Chapter 2 establishes the housing needs in King City, while Chapters 3 and 4 identify the potential constraints and resources that help or hinder the City from addressing its housing needs. This chapter sets forth the City’s plan over the 2000-2007 planning period for meeting its housing needs. The chapter begins with an evaluation of the City’s accomplishments since the 1998 Housing Element, sets forth the City’s goals and policies with respect to housing, and then identifies practical programs to address housing needs for the 2000-2007 planning period.

A. Program Evaluation

As part of the Housing Element, King City must periodically review the progress, effectiveness, and continued appropriateness of its housing programs. These results should be quantified wherever possible and qualitative where necessary. The City’s housing accomplishments since 1998 are evaluated below as the basis for developing appropriate policies and programs for the 2000-2007 planning period.

The 1998 Housing Element established the following five housing goals:

- **Goal 1:** Housing Availability and Services: To provide new housing in designated areas accessible to all members of the community in accordance with fair-share housing construction goals.

- **Goal 2:** Housing Affordability: To provide equal housing opportunities for very-low, low, and moderate-income households.

- **Goal 3:** Housing Rehabilitation: To rehabilitate the existing housing stock to meet health and safety requirements.

- **Goal 4:** Housing for Special Needs Groups: To provide housing opportunities for special housing needs groups.

- **Goal 5:** Housing Efficiency: To encourage energy and water conservation measures in existing and new housing units.

Chart 5-1 summarizes the City’s housing accomplishments since 1998.
<table>
<thead>
<tr>
<th>Housing Program</th>
<th>Accomplishment and Continued Appropriateness</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GOAL 1: HOUSING AVAILABILITY AND SERVICES</strong></td>
<td></td>
</tr>
<tr>
<td>1.1 King City shall cooperate with project proponents for housing projects on parcels within the Amstar, Bacciarini, and Royal Coach Park annexation areas.</td>
<td>The Amstar annexation was incorporated into the Meyer-Mills annexation. The Bacciarini site was annexed in 1990. The Royal Coach project produced 400 single-family homes and 145 were deed restricted to low and moderate income households.</td>
</tr>
<tr>
<td>1.2 King City shall assist project proponents with financial assistance for infrastructure and services to annexed areas through the development process, including the provision of tax increment revenues from the redevelopment project area.</td>
<td>In the early 1990s, the City provided funds for Phase I and II of the Royal Coach subdivision to help finance storm sewer and circulation improvements. More recently, the City has provided $700,000 in Set-aside funds for recreational improvements.</td>
</tr>
<tr>
<td>1.3 King City shall initiate proceeding to annex additional sites to assist in meeting the fair-share housing construction goals.</td>
<td>The City has currently annexed a sufficient amount of vacant land to address its fair share housing goals.</td>
</tr>
<tr>
<td>1.4 The City shall initiate proceedings to amend the appropriate legislative documents to allow for future annexation of additional sites deemed necessary to meet its fair-housing housing goals.</td>
<td>The City has annexed three sites -- Baccainiproperty, the Royal Coach property, and the Meyer &amp; Mills Ranch -- since the early 1990s.</td>
</tr>
<tr>
<td>1.5 King City may require that any new large-scale housing development (i.e. over 100 units) incorporate a variety of housing types, including single-family, multi-family, planned units, and zero-lot line housing.</td>
<td>The Meyer &amp; Mills Ranch developers recently proposed the development of a 200-acre site, providing for mixture of 800 multi-family, single family homes, and townhomes and second units. The City is considering the conceptual plan at this time.</td>
</tr>
<tr>
<td>1.6 King City shall evaluate and coordinate all opportunities for providing public services to new housing units, including, but not limited to, block grants, redevelopment funds, and assessment districts, other federal and state grants, joint powers agreements, and issuance of special bonds.</td>
<td>As a condition of City funding, 145 of the 400 units in the Royal Coach project were deed restricted for low and moderate-income households. The City also provided first time homebuyers grants of up to $8,000 to 51 households in the Royal Coach project. Also, 45 homebuyers received assistance to purchase townhomes in the Riverview Gardens project.</td>
</tr>
<tr>
<td><strong>GOAL 2: HOUSING AFFORDABILITY</strong></td>
<td></td>
</tr>
<tr>
<td>2.1 King City shall encourage the use of manufactured mobile homes as an alternative to conventional single-family homes to increase affordability.</td>
<td>The City continues to comply with State housing law and allows mobile homes and manufactured homes in residential areas.</td>
</tr>
<tr>
<td>2.2 King City shall grant density bonuses or equal financial incentives to qualified housing projects that provide units affordable to very low-and low-income households as required by state law.</td>
<td>To date, developers have not requested the density bonus provision given the affordable cost of housing in King City. The City continues to provide a density bonus for qualified projects identified by State law.</td>
</tr>
</tbody>
</table>
### Chart 5-1

**Housing Accomplishments since 1998**

<table>
<thead>
<tr>
<th>Housing Program</th>
<th>Accomplishment and Continued Appropriateness</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.3</strong> King City shall continue to work with communities in southern Monterey County and the County Board of Supervisors to develop a cooperative agreement to provide affordable housing to meet the regional housing needs share.</td>
<td>The City continues to work with regional council of governments including AMBAG to provide the community's share of affordable housing.</td>
</tr>
<tr>
<td><strong>2.4</strong> King City shall continue to work with all public agencies and non-profit housing organizations in mutual efforts to provide affordable housing.</td>
<td>The City continues to work with the County Housing Authority and CHISPA to provide affordable housing. To date, the City has assisted CHISPA in providing 85 units of affordable housing. The County Housing Authority currently manages 76 units of farm labor family housing and 44 units of senior housing.</td>
</tr>
<tr>
<td><strong>2.5</strong> King City shall encourage new large-scale housing developments to incorporate planned development, zero-lot-line housing concepts, and other innovative concepts within residential areas to help reduce construction costs.</td>
<td>The proposed Meyer Mills housing development will provide 800 new housing units and a range of housing types, including zero-lot-line housing concepts, second units, townhomes, apartments and single-family dwelling units.</td>
</tr>
<tr>
<td><strong>2.6</strong> King City shall encourage the construction of owner-and renter-occupied housing on commercial lots where feasible and consistent with the Zoning Code and General Plan.</td>
<td>The Meyer &amp; Mills plan proposes the development of mixed-use and multi-family renter and owner occupied housing in its commercial and civic districts.</td>
</tr>
</tbody>
</table>

### GOAL 3: HOUSING REHABILITATION

| **3.1** King City shall encourage the systematic use of its tax increment funds and other resources to rehabilitate the existing low and moderate income housing supply. | The City Redevelopment Agency is developing a Residential Rehabilitation & Preservation program that will provide deferred loans for low and moderate homeowners to rehabilitate their homes and/or make modifications for persons with disabilities. |
| **3.2** King City shall provide housing for persons or families displaced as a result of the implementation of the 1986 King City Redevelopment Plan. | No persons or families were displaced as a result of the implementation of the 1986 King City Redevelopment Plan. |

### GOAL 4: HOUSING FOR SPECIAL NEEDS

| **4.1** King City shall continue to work with other communities in southern Monterey County and the Board of Supervisors to amend the county’s limitations on providing housing for all categories of farm workers. | In FY 1999/00, the Agency provided $100,000 in funds to purchase property on Jayne Street adjacent to the King City Migrant Camp. The County Housing Authority is planning to provide 20 units of modular SRO housing for farmworkers. |
| **4.2** King City shall encourage the establishment of affordable single-room occupancy units to accommodate single farm workers. The ordinance shall identify areas of the city in which these facilities can be located. | The City will continue to work with the Monterey County Housing Authority to develop SRO housing units for farmworkers located on the vacant property adjacent to the King City Migrant Camp. |
## Chart 5-1
### Housing Accomplishments since 1998

<table>
<thead>
<tr>
<th>Housing Program</th>
<th>Accomplishment and Continued Appropriateness</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.3 King City shall encourage the provision of multi-family housing for large-families in new multi-family housing developments, including the remaining portion of the Amstar Annexation area.</td>
<td>The City provided funds for a homebuyer assistance program for the Riverview Gardens and CHISPA family project. The proposed Meyer &amp; Mills project includes large family homes and multi-family dwelling units with 3 or more bedrooms.</td>
</tr>
<tr>
<td>4.4 King City should investigate the possibility of making multi-family housing sites available by purchasing and consolidating under-utilized lots in the R-4 area and selling sites for development on multi-family units.</td>
<td>Several older single-family homes in the R-4 zone have been demolished and replaced with higher density uses. One home was demolished on Russ Ave and replaced with 6 multi-family rental units, and another home was demolished on Ellis St. and replaced with a four-plex condominium unit.</td>
</tr>
<tr>
<td>4.5 King City shall cooperate with federal, state, and regional agencies to promote choice and equal opportunity housing. King City shall refer all complaints regarding housing discrimination to the California Department of Fair Employment and Housing.</td>
<td>On-going</td>
</tr>
<tr>
<td>4.6 King City shall assist the Monterey County Housing Authority to the extent possible, to convert existing farm worker labor camps within the city to emergency use between December 1 and March 30 of each year.</td>
<td>The Monterey County Housing Authority is required to close the King City Migrant Farm Worker Camp between December and May of every year. Typically the Agency undertakes repairs and rehabilitation of the units during this time period.</td>
</tr>
</tbody>
</table>

### GOAL 5: HOUSING EFFICIENCY

<table>
<thead>
<tr>
<th>Housing Program</th>
<th>Accomplishment and Continued Appropriateness</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1 King City shall continue to require construction plans for new homes to incorporate energy-saving measures required by the Uniform Building Code and the California Energy Commission.</td>
<td>The City continues to require new development to incorporate energy-saving measures required by the Uniform Building Code and California Energy Commission.</td>
</tr>
<tr>
<td>5.2 King City shall require, when feasible, the configuration of lots and the placement of structures to accommodate solar energy systems.</td>
<td>On-going.</td>
</tr>
<tr>
<td>5.3 King City shall require all new housing to use water conservation fixtures that are consistent with the requirements of the Monterey County Water Resources Agency.</td>
<td>The City continues to require that new housing built in King City must incorporate water conservation features and drought-resistant landscaping.</td>
</tr>
</tbody>
</table>

Sources: Planning Division, King City, 2002.
Progress in Meeting Prior Regional Goals

King City’s allocated share of the regional housing needs plan (RHNP) was 1,683 new units from 1990 through 1996. This allocation was comprised of 452 very low, 390 low, 376 moderate, and 465 above moderate income units. While the RHNP originally covered the 1990 to 1996 planning period, the State Legislature did not provide funds to prepare a new regional housing needs allocation. Thus, the State Department of Housing and Community Development extended the planning period from 1990 through 1999.

According to the Construction Industry Research Board, 522 single-family homes were built over the decade. Of this total, the King City RDA facilitated the development of Royal Coach Park, which included 145 units deed-restricted to low and moderate income households. The RDA also assisted the CHIPS Riverview project, producing 23 units for very low-income units and 22 low income housing units. Based on our price survey, the affordability of the remaining 332 units were split between moderate and above moderate income households.

With respect to multi-family complexes, Chapter 2 showed that market rents are generally affordable to very low and low income households. During the 1990s, the Construction Industry Research Board indicated that 155 multi-family units were built during this period. Based on the market rents, these units were assigned into the appropriate affordability categories.

Chart 5-2 summarizes the City’s progress in meeting the 1990-2000 RHNP. The housing units built during the 1990s are assigned to the respective income and affordability categories as follows: 99 very low income units, 174 low income units, 238 moderate income units and 166 above moderate income units.

King City’s overall housing production, like other jurisdictions, was lower than the production levels projected by AMBAG throughout the region. The difference is largely due to the economic recession that impacted most of California in the early to mid 1990s and over-optimistic projections made by AMBAG following the real estate recession of that period. However, King City was successful in providing a high level of assistance to two single-family developments (Royal Coach and Riverview Garden Homes) that enabled very low, low and moderate income households to become homeowners.
B. Housing Goals and Policies

This section of the Housing Element contains a brief overview of the key issues from chapter 2, the Community Profile, as well as the goals and policies that King City intends to implement to address housing needs in the community. In addressing the City’s housing needs, the City’s goals and policies are designed to:

1) Preserving and improving housing and neighborhoods
2) Promoting the production of a diversity of housing
3) Assisting in the provision of affordable housing
4) Removing or mitigating constraints to housing investment
5) Promoting equal housing opportunity

Within the aforementioned general framework, the City has developed the following goals and policies to encourage the preservation, production, maintenance, and improvement of housing within King City.

Housing Availability and Services

The Regional Housing Needs Determination addresses the need for decent, adequate, and affordable housing to accommodate existing and future housing needs. To further these goals, King City is committed to assisting in the development of adequate housing that is affordable to all economic segments of the community.

Goal 1: To provide new housing units in designated areas accessible to all members of the community in accordance with the regional fair share housing goals

Policy 1.1 Encourage the development of a range in types and prices of housing to facilitate housing production commensurate with the City’s regional share, and address the City’s job-based housing demand through 2007.

Policy 1.2 Regulate the development of large tracts through the Specific Plan process as a means to ensure quality projects and provide for a range in types and prices of housing.

Policy 1.3 Encourage the construction of housing on underutilized lots to assist in revitalizing the downtown and older neighborhoods.

Policy 1.4 Ensure the provision of adequate infrastructure, public services, and facilities needed to support new housing units.

Policy 1.5 Regulate land uses and housing design to minimize the consumption of water and energy usage and encourage the design and construction of high quality housing products.
Housing and Neighborhood Conservation

While the majority of housing in King City is in good condition, some of the older neighborhoods and some multi-family housing show signs of deterioration. Efforts to improve and revitalize housing must address existing conditions, but also focus on encouraging preventive efforts to ensure that housing stock quality is maintained. The policies below address the issues of housing and neighborhood conservation.

**Goal 2:** To rehabilitate the existing housing stock to meet health and safety requirements and improve quality of life of residents.

**Policy 2.1** Continue to monitor and enforce building and property maintenance code standards in residential neighborhoods.

**Policy 2.2** Encourage the rehabilitation of housing in disrepair and demolition of units that are substandard and beyond repair as a means to help improve the neighborhoods.

**Policy 2.3** Implement redevelopment agency plans to improve economic opportunities, revitalize neighborhoods, and help ensure and improve quality of life for King City residents.

Housing Assistance

As noted in the Community Profile, King City has a large existing need for affordable housing for its residents, many of whom are working in agriculture, manufacturing, services, and construction. Housing assistance is needed to help promote housing opportunities. However, employment growth through 2007 will require additional measures to further housing opportunities. The following policies help to address their housing needs.

**Goal 3:** To provide equal housing opportunities for very low, low and moderate income households.

**Policy 3.1** Encourage the construction of affordable ownership housing and affordable rental housing for very low, low, and moderate income-households.

**Policy 3.2** Promote innovative development plans (e.g., planned development, cluster development, zero-lot-line housing concepts, etc) that will help to increase the number of affordable housing units.
Policy 3.3 Provide rental assistance to address existing housing problems among renters; provide homeownership assistance to expand housing opportunities and encourage neighborhood stability.

Policy 3.4 Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers where deemed appropriate.

Policy 3.5 Consider requiring large developments to provide a certain percentage of new units affordable to very low, low, and moderate-income households.

Fair and Equal Housing Opportunity

Fair housing is furthered when persons of all walks of life have the opportunity to find suitable housing. King City is currently home to seniors, large families, disabled persons, single parents, and other persons with special needs who face greater difficulty in finding decent and affordable housing due to special circumstances. The following policies are designed to improve housing opportunity within King City.

Goal 4: To ensure fair and equal housing opportunity for all, regardless of race, age, marital status, ethnicity, sex, religion, household type, or other protected status or special need.

Policy 4.1 Support provision of fair housing services to ensure that residents are aware of their rights and responsibilities with respect to fair housing.

Policy 4.2 Discourage discrimination in either the sale or rental of housing on the basis of state or federal protected classes.

Policy 4.3 Encourage housing opportunities for those residents who have special housing needs, such as farm workers, large families, elderly, disabled persons, and other identified special needs groups.

Policy 4.4 Assist agencies and organizations that serve residents with special housing needs, including seniors, disabled, single-parents and the homeless.
C. Housing Programs

The goals and policies contained in the Housing Element address King City’s housing needs and are implemented through specific housing programs. The housing programs described contain existing programs, modified existing programs, as well as new programs needed to address King City’s housing needs. Chart 5-3 (included at the end of this section) provides a summary of each program, the five-year objective, time-frame for implementation, funding sources, and the agency responsible to implement the program.

HOUSING AVAILABILITY AND SERVICES

1) Provision of Future Sites

Large tracts within existing specific plans represent the community’s greatest opportunity for providing housing to accommodate population growth in King City. Areas include the Myers-Mills Ranch as well as large tracts of land directly east of King City. The City will continue to work with potential developers, the Monterey County Local Agency Formation Commission, Association of Monterey Bay Area Governments, and regional water and service providers to ensure that sufficient land for residential development is available, agricultural land is preserved, and appropriate infrastructure and services are available to meet the City’s future housing needs.

Five-year Objective:

Cooperate with project proponents to develop a variety of housing types and prices. Grant consultation meetings during the conceptual stage to facilitate project approval.

2) Infill Development

Underutilized lots within the City boundaries represent an opportunity for the development of housing. Infill housing is typically less costly than developing raw land, because much of the existing infrastructure and public services are already in place. In addition, recycling of sites can be an effective tool for eliminating blight, particularly in redevelopment project areas. Finally, higher density infill housing may be appropriate in neighborhoods where existing patterns of development are mixed. Although recycling housing is not seen as a method of providing a significant number of housing units, an inventory of potential development sites would help assess the feasibility of recycling potential, particularly in the redevelopment project area.

Five-year Objective:

The City will continue to encourage the development of underutilized parcels in City limits. The City will conduct an underutilized land survey to identify other suitable parcels as a first step in the process.
3) Redevelopment Assistance

King City has a history of facilitating and encouraging the production of qualified housing projects. In the 1990s, the City often used redevelopment funds to finance the construction of infrastructure in return for deed restricting affordable units. The City provided funds for the Royal Coach subdivision to help finance storm sewer and circulation improvements. More recently, the City has provided $700,000 in set-aside funds for recreational improvements. In return, 145 single-family units were sold as affordable to lower and moderate-income households in King City. The City’s Redevelopment Agency will continue to evaluate appropriate projects for receiving financial assistance.

Five-year Objective:

Continue to evaluate, on a case-by-case basis, the provision of redevelopment funds to encourage the production of affordable housing units.

4) Density Bonus Program

In accordance with State density bonus law, the City will adopt a local ordinance that provides incentives for affordable housing. If a developer allocates at least 20% of the units in a project for lower income households, 10% for very low-income households, or at least 50% for qualifying residents such as senior citizens, the City will grant 1) a density bonus of 25% and one additional regulatory concession, or 2) the provision of incentives of equivalent financial value based on the land cost per dwelling unit. The developer must agree to maintain affordability of the units for at least 30 years.

Five-year Objective:

Adopt an affordable housing ordinance to assist in the creation of affordable housing by the end of 2003. Develop program brochures to be made available at the public counter.

5) Limitations on Multi-family housing

Currently, the General Plan has several policies in place which restrict the types of housing in annexed areas. With the annexation of the Myers-Mills Ranch, the developer will be required to prepare a Specific Plan. General Plan Land Use Element Policy 6.1.2 states that “the Specific Plan for an Urban Reserve/Agriculture area shall not designate additional R-4” High-Density nor “R-3” Medium-High Density residential land for areas larger than 2.5 acres, nor any R-2” Medium-Density residential land for areas larger than 4 acres. This policy ensures that the majority of new housing in King City will be single-family detached homes, but also constrains the production of multi-family housing.

Five-year Objective:

The City will amend the General Plan Land Use Element and remove the restriction on multi-family housing. New projects will be governed by the Specific Plan process.
HOUSING AND NEIGHBORHOOD CONSERVATION

6) Code Enforcement

Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff will work to enforce state and local regulations. City staff will also provide targeted code enforcement in older residential neighborhoods to address deferred maintenance in housing and infrastructure. In conjunction with code enforcement activities, City staff will provide information to homeowners on rehabilitation assistance.

Five-year Objective:

Continue to work with the community to remedy code violations. Refer property owners to the Residential Rehabilitation Assistance Program.

7) Residential Rehabilitation Assistance

The City shall encourage the systematic use of its tax increment funds and other resources to rehabilitate the City's existing low and moderate income housing. In particular, many homes within the City's older residential neighborhoods and in the Downtown area have been identified by the City's redevelopment plan as needing substantial repairs and rehabilitation. To improve the condition of the community's housing stock, the City will provide deferred loans of up to $50,000 for low and moderate homeowners for exterior repairs, accessibility improvements, and innovations.

Five-year Objective:

Implement a residential rehabilitation assistance program by the end of 2003. Advertise through PG & E electric bills.

8) Redevelopment Project Area

The City has adopted a project a Redevelopment Project Area consisting of two non-continuous areas, and totaling 677 acres. The larger portion of the project area (642 acres) lies in northeast King City and includes portions of the central business district, neighborhoods, and industrial areas. The smaller, detached portion of the Project Area encompasses the U.S. Highway 101/First Street interchange. Goals, policies, and strategies have been designed to eliminate blight, improve pedestrian and vehicle circulation, improve commercial viability and expand the community's supply of low and moderate income housing.

Five-year Objective:

Continue to implement the Redevelopment Implementation Plan and allocate housing set-aside funds as required by law.
HOUSING ASSISTANCE

9) Section 8 Rental Assistance

The Monterey County Housing Authority administers the Section 8 Rental Assistance program for King City. The Section 8 program extends rental subsidies to very low income households who cannot afford the cost of rental housing. The Section 8 program offers a voucher that pays the difference between the current fair market rent established by HUD and what a tenant can afford to pay (i.e. 30% of household income). As of August 2002, a total of 94 households in King City received Section 8 assistance through the Housing Authority. An additional 79 households were on the waiting list.

Five-year Objective:
Continue to support the Section 8 rental assistance program and encourage property owners to rent units through the program.

10) Homeownership Program

King City has provided a significant amount of financial assistance for low and moderate first-time homebuyers. The City used set-aside funds to provide grants to 96 households as part of the Royal Coach Project and 45 households as part of the Riverview Gardens project. King City recognizes that as prices for new homes have escalated in the community in recent years, low and moderate income households need assistance in purchasing their first home. As such, the City will continue to provide financial assistance to specific projects to encourage homeownership.

Five-year Objective:
Continue to use set-aside and other funds to assist with homeownership on a project by-project basis. If need arises, the City may consider implementing a citywide homeownership program.

11) Involvement of Public Agencies and Non-Profits

Non-profit housing providers, such as CHISPA and the Monterey County Housing Authority, have provided a number of affordable and special need housing opportunities within King City. These include the Leo Myers project, La Buena Esperanza, Jayne Street Facility, and Riverview Gardens Townhomes among others. As such, the City will continue to work with these and other agencies to provide financial assistance and regulatory incentives (e.g., such as more flexible development standards, and reduction in impact fees) to encourage developers to continue providing and expanding the availability of affordable housing.

Five-year Objective:
Continue to cooperate and support public agencies and non-profit housing organizations in mutual efforts to provide affordable housing.
12) Farmworker Housing

The City has been actively involved in facilitating and encouraging the production of farm worker housing. The City currently allows farm worker housing in the Agricultural (A) zone, provided the site is greater than three acres in size. SRO housing for farm workers is treated like all other multi-family housing and is allowed in the R-3 and R-4 zones. The conditional use permit review is the same as all other residential uses.

The City’s adopted Redevelopment Implementation Plan provides for an annual allocation of $125,000 over five years to purchase a site on Jayne Street to develop 20 units of SRO farmworker housing. The City is also processing an application for a 45-unit SRO project, Casitas de Salcido, for single male farmworkers. The City will continue to remain actively involved in the provision of farmworker housing for its residents.

Five-year Objective:

Assist the Monterey County Housing Authority to the extent possible, to develop 20 units of SRO housing for farmworkers on Jayne Street adjacent to the King City Migrant Camp by 2004. Continue to facilitate other farm worker housing projects.

13) Inclusionary Housing

Given the employment opportunities in King City, affordable housing is in great need, particularly among renters. Ensuring sufficient amounts of affordable rental housing is important given the high rate of overcrowding and overpayment evident among renters. Among homeowners, the recent increase in housing prices in King City has also limited affordable housing opportunities for moderate-income households.

In response, the City is currently examining the feasibility of inclusionary requirements which mandate that a certain portion of each development be set-aside for affordable housing. King City is currently reviewing the feasibility of a 15% inclusionary requirement much like that required under State Redevelopment law. To help improve project feasibility, the City is reviewing options for providing density bonuses, non-General Fund subsidies, modification of development standards, and potentially other appropriate incentive packages.

Five-year Objective:

Study and consider the development and adoption of an inclusionary ordinance and financial and regulatory incentives to facilitate the provision of affordable units.
EQUAL HOUSING OPPORTUNITY

14) Second Unit Ordinance

Seconds units can provide additional housing opportunities for many special needs groups, including seniors, farmworkers, and other groups. Currently, King City’s Zoning ordinance requires second units to receive a conditional use permit prior to building second units. However, pursuant to AB1866 (effective this year), cities must allow second unit pursuant to a ministerial permit in appropriate zones. To further housing opportunity, the City will revise its second unit ordinance to comply with State law.

Five-year Objective:
Revise second unit ordinance in compliance with AB 1866.

15) Siting of Emergency and Transitional Shelters

King City has a nominal number of homeless persons. The Salvation Army estimates that the number ranges from 10 to 15 persons at any given time. The King City Zoning Ordinance does not directly address transitional housing and emergency shelters. To address State law requirements, King City will permit emergency shelters/transitional housing in the M1 and the M2 zones, near existing labor camps. The conditional use permit will facilitate compatibility of such facilities with adjacent land uses and require the same findings as other special needs housing.

Five-year Objective:
By the end of 2003, the City will amend its Zoning Ordinance to permit the siting of emergency shelters and transitional facilities.

16) Housing for Disabled Persons

Passage of SB520, effective 2002, requires cities to analyze and remove potential constraints to housing for disabled persons. To comply with the Lanterman Developmental Disabilities Services Act, the City will permit group care facilities, including foster care homes, serving 6 or fewer persons in all residential zones. Group care facilities for 7 or more will be conditionally permitted in appropriate zones. In addition, the SB520 analysis in Chapter 3 found that Section 17.48.120 could be interpreted to preclude the development of accessibility ramps for persons with disabilities. This provision will be modified to clarify its intent.

Five-year Objective:
The City will amend its Zoning Code to permit residential care facilities in appropriate zones as required by State law. Clarify Section 17.48.120 of the Zoning Code to facilitate housing access for disabled persons. The City will also continue to conduct a SB520 analysis, and, if additional constraints are found, initiate actions to remove constraints.
### Chart 5-3

**Housing Program Summary**

<table>
<thead>
<tr>
<th>Housing Program</th>
<th>Five-Year Objective</th>
<th>Funding Source</th>
<th>Responsible Agency</th>
<th>Time-Frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Provision of future sites.</td>
<td>Cooperate with project proponents to develop a variety of housing types and prices. Grant consultation meetings during the conceptual stage to facilitate project.</td>
<td>General Fund</td>
<td>Planning Department</td>
<td>Ongoing</td>
</tr>
<tr>
<td>2. Infill Housing</td>
<td>Continue to encourage the development of under-utilized parcels within City limits. Conduct under-utilized land survey to identify suitable parcels.</td>
<td>Set-aside and other funds</td>
<td>King City Redevelopment Agency</td>
<td>End of 2003</td>
</tr>
<tr>
<td>3. Redevelopment Assistance</td>
<td>Continue to evaluate, on a case-by-case basis, the provision of redevelopment funds to encourage the production of affordable housing.</td>
<td>General Fund</td>
<td>Planning Department</td>
<td>Ongoing</td>
</tr>
<tr>
<td>4. Density Bonus Program</td>
<td>Adopt an Affordable housing ordinance to assist in the development of affordable housing. Develop program brochures to be made available over-the-counter.</td>
<td>General Fund</td>
<td>Planning Department</td>
<td>Ongoing</td>
</tr>
<tr>
<td>5. Limits on Multi-family housing</td>
<td>Amend the General Plan Land Use Element and remove the restriction of multi-family housing. New projects will be governed by the Specific Plan process.</td>
<td>General Fund</td>
<td>Planning Department, Planning Commission, City Council</td>
<td>End of 2003</td>
</tr>
<tr>
<td>6. Code Enforcement</td>
<td>Continue to work with the community to identify and remedy code violations and refer property owners to the Residential Rehabilitation Assistance Program.</td>
<td>Redevelopment Funds</td>
<td>Planning Department</td>
<td>Ongoing</td>
</tr>
<tr>
<td>7. Residential Rehabilitation Assistance</td>
<td>Implement a residential rehabilitation assistance program. Advertise through PG&amp;E electric bills.</td>
<td>Redevelopment Funds</td>
<td>Planning Department</td>
<td>Ongoing</td>
</tr>
<tr>
<td>8. Redevelopment Project</td>
<td>Continue to implement the Redevelopment Implementation Plan and allocate housing set-aside funds as required by law.</td>
<td>Redevelopment Funds</td>
<td>Finance Department</td>
<td>Ongoing</td>
</tr>
<tr>
<td>9. Section 8 Assistance</td>
<td>Continue to support the Section 8 assistance program and encourage property owners to rent units through the program.</td>
<td>Not applicable</td>
<td>Housing Authority; City Planning Department</td>
<td>Ongoing</td>
</tr>
<tr>
<td>10. Homeownership Program</td>
<td>The City will continue to use set-aside and other funds to assist with homeownership projects. If need arises, consider implementation of a citywide homeownership program.</td>
<td>Set-aside funds</td>
<td>Planning Department, Redevelopment Agency</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>
## Chart 5-3
### Housing Program Summary

<table>
<thead>
<tr>
<th>Housing Program</th>
<th>Five-Year Objective</th>
<th>Funding Source</th>
<th>Responsible Agency</th>
<th>Time-Frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>11. Involvement with Public Agencies and NonProfits</td>
<td>Continue to cooperate and support public agencies and non-profit housing organizations in mutual efforts to provide affordable housing.</td>
<td>Not applicable</td>
<td>Planning Department, Planning Commission, City Council</td>
<td>On-going</td>
</tr>
<tr>
<td>12. Farmworker Housing</td>
<td>Assist the Monterey County Housing Authority to develop 20 units of SRO housing for farmworkers. Continue to facilitate other projects.</td>
<td>Set-aside funds</td>
<td>Planning Department, Planning Commission, City Council</td>
<td>End of 2004</td>
</tr>
<tr>
<td>13. Inclusionary Housing</td>
<td>Study and consider development and adoption of an inclusionary ordinance and financial and regulatory incentives to facilitate the provision of affordable units.</td>
<td>General Fund</td>
<td>Planning Department, Planning Commission, City Council</td>
<td>End of 2003</td>
</tr>
<tr>
<td>14. Second Units</td>
<td>Revise Second unit ordinance to make consistent with AB1866.</td>
<td>General Fund</td>
<td>Planning Department</td>
<td>2003</td>
</tr>
<tr>
<td>15. Emergency Shelters and Transitional Housing</td>
<td>Amend the Zoning Ordinance to permit the siting of emergency shelters and transitional facilities.</td>
<td>Not applicable</td>
<td>Planning Department, Planning Commission, City Council</td>
<td>End of 2003</td>
</tr>
<tr>
<td>16. Housing for disabled persons</td>
<td>Amend the Zoning Code to permit residential care facilities in appropriate zones as required by State law. Clarify Section 17.48.120 of the Zoning Code to allow exemption for persons with disabilities. Continue to conduct a SB520 analysis and, if additional constraints are found, initiate actions to remove constraints.</td>
<td>General Fund</td>
<td>Planning Department</td>
<td>End of 2003</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Quantified Objectives</th>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Moderate Income</th>
<th>Above-Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>140</td>
<td>142</td>
<td>204</td>
<td>305</td>
</tr>
<tr>
<td>Rehabilitation</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Preservation</td>
<td>n.a.</td>
<td>n.a.</td>
<td>n.a.</td>
<td>n.a.</td>
</tr>
</tbody>
</table>