

# Attachment A

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## Attachment A Current Development Densities

AB1537 mandated default densities that counties must zone Housing Element Opportunity Sites for development. For Monterey County, this default density is 20-units per acre. The table below lists 10 projects that the County is currently reviewing or have been approved but not yet started construction.

Project	Acres	Proposed Units	Proposed Density
Carmel Assisted Living <sup>1</sup>	5	47	9.7
Castroville Oaks <sup>2</sup>	38	215	5.6
Gard	4	16	4.0
McIntosh	7	103	14.6
Rancho Canada	76	145	1.9
Riverview	16	27	1.7
September Ranch	70	95	1.4
Toro Ranch	28	185	6.6
Val Verde	14	52	3.6
York School	12	60	4.9
<b>Total</b>	<b>270</b>	<b>945</b>	<b>3.5</b>
<b>Average Project</b>	<b>49</b>	<b>172</b>	<b>3.5</b>
<b>Median Project</b>	<b>15</b>	<b>78</b>	<b>5.2</b>

1. Carmel Assisted Living and Val Verde were submitted to the County under the “Builder’s Remedy” provisions of the Housing Accountability Act.
2. Castroville Oaks is a CHISPA project that is proposed to be 100% affordable with 127-apartment units and 88 single family detached homes.