

Appendix 1. Summary of Former Fort Ord Reuse Housing Projects and Outcomes

Project	Juris	Total Units	Market Rate Units	% Market Rate Units	Affordable ¹ Units	% Affordable Units	Workforce ² Units	% Workforce Units	Total Permits Issued ³	Existing Affordable Units (3/31/18)	Existing Workforce Units (3/31/18)
Entitled New Residential											
Sea Haven ⁴	Marina	1050	840	80%	237	23% ¹	159	15%	100	186	0
Dunes on Monterey Bay ⁵	Marina	1237	928	75%	247	20%	62	5%	382	108	17
Cypress Knolls	Marina	712	498	70%	143	20%	71	10%	0	0	0
Seaside Highlands ⁶	Seaside	380	380	100%	0	0%	0	0%	380	0	0
Seaside Resort	Seaside	125	125	100%	0	0%	0	0%	4	0	0
East Garrison	County	1470	1050	71%	294	20%	126	9%	708	66	4
Subtotals		4974	3821	77%	921	19%	418	8%	1574	360	21
Existing/Rehabilitated Residential											
Preston Park ⁷	Marina	352	301	86%	0	0%	0	0%	301	0	0
Abrams B ⁸	Marina	192	57	30%	0	0%	0	0%	57	0	0
Interim Inc.	Marina	11	0	0%	11	100%	0	0%	11	11	0
MOCO Housing Authority	Marina	56	0	0%	56	100%	0	0%	56	56	0
Shelter Outreach Plus	Marina	39	0	0%	39	100%	0	0%	39	39	0
Veterans Transition Center	Marina	13	0	0%	13	100%	0	0%	13	13	0
Sunbay	Seaside	297	297	100%	0	0%	0	0%	297	0	0
Bayview	Seaside	223	0	0%	0	0%	223	100%	223	0	223
East Campus ⁹	CSUMB	1253	0	0%	1253	100%	0	0%	1253	0	1253
POM Annex ¹⁰	Army	1590	0	0%	1590	100%	0	0%	1590	0	1590
Subtotals		4026	655	16%	2962	74%	223	6%	3840	119	3066
Proposed/Planned Residential											
UCMBEST	UCMBEST	240	168	70%	48	20%	24	10%	0	0	0
Seaside Housing	Seaside	883	618	70%	177	20%	88	10%	0	0	0
Del Rey Oaks Housing	Del Rey Oaks	691	483	70%	138	20%	70	10%	0	0	0
Subtotals		1814	1269	70%	363	20%	182	10%	0	0	0
Summary											
Totals		10,814	5,745	53%	4,246	39%	823	8%	5414	479	3087

¹Affordable Housing is affordable to persons with very low (31-50% AMI), low (51-80% AMI) and moderate (81-120%AMI) income levels.

²Workforce Housing is one which is affordable to persons with workforce income levels (120-180%AMI).

³Total housing unit permitted (market rate, workforce, & affordable). Permits tracked through CFD fee payment to FORA or Occupancy Permits from jurisdictions. Units may be completed or under construction.

⁴Sea Haven's affordable component includes a combination of new units and 186 existing units from Abrams B and Preston Park.

⁵City of Marina reduced required Workforce units from 10% to 5% at the Dunes on Monterey Bay.

⁶Seaside Highlands land transferred directly from the Army to the City of Seaside and pre-dated FORA Affordable Housing requirements. Seaside Highlands built the Casa Las Palmas project, which is operated by the Salvation Army as Transitional Housing.

⁷51 units in Preston Park are designated Affordable units for the Sea Haven project (accounted for above).

⁸135 units in Abrams B are designated Affordable units for the Sea Haven project (accounted for above).

⁹East Campus Housing rented to CSUMB Staff and Faculty Housing. Rented below market rate. Open to University partner organizations.

¹⁰POM Housing rented to military families. Rates typically based on military housing allowance. Some units made available to public.

Additional resources:

FORA Master Resolution 8.02.020. (t) implements BRP policy requiring a minimum of 20% Affordable Housing.

FORA Master Resolution Defines Workforce Housing as up to 180% above median area income.

FORA CFD allows for a lower fee for qualified affordable housing projects.

2017 Monterey County rates as published by the State of California: AMI-4 Person-\$68,700.

<http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/inc2k17.pdf>

HUD has different and lower limits for AMI for Monterey County of 63,100. The low income number is 65,100.

See <https://www.huduser.gov/portal/datasets/il/il2017/2017summary.odn>