

Policy Issues	GPU-2	CHISPA	LandWatch	Hospitality
Location	All unincorporated lands w/in Greater Monterey Peninsula and Carmel Valley Planning Areas, Community Areas and Rural Centers	Same as GPU-2 policy, except only applies to Rural Centers in the following Planning Areas: Greater Salinas, Toro, & South County.	Same as GPU-2 policy, but limited to Community Areas	If project provides at least 40% affordable housing, same as LandWatch. If project provides 60% affordable housing, same as existing policy. If project provides 80% affordable housing, throughout unincorporated Monterey County.
Distribution of Affordability	10% Very Low, 20% Low, 40% Moderate, 10% Workforce (“WF”) I, 20% WF II.	10% Very Low, 15% Low, 15% Moderate, 20% WF I, 40% WF II.	10% Very Low, 20% Low, 20% Moderate, 25% WF I, 25% WF II	40% Affordable: 8% Very Low, 10% Low, 12% Moderate, 5% WF I, 5% WF II
Exceptions to Policy	Exemptions to Affordability Distribution can be made by BOS based upon project characteristics and location	Exemptions to allow market rate units up to 20% based on project characteristics, location, and economic factors (to come out of WF categories)	No exemptions	Case by case determination by BOS based upon project characteristics, location, and economic factors.
Prohibited Areas	Environmentally Sensitive Areas; within 100-year floodplain (except Pajaro after improvements); slopes over 30%	CEQA analysis shows significant unavoidable adverse impact; within 100-year floodplain (except Pajaro after improvements)	Same as GPU-2 policy	No environmental constraints

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Physical Characteristics of Property	Conducive to residential densities of 10-30 units per acre	Min. density of 6 units per acre up to 30 units per acre	Same as GPU-2 policy	Residential densities of 7 up to 30 units per acre
Services	Neighborhood commercial services w/in one mile; connect to public water & other public services are available	No service requirements	Same as GPU-2 policy	Able to connect to or provide a public water system and other public services
Minimum density/ Average density	Min. density: 10 d.u./acre; Avg. density 15 d.u./acre	Min. density: 6 d.u./acre; Avg. density 10 d.u./ acre	Min. density: 10 d.u./acre (No Avg. density requirement)	Min. density: 7 d.u./acre (No Avg. density requirement)
Maximum Lot Size	No limitation in policy	5,000 sq. ft.	Same as GPU-2 policy	Same as GPU-2 policy
Housing Types	Unstated	At least two product types on project sites over 5 acres	Unstated	Unstated
Preference to Monterey Co. Residents	Unstated	Unstated	Sales, resales, and rentals offered to residents and workers of Monterey Co.	Same as LandWatch

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Incentives for Participation	Density bonuses, permit processing assistance, waiver or deferral of fees, modified development standards and grant funding assistance	Density bonuses, streamlined permitting process (i.e., hiring planners paid for by developer), waiver or deferral of fees (but not infra-structure fees), priority allocation for water and sewer, modified development standards and grant funding assistance	Similar to CHISPA	Similar to CHISPA
Infrastructure Issues	W/in Community Areas allow project to precede needed regional infrastructure; w/in Rural Centers allow project to precede Infrastructure and Financing Study. Project- related infrastructure improvements to be made con-currently.	Same as existing policy; where infra-structure deficiencies or other conditions qualify, add affordable housing overlay projects within redevelopment areas; use tax increment from the project area to finance off-site infrastructure and Very Low and Low housing units	For Community Areas, same as existing policy. No affordable overlay projects in Rural Centers. Use tax increment funding within redevelopment areas	Same as GPU-2 policy, but project-related infrastructure improvements to be funded concurrently.
Preservation of Affordability	No requirement in policy	Same as existing policy	Permanent protection through deed restrictions or other equivalent methods	BOS developed profit sharing mechanism to allow some share in equity