



FOR IMMEDIATE RELEASE
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LandWatch Research Reveals Massive Housing Inventory That Fails Local Needs

New Homes Focus on Low Density Residential and are Less Affordable for Local Residents

Salinas, CA – LandWatch Monterey County, a land conservation and planning organization focused on sustainable growth, released two reports that show that local governments are failing to address the housing needs of local working families by adhering to outdated general plans and zoning ordinances that favor large lot, low density single family homes over apartments, condominiums, townhouses, and other residences that are, by-design, relatively more affordable.

LandWatch documents the potential for ~23,000 new residential units throughout Monterey County, most of them largely unaffordable to local residents. LandWatch's updated report [Approved/Unbuilt Residential Projects in Monterey County](#) identifies more than 9,000 unbuilt residential units that have been approved throughout Monterey County. With the exception of a few projects in litigation, all of these units are legally entitled and could theoretically be built today.

LandWatch's new report [Approved/Unbuilt and Proposed Residential Projects in the Salinas Valley](#) documents an additional ~17,000 proposed residential units in Salinas Valley cities—projects that local governments are currently considering or conceptualizing. These include mostly low density single family homes in Salinas, Gonzales, and Soledad—again, homes that will be unaffordable to many local working families. LandWatch's analysis excludes more than 4,000 lots of record in unincorporated county areas that also have the potential for development.

"While cities in the County have made substantial progress in supporting 'infill' development, that is, development within existing city boundaries, Monterey County continues to approve low density housing developments," said Michael DeLapa, executive director of

LandWatch. “Quite often these are expensive second homes, largely unaffordable to area residents. Moreover, low density developments in the unincorporated County tax our water supplies and roads and provide virtually no benefits to local residents.”

LandWatch Monterey County is the only organization tracking unbuilt developments in Monterey County. In addition to residential units, it also tracks unbuilt commercial, office, industrial, agricultural, and visitor-serving developments.

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Formed in 1998, LandWatch’s mission is to promote sound land use policies that improve economic vitality, agricultural productivity, environmental health, and social equity in Monterey County.