevelopment Agency of the County of Monterey

Prepared by: Keyser Marston Associates, Inc.
Filename: 16026.003/HOUSING TABLES streamlined 3 9 02.xls; PA3 Table2; 3/23/2007

4. Plan for Achieving Housing Production Requirements by 2016

The CRL, as clarified in AB 1290, requires agencies to meet their affordability production requirements every 10 years. One component of the Housing Production Plan is documentation of the specific projects and actions that will be undertaken to generate the required number of affordable units over the next 10-year period. These projects are described below and in "Section D. Housing Fund Revenues and Expenditures." A second component of the Housing Production Plan is the general policies and procedures that the City and Agency plan to pursue to increase and encourage the production of affordable housing in the Project Area over the next 10 years.

To estimate the number of affordable units that will likely be produced in the Project Area over the next 10 years and through the life of the Redevelopment Plan, the Agency has evaluated:

- The anticipated construction schedule at East Garrison;
- The anticipated schedule for conveyance and clean-up of the balance of properties within the Fort Ord Project Area;
- The land use designations within the Reuse Plan for Fort Ord; and
- The anticipated schedule for the development of a water augmentation system that would enable additional residential development at Fort Ord.

In addition to the units built at East Garrison, it is anticipated that the Agency will use a portion of the Low and Moderate Income housing funds generated by East Garrison to assist in the development of new affordable units outside of the boundaries of the Fort Ord Project Area.

5. Anticipated Ten-Year Affordable Housing Production Compliance Status

Over the next ten years, it is anticipated that the 1,400 units to be developed by the East Garrison Partners will be completed within the Project Area. Pursuant to the terms of the DDA with East Garrison Partners, at least 20% of the 1400 units will be restricted to Very Low to Moderate income households, with 30% of the restricted units (6% of the total) to be restricted to Very Low income households.

To implement these requirements, the Agency has been a signatory to a three memoranda of understanding between East Garrison Partners and three non-profit affordable housing developers1) Mid-Peninsula Housing Coalition, 2) Artspace Projects, and 3) Community Housing Improvement Systems and Planning Association.

As shown on Table 3, the 1,400 units planned over the 10-year period from 2007 to 2016 create a production requirement of 210 Very Low- to Moderate Income units, of which 84 must be restricted to Very Low Income units. The Project will actually provide 280 Very Low to Moderate income units, with 84 restricted to Very Low-Income households. Because of the Agency's conditions, the number of Very Low income units within the Project Area will meet the CRL requirement and the number of Very Low to Moderate income units will exceed the CRL requirement by 70 units.

It is anticipated that the amount of Low and Moderate Income Housing Funds to be generated by the East Garrison Partners Project over the next 10-years will exceed the Agency's $9.5 million obligation to the Project. The Agency intends to use the available funds to either: secure additional affordable units within the East Garrison Project or assist in the funding of the construction of new affordable units outside of the Fort Ord Project Area. It is estimated that the Agency will have adequate funds to assist in the development of an additional 119 Very Low to Moderate income units, including 27 units restricted at Very Low income levels. For purposes of this report, it has been assumed that the Agency will use the funds to assist in new development outside of the Project Area. With the Agency receiving one credit for each additional unit built outside of the Project Area, it is anticipated that the Agency will receive credit for 13 Very Low income units and 59 Very Low to Moderate income units. The inclusion of these units results in the number of Very Low income units exceeding the Project Area's production requirement by 13 units and the number of Very Low to Moderate income units exceeding the Project Area's production requirement by 129 units.

No agency built or significantly rehabilitated units are anticipated from 2007 to 2016.

6. Affordable Housing Production Compliance over the Life of the Project Area

The 1994 amendment to AB 1290 (Bergeson, SB 732) requires that the Housing Production Plan address affordable housing compliance over the life of the redevelopment plan. The Fort Ord Project Area is effective through FY 2033/34. Residential development beyond the 1,400 units at the East Garrison Partners Project will require an additional allocation of potable water. With additional water, it is anticipated that approximately 1,500 additional units could be built within the East Garrison Planning Area.

If additional water is secured and new residential development proceeds, the Agency intends to require any new projects to meet its standard inclusionary requirement of 6% of all units being restricted to Very Low income households, 8% restricted to Low income households, and 6% restricted to Moderate income households. The implementation of these standard inclusionary requirements will ensure that the Project Area will continue to be, at a minimum, in compliance with the affordable housing production requirements of the CRL over the life of the Plan.

TABLE 3
FUTURE HOUSING UNIT PRODUCTION COMPLIANCE STATUS (2007 - 2016)
NEW CONSTRUCTION IN PROJECT AREA- NON-AGENCY BUILT
REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY

		Units w/Covenants	
	Total Built	***Very Low to Mod. Income***	***Very Low Income*** *(Incl. in Very Low to Mod.)*
New Construction & Substantial Rehab Units (2007 - 2016)			
New Units Built *(from Appendix Table A.)*	1,400		
Units Substantially Rehabilitated *(from Appendix Table B.)*	0		
Total Units, to be Built or Substantially Rehabilitated, (2007 - 2016)	1,400		
New Construction Inclusionary Requirements			(40% of 15%)
Percent Requirements		15%	6%
Inclusionary Unit Requirement (20067- 2016)		***210***	***84***
Covenanted Units Built or Substantially Rehab. (2007 - 2016)			
New Units Built *(from Appendix Table A.)*		280	84
Units Substantially Rehabilitated *(from Appendix Table B.)*		0	0
Total Covenanted Units Built or Substantially Rehab. (2007 - 2016)		280	84
Subtotal Excess (Shortage) of Covenanted Units		**70**	**0**
Plus: Multi-Family Covenants Purchased		0	0
<Less> Covenanted Units Sold/Restrictions Lifted		0	0
Plus: Affordable Units to be Built Outside Fort Ord Project Area		59	13
Total Excess (Shortage) of Covenanted Units (2006 - 2016)		**129**	**13**
Plus: Excess (Shortage) of Covenanted Units from Prior Period		0	0
Cumulative Excess (Shortage) of Covenanted Units (Adoption - 2016)		**129**	**13**

Very Low Units 27 at 50% credit = 13 units.
Very Low to Mod. 119 at 50% credit = 58 units.

Source: Keyser Marston, Redevelopment Agency of the County of Monterey

Prepared by: Keyser Marston Associates, Inc.
Filename: 16026.003/HOUSING TABLES streamlined 3 9 02.xls; PA3 Table3; 3/23/2007

C. Replacement Unit Compliance Status

CRL requires that dwelling units housing persons and families of Low or Moderate income that have been removed as a result of redevelopment action must be replaced by an equal number of units that have an equal or greater number of bedrooms as those removed. Prior to January 1, 2002, 75 percent of the replacement units were required to be affordable to households at the same or lower income levels as the households displaced. Post January 1, 2002, 100 percent of the replacement units must be affordable to households at the same or lower income levels as those displaced. Demolished units must be replaced within four years of being removed.

The housing located at Fort Ord, prior to closure of the base, was restricted in occupancy to members of the military stationed at Ford Ord. The CRL replacement housing obligation arises whenever dwelling units housing low and moderate income households are removed from the low and moderate income housing market. The former military housing was not available to the public and thus was not part of the housing market. Additionally, Health and Safety Code Section 33492.76 specifically exempts the removal of barracks at Fort Ord from the replacement housing obligation. As a result, while dilapidate former military housing units are being demolished as part of the East Garrison Partners project, these units are not subject to the CRL replacement obligation.

D. Housing Fund Revenues and Expenditures

The CRL requires a redevelopment agency to direct at least 20 percent of all gross tax increment revenues generated in its project area to a separate and Low- and Moderate-Income Housing Fund. These funds must be used for the purpose of increasing, improving or preserving the supply of Low- and Moderate-Income units within the community. To meet these objectives, agencies may expend funds on land acquisition, building acquisition, construction of new units, on- and off-site improvements (subject to certain conditions and findings), rehabilitation of existing units, a portion of principal and interest payments on bonds, loans and subsidies to buyers or renters, and other programs that preserve or construct affordable housing.

Additionally, Section 33334.4 of the Health and Safety Code states that each agency shall expend the moneys in its Housing Fund to assist housing for persons of Low- and Very Low-Income in at least the same proportion as the total number of housing units needed for those income groups within the community. Proportionality requirements by age apply as well.

This section summarizes the Housing Fund resources in the Project Area now available and expected to be available over the next 10 years, and how those resources will be utilized to meet the purposes summarized above.

1. Revenues and Expenditures

a. Housing Fund Expenditures, 2000/01 - 2005/06

As shown below, the Agency has not spent any Housing Funds from the Project Area since it was adopted in February 2002.

FY Year	Housing Fund Expenditures
2002/03	$ 0
2003/04	$ 0
2004/05	$ 0
2005/06	$ 0

b. Housing Fund Revenues/Resources, 2006/07 – 2010/11

As shown on Table 4, available revenues and resources over the next five years are anticipated to consist primarily of a loan of $4.8 million of non-housing fund revenues from the Project Area, a $5.5 million loan from East Garrison Partners, $5.4 million of bond proceeds from bonds backed by future tax increment, and $1.5 million of property tax increment. The EGP loan and the loan from the non-housing fund will be used to fund the Agency's $9.5 million obligation for the development of 196 Very Low to Low income apartments at East Garrison. Cumulative revenues from all sources is anticipated to total $17.27 million

2. Housing Fund Programs, Projects, and Expenditures 2006/07 – 2010/11

Table 4 also shows expected annual Housing Fund expenditures. As shown, all of the Agency's expenditures relate to funding its $9.5 million obligation to East Garrison Partners for the construction of 196 Very Low and Low income apartments. Over the 5-year period, it is anticipated that aggregated Housing Fund deposits will fund the entire $9.5 million obligation for East Garrison Partners Project, including repayment of the anticipated $5.5 million loan from EGP, partial repayment of loans mad on behalf of the housing trust fund and partial repayment of bonds sold on behalf of the housing trust fund.

TABLE 4
LOW AND MODERATE INCOME HOUSING FUND CASH FLOW PROJECTION
FORT ORD REDEVELOPMENT PROJECT AREA
REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY

	2006-2007	**2007-2008**	**2008-2009**	**2009-2010**	**2010-2011**	**5 Years**
Beginning Balance	$108,094	$140,000	$181,000	$225,000	$229,000	$108,094
Agency Revenues						
Set-Aside Revenues	$35,000	$84,000	$173,000	$380,000	$824,000	$1,496,000
Transfer from Non-Housing Fund (Loan) (1)	$0	$0	$0	$42,000	$4,769,000	$4,811,000
Net Future Bond Proceeds	$0	$0	$0	$0	$5,424,000	$5,424,000
Investment Earnings	$4,000	$6,000	$7,000	$9,000	$16,000	$42,000
Subtotal Revenues	$39,000	$90,000	$180,000	$431,000	$11,033,000	$11,773,000
Future Bond Debt Service	$0	$0	$0	$0	$185,000	$185,000
Charges from Other Funds	$0	$0	$0	$0	$0	$0
Memberships - FORA	$0	$0	$0	$0	$0	$0
Memberships - Other	$0	$0	$0	$0	$0	$0
<Less> Existing Agency Obligations	$0	$0	$0	$0	$185,000	$185,000
Loan Advance (2)	$0	$0	$3,150,000	$2,350,000	$0	$5,500,000
Loan Repayment (3)	$0	$0	$0	$0	($6,503,000)	($6,503,000)
<Plus> Loan Activity	$0	$0	$3,150,000	$2,350,000	($6,503,000)	($1,003,000)
Net Revenues Available for New Expenditures	**$147,094**	**$230,000**	**$3,511,000**	**$3,006,000**	**$4,574,000**	**$10,693,094**
Agency Expenditures						
East Garrison Very Low and Low Income Units	$0	$0	$3,150,000	$2,735,000	$3,615,000	$9,500,000
	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0
Other Projects	$0	$0	$0	$0	$0	$0
Subtotal Agency Expenditures	$0	$0	$3,150,000	$2,735,000	$3,615,000	$9,500,000
Professional Services	$0	$0	$0	$0	$0	$0
Administration	$7,000	$48,000	$137,000	$42,000	$90,000	$324,000
Total Agency Expenditures, Including Admin.	**$7,000**	**$48,000**	**$3,287,000**	**$2,777,000**	**$3,705,000**	**$9,824,000**
Ending Balance	**$140,094**	**$182,000**	**$224,000**	**$229,000**	**$869,000**	**$869,094**

Sources: Keyser Marston March 2007 cash flow projection; Monterey County Redevelopment Agency Financia Transaction Reports, FY 2002/03 -FY 2005/06

(1) Loan is for the development of 196 Very Low to Low income apartments.
(2) Loan is from EGP for East Garrison for the development of 196 Very Low to Low income apartments.
(3) Repayment in full of EGP Loan and partial repayment of non-housing loan.

Prepared by: Keyser Marston Associates, Inc.
Filename: 16026.003/HOUSING TABLES streamlined 3 9 02.xls; PA3 Table4; 3/23/2007

3. *Expenditures Relative to the Community's Need*

Under California Health and Safety Code Section 33334.4, the Agency must target its Housing Fund expenditures in each project area to assist: (1) Low- and Very Low-Income households in proportion to the units needed to assist such households as determined by the regional fair share allocation; and (2) all persons regardless of age in at least the same proportion as the number of low income households with a member under age 65 to the community's total low income households, according to the most recent census. These "Housing Fund Targeting Requirements" must be satisfied for 10-year periods throughout the life of the Plan, with the initial period extending from the targeting requirement's effectiveness date on January 1, 2002 to the end of the next implementation period, or 2016.

a. Proportionality by Income Levels

The income proportionality test requires that the Agency target set-aside expenditures to the relative percentage of unmet need for Very Low-, Low- and Moderate-Income units. According to the Housing Element, the County's share of the regional housing need is as follows:

- 821 Very Low-Income units;
- 608 Low-Income units; and
- 937 Moderate-Income units.

Consistent with this distribution of needed units, the Agency's minimum required allocation for Very Low- and Low-Income expenditures, and maximum Moderate-Income housing expenditures are as follows:

Very Low-Income	At least 34.7%
Low-Income	At least 25.7%
Moderate-Income	No more than 39.6%

The Agency is entitled to expend a disproportionate amount of funds for Very Low-Income households, and to subtract a commensurate amount from the Low- and/or Moderate-Income thresholds. Similarly, the Agency can provide a disproportionate amount of funding for Low-Income housing by reducing the amount of funds allocated to Moderate-Income households. In no event can the expenditures targeted to Moderate-Income households exceed the established threshold amount.

The Agency's spending plans allocate approximately 45% of project and program expenditures in the project areas for Very Low-Income households, 38% for Low-Income households, and 17% for Moderate-Income households. These percentages apply to a total target appropriation of approximately $18.80 million between FY2002/03 and 2015/16, allocated by need as follows and as shown on Table 5.

TABLE 5
LOW AND MODERATE INCOME HOUSING FUND EXPENDITURE PLAN (FY2002/03 to FY2015/16)
FORT ORD REDEVELOPMENT PROJECT AREA
MONTEREY COUNTY, CA

Revenues [1]	**FY2002/03 to 15/16**
Beginning Balance	$0
Set-Aside Revenues	$9,685,921
Transfer from Non-Housing Fund	$4,811,000
Net Future Bond Proceeds	$16,025,000
Investment Earnings	$372,173
Subtotal 2001/02-2015/16 Revenues	$30,894,094
Gross Revenues Available to Agenc	$30,894,094
Future Bond Debt Service	$5,811,000
Charges from Other Funds	$0
Other	$0
Other	$0
<Less> Existing Agency Obligations	$5,811,000
Loan Advance	$5,500,000
Loan Repaymen	($10,932,000)
<Plus> Loan Activit	($5,432,000)
Net Revenues Available for New Expenditures *(rounded)*	**$19,651,000**

Target Housing Needs Appropriations		**By Need [2]**			**By Age [3]**	
	TOTAL	***Very Low***	***Low***	***Moderate***	***Non-Senior***	***Senior***
		At Least 35%	*At Least 26%*	*No More Than 40%*	*At Least 76%*	*No More Than 24%*
	$19,651,000	**$6,819,000**	**$5,050,000**	**$7,782,000**	**$14,980,000**	**$4,671,000**
Discretionary Costs [1] except East Garrison						
East Garrison	$9,500,000	$5,040,000	$4,460,000	$0	$9,500,000	$0
	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0
Other Projects [4]	$7,500,000	$2,708,495	$2,213,356	$2,578,149	$7,500,000	$0
Subtotal Agency Expenditures	$17,000,000	$7,748,495	$6,673,356	$2,578,149	$17,000,000	$0
Professional Services	$0	$0	$0	$0	$0	$0
Administration	$1,798,000	$655,000	$517,523	$625,476	$1,798,000	$0
Total Agency Expenditures, Including Admin *(rounded)*	**$18,798,000**	**$8,403,493**	**$7,190,876**	**$3,203,622**	**$18,797,997**	**($3)**
Percent of Total Expenditures		45%	38%	17%	100%	0%
ENDING BALANCE *(rounded)*	**$853,000**					

Prepared by: Keyser Marston Associates, Inc.
Filename: 16026.003/HOUSING TABLES streamlined 3 9 02.xls; PA3 Table 5; 3/23/2007

TABLE 5
LOW AND MODERATE INCOME HOUSING FUND EXPENDITURE PLAN (FY2002/03 to FY2015/16)
FORT ORD REDEVELOPMENT PROJECT AREA
MONTEREY COUNTY, CA

Notes:
(1) Source: Monterey County Redevelopment Agency Financial Transaction Reports for FY 02/03 through 05/06; EGP DDA; Keyser Marston Projection of Fort Ord Project Area March 2007.

(2) Fair Share Housing Needs per Housing Element

	(In the County	
Very Low Income Units	821	34.7%
Low- Income Units	608	25.7%
Moderate-Income Units	937	39.6%
Total	2,366	100.0%

(3) Based on % of low-income population in non-elderly and elderly households (per 2000 Census - SOCDS CHAS Data: Housing Problems Output):

Population Under 65-Yr. Old	34,426	76.2%
Population 65 and Over	10,735	23.8%
Total	45,161	100.0%

(4) There are no senior projects anticipated in other future projects.

Prepared by: Keyser Marston Associates, Inc.
Filename: 16026.003/HOUSING TABLES streamlined 3 9 02.xls; PA3 Table 5; 3/23/2007

Agency Housing Fund Expenditure Targets by Income Level				
2002/03-2015/16	Very Low Income	Low Income	Moderate Income	Total
Proportionate Target	*At least 35%*	*At least 26%*	*No more than 40%*	
Anticipated Appropriation (% of Spending)	$8.4 million (45%)	$7.2 million (38%)	$3.2 million (17%)	$18.8 million

b. Proportionality by Age

The age restriction proportionally test requires that the maximum percentage of set-aside funds that an agency can allocate to senior housing is limited to the percentage of Very Low- to Low-Income households within the community that have a member 65 years of age or older, as reported by the most recent U.S. Census. According to Census 2000 SOCDS CHAS Data, the County's Very Low-Income and Low-Income household composition is as follows:

Very Low- to Low-Income Non-Elderly Households	76%
Very Low- to Low-Income Elderly Households	24%

The application of this requirement to the Agency's budget estimates for the project areas translates into a targeted expenditure of $14.3 million on non-age restricted housing for the period of FY 2002/03-2015/16. At this time, the Agency intends to expend all of its funds on non-age restricted housing, as shown on Table 5 and summarized below.

Agency Housing Fund Expenditure Targets Age Needs			
2001/02-2015/16	Non-Senior Housing	Senior Housing	Total
Proportionate Target	*At least 76%*	*No more than 24%*	
Appropriation for the Three Project Areas (% of Spending)	$18.8 million (100%)	$0 million (0%)	$18.8 million

As shown, the Agency will meet the proportionality test requirements by need both for income level and age.

E. Consistency with Housing Element

AB 1290 and AB 315 require that the Agency's affordable housing activities be consistent with the County's Housing Element. The following section describes some of the commitments set forth in the County of Monterey's 2002-2008 Housing Element that will enhance both the County's and the Agency's ability to increase the supply of affordable housing in County and insure that the Agency is in compliance with the Housing Production Requirements.

The Housing Element's objectives include:

- A strategy to direct new development to seven community areas, with the Fort Ord Project Area being one of the target community areas.
- New development shall be governed by Specific Plans.
- Promote the development of affordable housing, particularly for lower, moderate and workforce income households.
- Implement a tiered affordable housing program that mandates each development to provide 20% of units affordable to Very Low to Moderate income households.
- Encourage the production of more second units.

As demonstrated by the expenditure program in this Implementation Plan, the Agency will be focusing its efforts on implementing the East Garrison Partners Project over the next five years. This is entirely consistent with and in support of the County's Housing Element objectives:

1. With 1,400 residential units, The East Garrison Partners Project is a key component of the County's strategy to meet its Regional Housing Needs Assessment, as established by AMBAG.

2. The Project is located within one of the County's designated seven target community areas for the development of new housing.

3. The East Garrison Partners Project is being developed in accordance with the specifications of the East Garrison Specific Plan adopted in 2005.

4. The East Garrison Partners Project will meet the 20% affordable housing inclusionary requirement specified in the Housing Element;

5. In addition to meeting the 20% inclusionary requirement, the Project will also provide 140 "workforce" homes, available to households earning no more than 150% of the Area Median Income.

6. The Project may also include secondary units.

APPENDIX TABLE A
NEW CONSTRUCTION IN PROJECT AREA- NON-AGENCY BUILT
REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY

					Number of New Units Built				
						Units With Covenants			
Completion Date	**Project**	**Affordable/ Mkt. Rate**	**Rental/ Ownership**	**Senior/ Non-Senior**	***Total All Units***	***Very Low***	***Low***	***Mod.***	***Above Mod.***
	NA				***0***	***0***	***0***	***0***	***0***
	Subtotal Adoption- 2006				***0***	***0***	***0***	***0***	***0***
2007									
2008									
2008									
2009	East Garrison	Mixed	Ownership	Non-Senior	140	0	0	12	128
2009									
2009									
2010	East Garrison	Mix	ownership	Non-Senior	311	0	0	28	283
2010									
2010									
2010									
2011	East Garrison	Mix	Mix	Non-Senior	453	28	37	36	352
2011									
2011									
2012	East Garrison	Mix	Mix	Non-Senior	328	28	37	8	255
2012									
2013	East Garrison	Mix	Mix	Non-Senior	168	28	38	0	102
2014									
2015									
	Subtotal 2006 - 2015				***1,400***	***84***	***112***	***84***	***1,120***
	TOTAL Adoption - 2015				***1,400***	***84***	***112***	***84***	***1,120***

Source: County of Monterey, Keyser Marston Associates, Inc.

Prepared by: Keyser Marston Associates, Inc.
Filename: 16026.003/HOUSING TABLES streamlined 3 9 02.xls; PA3 AppendixA.; 3/23/2007

APPENDIX B
SIGNIFICANTLY REHABILITATED UNITS IN PROJECT AREA
REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY

					Number of Units Rehabilitated				
						With Covenants			
Completion Date	Project	Affordable/ Mkt. Rate	Rental/ Ownership	Senior/ Non-Senior	*Total All Units*	*Very Low*	*Low*	*Mod.*	*Above Mod.*
	NA				***0***	***0***	***0***	***0***	***0***
	Adoption - 2006				***0***	***0***	***0***	***0***	***0***
	Subtotal 2007- 2015				***0***	***0***	***0***	***0***	***0***
	TOTAL Adoption to 2015				**0**	**0**	**0**	**0**	**0**

Source: Redevelopment Agency of the County of Monterey

Prepared by: Keyser Marston Associates, Inc.
Filename: 16026.003/HOUSING TABLES streamlined 3 9 02.xls; PA3 AppendixB.; 3/23/2007