

HOUSING/

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The county's 2006 Annual Housing Report says 2,511 affordable housing units are needed to meet current demand.

The county estimates that 821 need to be affordable to very-low income people, 603 to low-income people, 937 to moderate-income and 145 at market rate prices.

Land shortage an issue

The biggest challenge for the county to meet its affordable housing targets is the shortage of land zoned for high-density use.

"The idea is high-density zoning is required for low- and very low-income units. The obstacle is finding enough land to be zoned to high density, and that requires urban levels of infrastructure," said Marti Noel, a county senior administrative analyst.

"That's why we're concentrating on existing community areas of Boronda and Castroville."

There are housing projects in the development pipeline, however. Under plans, Boronda, Castroville and East Garrison will provide 3,600 homes, and construction is slated to

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— Marti Noel,

Monterey County senior administrative analyst

start during the next two to five years.

The next big growth areas, Haney said, will be in the former Fort Ord with developments such as East Garrison, University Villages and Marina Heights.

"People working in Monterey but who live in Salinas, they will be looking at Fort Ord," she said.

Additionally, the county is in the process of approving 403 new and renovated affordable and work-force units within its community areas and construction on many is already under way.

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MONTEREY COUNTY HOME PRICES, 2004-06

Median selling prices for single-family homes in the Salinas area:

Area	Feb. 2006	Feb. 2005	Feb. 2004
East Salinas	\$539,950	\$460,000	\$368,000
North Monterey County	\$754,000	\$693,265	\$590,000
North Salinas	\$665,000	\$555,000	\$405,000
Highway 68	\$745,000	\$1 million	\$791,500
South Monterey County	\$506,000	\$426,000	\$314,200
South Salinas	\$608,000	\$540,000	\$430,000
Countywide	\$700,000	\$635,000	\$471,500



Brentwood Gardens housing complex on Laurel Drive in Salinas.

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