

Exhibit H

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MONTEREY COUNTY

ECONOMIC DEVELOPMENT DEPARTMENT



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MEMORANDUM

Date: November 9, 2016
To: Luke Connolly, Management Specialist
From: Darby Marshall, Redevelopment & Housing Analyst

SUBJECT: Rancho Canada Village Specific Plan: PLN040061 – INCLUSIONARY HOUSING REQUIREMENT

The Housing Office has reviewed the above referenced application for compliance with the County's Inclusionary Housing Ordinance. An analysis of the condition of approval follows.

Analysis:

The Rancho Canada Village Specific Plan consists of a 125 new residential development on approximately 82 acres. The parcels in the Specific Plan include 5 existing residential lots for a total of 130 residential lots allocated to 12 condominiums and 118 residential lots. The property is located at the end of 4860 Carmel Valley Road, Carmel Valley (APNs 015-162-009-000, 015-162-017; 015-162-025-000, 015-162-026-000, 015-162-033-000, 015-162-039-000, 015-162-040-000, 015-162-041-000, 015-162-042-000, 015-162-043-000, 015-162-045-000, 015-162-046-000 and 015-162-047-000), Carmel Valley Master Plan.

Under the terms of the County's Inclusionary Housing Ordinance #5175, Section 18.40.060 (A), it appears that the ordinance applies. According to Section 18.40.110.A of the Ordinance the project is required to provide 25 Inclusionary Units (20% X 125 new residential lots). The Ordinance further requires that 6% of the total residential units be restricted to very low income households; 6% of the total Residential units be restricted to low income households and 8% of the units be restricted to moderate income households.

The applicant has indicated that they wish to comply with the requirements of the Ordinance by providing 25 on-site rental units.

Condition of Approval

The project shall provide a minimum of 20% of the total number of residential units as inclusionary housing units to be located on the project site. Of total residential units, 6% shall be in the very low-income category (7 units), 6% in the low-income category (8 units), and 8% in the moderate-income category (10 units). Prior to recordation of the final subdivision map that will cover the entire

development the developers and property owners shall execute a Master Developer Inclusionary Housing Agreement or Developer Agreement.

Compliance or Monitoring Actions

Applicant shall execute a Master Developer Inclusionary Housing Agreement or Developer Agreement with the County that will provide the specific requirements for the project's Inclusionary Housing component, in substantial compliance with Ordinance #04185 and the adopted Inclusionary Housing Administrative Manual.

Party Responsible for Compliance

Applicant

Timing

Prior to recordation of final map