CITY of KING
CALIFORNIA

Item 10(A)

REPORT TO THE CITY COUNCIL

DATE: **MARCH 22, 2016**

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **DOREEN LIBERTO-BLANCK, AICP, COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: **CONSIDERATION OF AMENDMENTS TO THE GENERAL PLAN ELEMENTS: HOUSING ELEMENT UPDATE (2015-2023), LAND USE, CONSERVATION/OPEN SPACE/SAFETY ELEMENTS AMENDMENTS AND RELATED ENVIRONMENTAL DOCUMENT**

RECOMMENDATION:

The Planning Commission recommends the City Council: 1) adopt, by Resolution, the Mitigated Negative Declaration; and 2) adopt the 2015-2023 Housing Element, Land Use Element amendment, and Open Space, Conservation and Safety Element amendment.

BACKGROUND

On **January 20, 2015,** the City Council authorized portions of the City's General Plan to be updated based on minimal costs. The Housing Element was amended to be consistent with state law regarding periodic updates, and the Land Use Element and Open Space/Conservation/Safety elements were amended but not comprehensively updated. With the exception of the Housing Element, the General Plan was adopted in 1998. The 2007-2014 Housing Element was adopted in 2010 (Cycle 4). The City Council's direction was to update the City's Housing Element (Cycle 5), as required by State law. Concurrent with the Housing Element updated, limited changes were made to the Land Use Element and Open/Conservation/Safety Element to be consistent with changes made in the Housing Element and as required by State law.

The amendments to the Land Use Element include a change of 1023 Broadway (City owned property) and adjoining property (Hearne property) on Franciscan Way (estimated to be a total of five (5) acres) from Planned Development ***("PD")*** to Highway Service Commercial ***("HS")*** Land Use designation.

The City conducted community meetings on the Housing Element. The community meetings were conducted on **May 19, 2015** and **October 20, 2015.** The purpose for community meeting was to gain input from the City Council, Planning Commission and public. Well over one-hundred (100) individuals were sent notices of both workshops and a notice was placed in the newspaper.

The Planning Commission conducted a public hearing on March 15, 2016. John Baucke was the only speaker during the hearing. Earlier in the day, Mr. Baucke submitted comments on the Housing Element, Land Use Element and Conservation/Open Space/Safety Element. (Response to Mr. Baucke's comments are attached as Exhibit 8.)

The Planning Commission requested the figures in the Conservation/Open Space/Safety Elements be clarified. The figures, COS-1 through COS-5 are included in the draft being reviewed by the City Council. Only one figure, COS-4 FEMA Flood Insurance Rate Maps, has been modified to reflect new Federal Emergency Management Agency flood maps of the area within the City. Two older figures, one portraying the County Ag lands and the other portraying safety facilities that existed in the 1990's, are recommended for removal from the new version of the Conservation/Open Space/Safety Elements because they contain out of date information.

DISCUSSION

California State law establishes a framework for local planning procedures. The California Government Code (§65000 et seq.) establishes the laws pertaining to the regulation of land uses by all local governments including: the general plan requirement, specific plans, subdivisions, and zoning. The City of King is mandated by the State to conform to the California Government Code. It should be noted that since the City is a Charter City, some provisions of the Government Code do not apply.

Plan and Ordinances

State law requires that each of the 533 incorporated cities and counties in California adopt "a comprehensive, long-term general plan for [its] physical development." The City of King has adopted and modified its General Plan over the years. The City's General Plan is the official policy regarding the location and form of housing, business, industry, circulation system, public utilities, parks, and other land uses. The General Plan also establishes policies related to safety, protection of the public from annoyances such as noise and protection against environmental hazards as well as protection of natural resources.

General Plan, Zoning Ordinance and Specific Plans

The City's General Plan is our "blueprint" for future development and guides the form and fabric for the City. The General Plan establishes the goals, objectives and policies upon which the City Council and Planning Commission will base their land use decisions. Staff also uses the General Plan and Zoning Ordinance in day-to-day review of development and construction to assure compliance with the City's regulations.

Long-range Emphasis of General Plan and Relationship with Zoning Ordinance and Specific Plans

The City has a General Plan (applicable citywide), a Zoning Ordinance as well as Specific Plans and Master Plans applicable to specific areas of the City. The General Plan is not the same as the Zoning Ordinance. Both the General Plan and the Zoning Ordinance designate how land may be developed. However, the General Plan designates the planning in a long-term outlook while the Zoning Ordinance and Specific Plans create the criteria for development through the establishment of development criteria, setting standards for lot coverage, setbacks, height regulations, architectural review and allowable land uses. The General Plan establishes a long-term outlook for the City, types of future land uses as well as the spatial relationships among land uses. Development in the City of King is required by State law to meet both the specific code requirements of the Zoning Ordinance and the goals and policies established in our General Plan and Specific Plans.

Contents Required for the General Plan

State law requires that the City of King have a general plan containing the following a minimum of seven (7) mandated Elements: land use, circulation, housing, conservation, open-space, noise, and safety (Government Code §65300 et seq.). The City of King also has a non-mandated Economic Development Element. In addition, the City's Safety, Open Space and Conservation Elements have been combined into one Element.

Per the Governor's Office of Planning and Research "Citizen's Guide to Planning," the following are the basic requirements for each General Plan Element:

- **Land Use Element:** designates the general location and intensity of housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other land uses.
- **Circulation Element:** identifies the general location and extent of existing and proposed major roads, transportation routes, terminals, and public utilities and facilities. It must be correlated with the land use element.
- **Housing Element:** is a comprehensive assessment of current and projected housing needs for all economic segments of the community. It sets forth local housing policies and programs to implement those policies.
- **Conservation Element:** addresses the conservation, development, and use of natural resources
- **Open Space Element:** details plans and measures for preserving open-space for natural resources, the managed production of resources, outdoor recreation, public health and safety, and the identification of agricultural land.
- **Noise Element:** identifies and appraises noise problems within the community and forms the basis for distributing new noise-sensitive land uses.

- **Safety Element:** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood and wildfire hazards.

Additional elements can be adopted by jurisdictions. In addition to the above elements, the City has an additional element called Economic Development.

Updated Housing Element/Amendments to Land Use Element and Open Space, Conservation and Safety Elements

On **January 20, 2015,** the City Council authorized portions of the City's General Plan be updated based on minimal costs. With the exception of the Housing Element, the General Plan was adopted in 1998. (The Housing Element was updated in 2010 to be consistent with state law (Cycle 4). The authorization included updating the City's Housing Element, as required by State law. In addition, the Council authorized minor amendments to the Land Use Element and Conservation/Safety/Open Space Element so there is consistency with the Housing Element and incorporating policies regarding the modal transit center ***("MMTC")***. After reviewing the documents, much of the Land Use Element needed to be updated because background information and programs were no longer applicable. For example, a program required a specific plan on the Downtown Addition property. The Downtown Addition Specific Plan was adopted in 2011, and therefore, there is no longer a need to have this policy.

Following are brief summaries of each element.

Housing Element

All California cities and counties are required to have a Housing Element included in their General Plan. The City is required to adopt its updated 2015-2023 Housing by **December 15, 2015**, or within the grace period of 120-days after **December 15, 2015.**

Rules regarding housing elements are found in the Cal. Gov. Code §§65580-65589 and 65863. State law requires jurisdictions within the Association of Monterey Bay Area Government ***("AMBAG")*** to update their housing elements for the period of 2015-2023 (Cycle 5). The Housing Element is the only element of the General Plan that must be reviewed and certified by the State. The City's current Housing Element was adopted in 2010 and certified by the State of California Department of Housing and Community Development ***("HCD").*** The overall purpose of the Housing Element is to ensure that safe, decent, affordable shelter is provided for all City of King residents. ***(Reference Attachment 1 for the Draft Housing Element.)***

The Housing Element, like the other General Plan elements, is a policy document provides direction on the production of new market-rate and affordable homes and guides the city's housing programs and activities. It includes policies, programs and actions

related to new construction and rehabilitation, affordable housing development, farmworker housing, and housing for seniors and others with special needs and fair practices. It does not include detailed requirements, such as those found in the zoning ordinance. The Housing Element provides direction on the production of new market-rate and affordable homes and guides the city's housing programs and activities. In particular, the Housing Element addresses how the City will meet its fair share of housing, or Regional Housing Needs Allocation ***("RHNA").*** The Association of Monterey Bay of Governments ***("AMBAG")*** provides these housing numbers. The City's fair share housing number is **180-units.**

The Housing Element must be adopted by the City Council no later than **April 15, 2016.** With the passage of the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill 375), a local government that fails to adopt an updated housing element within this time period is now required to revise its housing element every four (4) years until adopting at least two (2) consecutive revisions by the due date. Local governments that adopt the Housing Element within the 120-day timeline are placed on an eight (8) year review cycle. The Draft 2015-2023 Housing Element includes eight (8) chapters. The chapters include, *Introductions, Existing Conditions, Special Housing Needs, Projected Housing Needs, Sites Inventory and Analysis, Government Constraints, Evaluation of Previous Housing Element, and Goals, Policies and Programs.*

State law requires that every updated Housing Element be submitted to HCD to ensure compliance with the State's minimum requirements. Staff has been working closely with HCD. On **August 4, 2015** a Draft Document was submitted for HCD review, verbal comments were received and a revised Draft Document was subsequently submitted on **September 23, 2015.** On **October 5, 2015,** HCD provided a response letter to City Staff, requesting additional changes to the Housing Element. ***(Reference Attachment 5.)*** Staff scheduled and engaged in a telephone meeting on **October 9, 2015** to clarify comments and issues. After discussing each item.

The phone conversation indicated that HCD had two (2) primary requests at that time. 1) revise the format of the tables that presented the City's ability to meet its RHNA requirements and; 2) revise the Programs to include a more defined schedule with quantifiable results. Between October and December Staff worked closely with HCD to present the RHNA information and Programs in a concise form, concurrent with HCD requests. In late **December 2015** Staff provided HCD with revised document. On **February 16,2016** the document was submitted for HCD comment.

After review, HCD provided a revised letter on **February 25, 2016.** That revised letter removed the discussion related to RHNA requirements and indicated that the draft element "addresses most of the program requirements described in the Department's October 5,2015 review. However, revisions were not received to address the program requirements, such as specific timelines."

Subsequent discussion with HCD Staff indicates that RHNA requirements are met and that the one remaining task is to refine the Programs of Chapter 8. That discussion also indicated that the City Council must adopt the Housing Element by **April 15**. That adoption will ensure that the City remain on the eight (8) year revision cycle. It is recommended that the Council adopt the element with the condition that Programs be revised per HCD direction.

Within ninety (90) days of adoption, the City should submit the finalized document to HCD. That document will include revisions to the Programs of Chapter 8. At that time HCD will certify the document.

The City conducted a Planning Commission Community Workshop on **May 19, 2015** and a community meeting on **October 14, 2015** to solicit input from the community on directions for the housing element update. A joint City Council and Planning Commission meeting was conducted on **October 20, 2015** to gain public input.

Land Use Element

The land use element of the General Plan was adopted in 1998. Many of the land use policies and programs have been implemented. The programs that have been implemented have been deleted from the land use element. A few new programs have been added. These include referencing a MMTC (8.1, page 51), best management practices, as required by the State Regional Water Quality Control Board (7.7.1.3, page 47) and adding a land use designation terms and classification chapter (Chapter 7, page 54). Additionally, updated diagrams have been added and old diagrams deleted.

The land use amendments include a change of the rear portion of 1023 Broadway Street and the adjoining property on Franciscan Way from PD to HS land use designation (reference Diagram 1). The total area being proposed for change is about five (5) acres. The change will reduce the potential land uses allowed on the property and will not have any significant impacts.

Conservation/Open Space/Safety Elements

Updates and amendments to the Conservation/Open Space/Safety Element are primarily to make corrections and ensure consistency with the Housing Element. No significant changes are proposed to this portion of the General Plan. The Conservation/Open Space/Safety Element amendments incorporates goals, policies and programs that protect residents from flooding hazards by updating flood maps that incorporate the most recent Federal Emergency Management Agency flood mapping. Amendments also recommend the development of a proposed MMTC near First Street. Environmental

impacts will be either negligible or positive by providing better housing, reducing vehicular trips, reducing energy consumption, reducing use of fossil fuels and improving air quality.

Amendments to the Conservation/Open Space/Safety Element also propose to coordinate any future stream and river restoration programs with State Fish and Wildlife Department, Federal Fish and Wildlife Service, Army Corps, CCRWQCB, Natural Resources Conservation Service and other agencies as appropriate. These changes will result in positive environmental impacts by improving the habitat conditions as well as improving stream function.

An updated Flood Map (COS-4) was included in the Conservation/Open Space/Safety Element. The new map includes the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). It is suggested that the City regularly amend the Flood Maps each time that FEMA updates their maps.

Amendments also include the addition of measures to protect historical buildings and thereby improving the aesthetics of the community by upgrading and restoring these important buildings of our past, Scenic resources will also be improved by incorporating new improved City signage such as directional signs, wayfinding signs, new entry signs and better directions to nearby significant resources such as Pinnacles National Park.

Environmental Analysis (Mitigated Negative Declaration (MND)

The amendments to the City General Plan, Housing, Land Use and Conservation/Open Space/Safety elements are not anticipated to have significant impacts on the environment if the mitigations recommended in the MND are implemented. In addition, the multimodal transit center proposed improvements were evaluated as part of the EIS/EIR of the State Transportation Plan. The modifications include changing the General Plan map of five (5) acres located at 1023 Broadway from Planned Development to Highway Service Commercial. *(Reference Diagram 1.)*

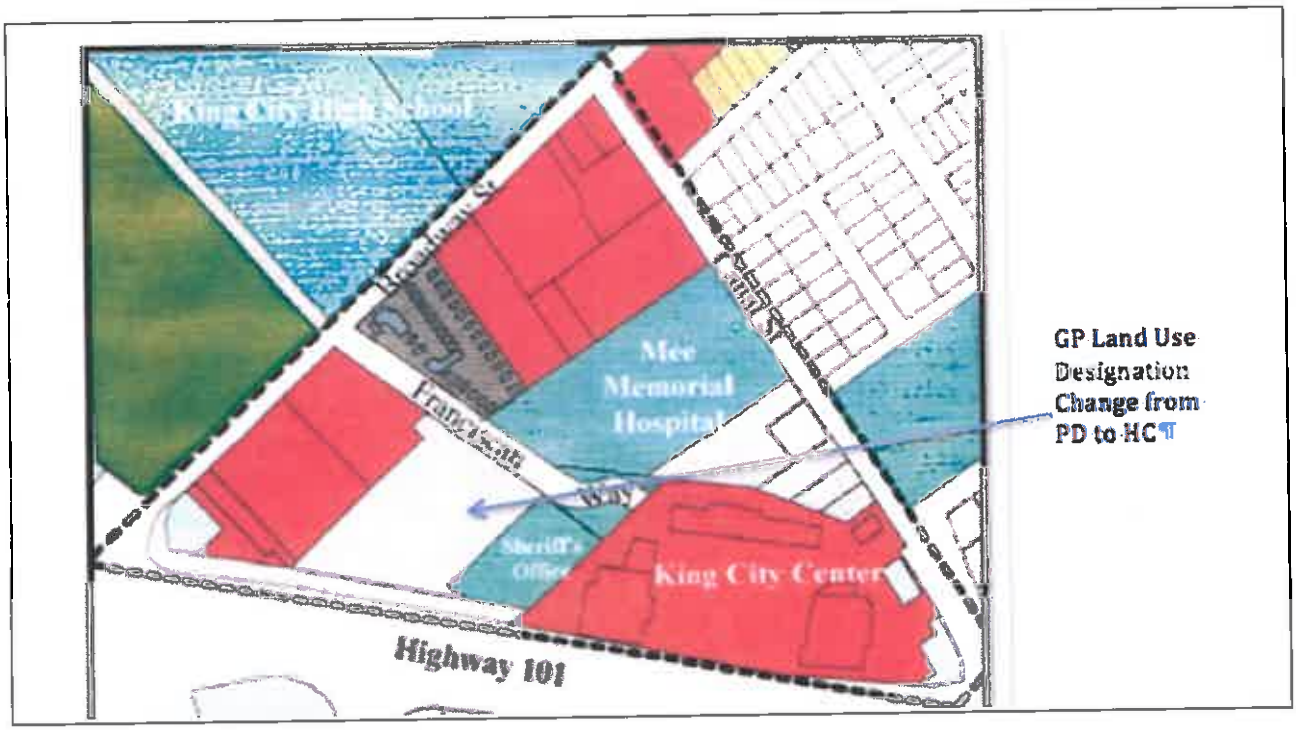

Diagram 1
Land Use Designation Change

Public Notification and Input

Public notice was published in The Rustler.

Advantages

Allows the City to get on an eight (8) year cycle for the Housing Element, incorporation reference to the multimodal transit center and re-designate five (5) acres (including the City's property) from PD to HC.

Disadvantages

This is a partial update of the General Plan.

COST ANALYSIS:

No additional costs are projected at this time related to approval of this item.

Exhibit 1: Draft Housing Element

ALTERNATIVES:

The following recommendations are presented for Council consideration:

1. Accept the Planning Commission recommendation;
2. Do not adopt the Resolution;
3. Continue the items; or
4. Provide staff other direction.

Exhibits:

Exhibit 1:	Draft Housing Element
Exhibit 2:	Land Use Element Amendment
Exhibit 3:	Conservation/Open Space/Safety Elements
Exhibit 4:	Initial Study/Draft Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program
Exhibit 5:	February 25, 2016 Letter from HCD
Exhibit 6:	Planning Commission Resolution
Exhibit 7:	City Council Resolution
Exhibit 8:	Response to John Baucke's Comments

Submitted by: **Doreen Liberto-Blanck**
Doreen Liberto-Blanck, Community Development Director

Approved by: _____
Steven Adams, City Manager

Exhibit No.

1

THE CITY OF KING

HOUSING ELEMENT 2015-2023

Review Draft, September 2015

City Hall, 212 S. Vanderhurst Avenue, City of King, CA 93930

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CITY OF KING

HOUSING ELEMENT
2015-2023

Final Review Draft
February 11, 2016

City of King
212 S. Vanderhurst Avenue
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Prepared by:
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TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION 1

1.1 Introduction 1

1.2 The City of King 2015-2023 Housing Element 1

1.3 Purpose and Content 2

1.4 Housing Element Update Process 2

STATE LAW AND LOCAL PLANNING 3

1.5 Consistency with State Law 3

1.6 General Plan Consistency 4

THE HOUSING ELEMENT 5

1.7 Relationship to Other Plans and Programs 5

1.8 Housing Element Organization 5

1.9 Data Sources 6

CITIZEN PARTICIPATION 6

1.10 Public Participation 6

1.11 Stakeholder Workshop: 19 May, 2015 7

1.12 Planning Commission and City Council Study and Approval Sessions 8

CHAPTER 2: EXISTING CONDITIONS 10

2.1 Introduction 10

2.2 Population 10

2.3 Households 11

Household Trends, 2000 – 2013 11

Households by Size 11

Households by Tenure 12

Tenure by Age of Householder 13

Household by Head 14

2.4 Race / Ethnicity 15

2.5 Age 17

Age Comparison 17

2.6 Gender 18

2.7 Employment And Income 18
Employment by Industry 18
Unemployment 20
Median Household Income 21
Households by Income 23
2.8 Housing Characteristics 23
Housing Inventory by Unit Type 23
Age of Housing Stock 25
Housing Conditions 25
Occupancy Status 28
Vacancy Types 29
Overcrowding 30
2.9 Housing Affordability 32
Moderate Income Households 35
Lower Income Households 35
Extremely Low Income Housing Needs 35
2.10 Overpayment 40
2.11 Assisted Housing Developments "At Risk" Of Conversion 45
2.12 Opportunities For Energy Conservation 45
CHAPTER 3: SPECIAL HOUSING NEEDS 47
3.1 Persons With Disabilities 47
3.2 Elderly 50
3.3 Large Households 52
3.4 Female Headed Households 53
3.5 Farmworkers 53
3.6 People In Need Of Emergency Shelter 55
Zoning Ordinance Amendment 55
CHAPTER 4: PROJECTED HOUSING NEEDS 57
4.1 Regional Housing Needs 57
RHNA Requirements 57
Unaccommodated Need 59

Additional Very Low and Low Income Housing Units: 60
CHAPTER 5: SITES INVENTORY AND ANALYSIS 61
5.1 Vacant Land Inventory 61
Zoning to Accommodate the Development of Housing Affordable to Lower Income Households 62
Specific Plans 64
5.2 Approved Projects 65
5.3 Zoning Ordinance and General Plan Amendments 65
5.4 Potential Projects 66
5.5 Infrastructure Capacity 66
Wastewater Treatment 66
Water System 66
5.6 Redevelopment Agency 67
CHAPTER 6: GOVERNMENTAL CONSTRAINTS 69
6.1 Land Use Government Constraints 69
6.2 General Plan 70
6.3 Zoning Ordinance 71
Zoning Districts 71
Agricultural District (A): 71
Residential Districts: 71
a) Single Family Residential District (R-1): 71
b) Residential-Industrial Mixed Use District (R-I): 72
c) Medium Density Residential District (R-2): 72
d) Medium High Density Residential District (R-3): 72
e) Multiple Family Residential and Professional Offices District (R-4): 72
f) Planned Development District (P-D): 72
Commercial Districts: 73
a) Retail Business District (C-1): 73
b) General Commercial District (C-2): 73
c) Neighborhood Commercial District (C-N): 73
Development Standards: 76
Other Requirements 79

a) Open Area Density: 79
b) Landscaping Plan: 79
c) Trash: 79
d) Off-Site Vehicular Access: 79
e) Minimum Floor Areas: 79
Second Units: 79
Residential Care Facilities 80
Manufactured Housing and Mobile Homes 80
Mobile Home Parks 81
Emergency Shelter/Transitional Housing 81
Farmworker Housing 81
City and Other Government Regulations 82
6. 4 On And Offsite Improvement Standards 82
On and Off Site Improvement Requirements 83
Parking 83
6.5 Building And Housing Codes 84
6.6 Housing Design For Persons With Disabilities 84
Reasonable Accommodation Procedures 84
Governmental Constraints On Housing Production For Persons With Disabilities 85
6. 7 Development Processing And Permit Fees 88
Development Impact Fees 88
6. 8 Local Processing And Permit Procedures 89
Planning Permit Procedures 90
6.9 Regional Development Impact Fees 91
6.10 Infrastructure Constraints 92
Water 92
Wastewater Services 92
6.11 Non-Governmental Constraints 93
Land Costs 93
Land Prices 94
Construction Costs 94

Total Development Costs 95
6.12 Environmental Constraints 96
Seismic Hazards 96
Soils 97
Flooding 97
Toxic and Hazardous Wastes 98
Fire Hazards 98
Noise 98
Vegetation and Wildlife Habitat 99
Biological Resources 99
Bank Swallows 99
San Joaquin Kit Fox 100
Western Burrowing Owl 100
6.13 Agricultural Land 101
Natural and Manmade Hazards 101
6.14 Financing 102
CHAPTER 7: EVALUATION OF PREVIOUS HOUSING ELEMENT 105
7.1 Summary of Progress 105
[1]Construction: 106
[2] Potential Units: 106
[3] Program Related Actions: 106
General Plan Amendment: 106
Zone Change: 107
[4]Approved But Not Constructed Units: 107
Table 7.1.2 Previous and Current Programs 108
CHAPTER 8: GOALS, POLICIES and PROGRAMS 122
8.1 Goals, Policies & Programs 122
Housing Availability And Services 122
Housing and Neighborhood Conservation 123
Special Housing Needs 123
Fair and Equal Housing Opportunity 124

Energy Conservation 124
8.2 Housing Availability And Services 125
1) Emphasize Infill Development: 126
2) Provide Future Sites for Residential Growth: 127
3) Provide Future Housing Sites for Lower Income Residents: 128
4) Partner with the Development Community to Create Affordable Housing: 129
5) Reduce Barriers to Creating Multi-Family Housing: 130
6) Promote Housing Choice Voucher Program: 131
7) Allow Mobile Homes: 132
8.3 Housing And Neighborhood Conservation 133
8) Enhance Code Enforcement: 133
9) Provide Residential Rehabilitation Assistance: 134
8.4 Special Housing Needs 134
10) Farmworker Housing: 135
11) Group Home Program 136
8.5 Fair And Equal Housing Opportunities 136
12) Fair Housing Program: 136
13) Reasonable Accommodation Ordinance: 137
14) Universal Design: 138
8.6 Energy Conservation 139
15) Efficient Land Use: 139
16) Smart Planning Incentives: 140
17) Energy Efficient Housing: 141
18) Energy And Water Conservation: 141
19) Green / Sustainable Building: 142
8.7 Quantified Objectives 143
APPENDIX A – COMMUNITY OUTREACH i
APPENDIX B – VACANT LAND SUMMARY xviii
Vacant Land Summary xviii
APPENDIX C - SOURCES xix

TABLES

Table 2.2.1 Population Growth Trends 10
Table 2.3.1 Household Growth Trends (2000, 2010, 2013) 11
Table 2.3.2 Households Size Distribution 12
Table 2.3.3 Households by Tenure (2000, 2010, 2013) 12
Table 2.3.4 Tenure by Age of Householder 13
Table 2.3.5 Households by Head 14
Table 2.4.1 Race / Ethnicity 2000, 2010, 2013 16
Table 2.5.1 Age Distribution 17
Table 2.6.1 Gender Comparison 2000, 2010, 2013 18
Table 2.7.1 Employment by Industry 19
Table 2.7.2 Major Employers 20
Table 2.7.3 Historical Employment 2000 - 2014 21
Table 2.7.4 Median Household Income by Size 2013 22
Table 2.7.5 Median Household Income by Age 2000 and 2013 22
Table 2.7.6 Households by Income 2000 and 2013 23
Table 2.8.1 Housing Inventory by Unit Type 24
Table 2.8.2 Housing Units by Building Type 24
Table 2.8.3 Age of Housing Stock – Occupied Units * 25
Table 2.8.4 Condition of Housing Stock 26
Table 2.8.5 Housing Conditions Survey* 28
Table 2.8.6 Occupancy Status 2000 and 2013 29
Table 2.8.7 Vacancy Types 2000 and 2013 30
Table 2.8.8 Overcrowded Households: 2000 31
Table 2.8.9 Overcrowded Households: 2013 31
Table 2.9.1 Median Home Price / Gross Rent 2000 and 2013 32
Table 2.9.2 Median Home Prices 2009-2015 32
Table 2.9.3 Occupied Housing Units by Cost 33
Table 2.9.4 Gross Rent as Percentage of Household Income 34
Table 2.9.5 Monthly Owner Costs as Percentage of Household Income 34

Table 2.9.6 Extremely Low Income Households 36
Table 2.9.7 Housing: Payment Limits per Monterey County Median (AMI) 37
Table 2.9.7 Housing: Payment Limits per Monterey County Median (AMI), Continued 38
Table 2.9.8 Housing: Payment Limits per City of King Median Income 39
Table 2.9.8 Housing: Payment Limits per City of King Median Income, Continued 40
Table 2.10.1 Housing Cost as a Percentage of Household Income, by Owners 41
Table 2.10.2 Housing Cost as a Percentage of Household Income, by Renters 41
Table 2.10.3 City of King: Overpayment by Income Category 43
Table 2.10.4 Monterey County: Overpayment by Income Category 44
Table 2.11.1 Inventory of HUD Assisted Housing 45
Table 3.1.1 Disabilities 2000 and 2013 48
Table 3.1.2 Developmental Disabilities 2013 48
Table 3.2.1 Tenure by Age of Householder 50
Table 3.2.2 Elderly Below Poverty Level 2000 and 2013 51
Table 3.3.1 Household Size by Tenure 52
Table 3.4.1 Female Headed Households 53
Table 3.5.1 Farmworkers, Monterey County 2002 and 2013 54
Table 4.1.1 RHNA Allocation 2007-14 and 2015-23 57
Table 4.1.2 Income Limits Monterey County (2014) 58
Table 4.1.3 Progress Toward Meeting Cycle 5 RHNA Requirement 59
Table 5.1.1 Vacant Land Summary (parcels with realistic development potential) 62
Figure 5.1.1 Vacant Land Map 63
Table 5.1.2 Specific Plans 64
Table 5.4.1 Sites Previously Owned by Redevelopment Agency (FORMER CDA) 68
Table 6.2.1 General Plan Land Use Designations 70
Table 6.3.1 Zoning Districts Permitting Residential Uses 74
Table 6.3.2 Residential Zoning District Development Standards 77
Table 6.3.3 Residential Zoning District Development Standards 78
Table 6.3.4 Second Unit Standards 80
Table 6.4.1 Parking Requirement by Land Use 83
Table 6.6.1 Constraints on Housing for Persons with Disabilities 85

Table 6.7.1 Proportion of City Fee in Overall Construction Cost Residential Development 88
Table 6.8.1 Typical Development Timeline City of King 89
Table 6.8.2 Timelines for Permit Procedures 91
Table 6.11.1: Development Cost for Single Family Homes 95
Table 6.11.2 Development Cost for 4-6 Unit Apartment Complex 96
Table 6.14.1 Loan Applications By Income Group 102
Figure 6.14.1 Mortgage Rates 103
Table 7.1.1 Summary of Progress 105
Table 7.1.2 Previous and Current Programs 108
Table 7.1.3: Evaluation of Previous Housing Element 111
Table 8.1.1: Cycle 5 Programs 125
Table 8.7.1 Summary of Quantified Objectives 144

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CHAPTER 1: INTRODUCTION

1.1 INTRODUCTION

California law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long- term General Plan for the physical development of the city or county. In compliance with Government Code, Title 7, Division 1, Chapter 3, Article 10.6, a Housing Element is to be adopted as one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (California Government Code §65580(a)).The Housing Element establishes goals, policies and programs to facilitate and encourage the provision of safe, adequate housing for its current and future residents of all income levels.

The Housing Element differs from other required elements in that the State mandates that it include specific information and analyze population and housing trends. Also, unlike other General Plan elements, the Housing Element must be submitted to the California State Department of Housing and Community Development ***("HCD")*** for review and certification.

1.2 THE CITY OF KING 2015-2023 HOUSING ELEMENT

The greatest areas of existing housing need in the City of King are the provision of apartments for renters and the provision of affordable townhomes and condominiums for young families. A large share of the population still earns lower incomes, as evidenced by significant levels of overcrowding and overpayment. In the future, job growth will bring a need for more affordable housing to accommodate the agricultural industry, wholesale/retail industry, and some business services. However, there will also be a need to expand single-family housing opportunities for higher income earners.

The City of King faces several key housing issues:

1. Providing housing affordable to all segments of the population, including farmworkers and seniors.
2. Preserving the quality of the housing stock;
3. Providing adequate residential sites to accommodate the City's future housing needs; and

4. Achieving a balance between employment and housing opportunities.

Pursuant to California Government Code §65588 (e)(c)(3) the planning period for this Housing Element extends from December 31, 2015 through December 31, 2023. This Element identifies strategies and programs that focus on:

1) Conserving and improving existing affordable housing;
2) Providing adequate housing sites;
3) Assisting in the development of affordable housing;
4) Removing governmental and other constraints to housing development;
5) Promoting equal housing opportunities; and
6) Encouraging efficient use of land and energy resources in relationship to residential development.

1.3 Purpose and Content

The City of King Housing Element addresses housing opportunities for present and future residents through 2023 and provides the primary policy guidance for local decision-making as it relates to housing. The Housing Element has a shorter planning period than the other General Plan elements and is the only General Plan element that requires review and certification by the State of California.

The Housing Element provides a detailed analysis of the city's demographic, economic, and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policies and programs related to housing production, preservation, and conservation. Based on the community's housing needs, available resources, constraints and opportunities for housing production and preservation, and its past performance, the Housing Element identifies goals, policies, and programs that address the housing needs of present and future residents. The goals, policies, and programs are included in the Housing Element Policy Document.

1.4 Housing Element Update Process

The housing goal for the State of California is for every Californian to have access to a decent home and suitable living environment. Recognizing the important role that local governments play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plan (California Government Code §65302 (c)).

This Housing Element update covers the planning period from 2015-2023. State planning law mandates that jurisdictions within the Association of Monterey Area Governments ***("AMBAG")*** region update and adopt their Housing Element by December 31, 2015. A grace period is allowed. It is intended that this Housing Element be reviewed annually and updated and modified not more than every eight (8) years in order to remain relevant and useful and reflect the community's changing housing needs.

STATE LAW AND LOCAL PLANNING

1.5 CONSISTENCY WITH STATE LAW

The Housing Element is one of the required General Plan elements, as articulated in § 65580 to 65589.8 of the California Government Code. State Law requires that each jurisdiction's housing element consists of, *"an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing."* The Housing Element plans for the provision of housing for all economic segments of the population.

As required by State Law (California Government Code §65583 (a)) the assessment and inventory for this Element includes the following:

- Analysis of population and employment trends and projections, and a quantification of the City's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes the City of King's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment; and an analysis of the relationship of zoning, public facilities, and services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

- Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs for the elderly; persons with disabilities, including developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- Analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses during the next 10 years.

1.6 General Plan Consistency

The California Government Code requires internal consistency among the various elements of the General Plan. §65300.5 of the California Government Code states that the General Plan's various elements shall provide an integrated and internally consistent and compatible statement of policy. Upon adoption, this Housing Element will become part of the City's General Plan. The City is currently (2015) in the process of updating portions of the General Plan. City staff has reviewed the other elements of the 1998 General Plan and has determined that the following changes should be made to the General Plan, pursuant to relevant State laws, as follows:

1) The General Plan Land Use Plan should be amended to expand the potential for housing for low and moderate income families as well as for emergency shelters to house the homeless in the General Commercial (GC) designated area of King City. Most of this area is located close to the Downtown and is also close to the proposed Multi-Modal Transit Center near First Street. This will include the addition of apartments as well as emergency shelters to the General Plan Land Use Element.
2) The Zoning Ordinance should be modified to incorporate provisions to permit apartments as primary land uses as well as secondary uses (such as second floor apartments over commercial and professional office uses) in the General Commercial (C-2) zoning category in the City, including Farmworker Housing. This change would facilitate the ability of land owners to develop affordable rental housing in the C-2

Zoning District. The C-2 District comprises approximately twenty-one (21) acres of which about 20 percent is vacant and another 20% is comprised of older buildings and outdated land uses that could be converted to other residential or mixed use. In addition, the proposed changes to the Zoning Ordinance change another estimated eight (8) acres of residential land uses in the C-2 Zone from legal non-conforming to conforming land use and solidify the area for long term affordable housing.

The change will facilitate an estimated 50 to 100 additional affordable units in the C-2 Zone as well as the addition of one or more shelters for homeless citizens. Please **See Sections 7.1 and 3.6.**

3) On June 9, 2015 the General Plan and Zoning Ordinance were amended as described to provide for emergency shelter and residential use in the C-2 (General Commercial) District. Please **see Chapter 3, Section 3.6** and **Chapter 7** for additional information.

THE HOUSING ELEMENT

1.7 Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies, and programs for the next eight (8) years that directly address the housing needs of the City of King. There are numerous City plans and programs that work to implement the goals and policies of the Housing Element. These include the City's Municipal Code and Specific Plans. The City prepares Annual Action Plans each year to supplement the Consolidated Plan and prepares the Consolidated Annual Performance and Evaluation Report ***("CAPER")*** to report on the prior year's programs and projects. The Consolidated Plan and Annual Action Plans address many of the goals, policies, and programs of the General Plan Housing Element.

1.8 Housing Element Organization

The City of King Housing Element is organized into the following sections:

- **Introduction.** Explains the purpose, process, and content of the Housing Element.
- **Housing Needs Analysis.** Describes the demographic, economic, and housing characteristics of City of King as well as the current and projected housing needs.
- **Resources Analysis.** Analyzes the various land, financial, and administrative resources available to the City for meeting its housing needs.

- **Constraints Analysis.** Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation, and development of housing.
- **Housing Policy Plan.** Details specific policies and programs the City of King will carry out over the planning period to address the City's housing goals.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

Appendix A. Community Outreach

Appendix B. Vacant Land Summary

Appendix C. Sources

1.9 Data Sources

Various information sources have been used to prepare the Housing Element, with the 2000 and 2010 Census Data and American Community Survey Estimates representing the primary sources. Other sources included:

- Population and demographic data from the State Department of Finance.
- HUD Chas Data Book, 2007-2011.
- Housing market information, such as home sales, rents and vacancies.
- Public and non-profit agencies for data on special needs groups, the services available to them and gaps in the system.

CITIZEN PARTICIPATION

1.10 Public Participation

As part of the Housing Element update process, the City implemented the State's public participation requirements in Housing Element Law, set forth in California Government Code §65583(c)(8), that jurisdictions shall:

> *"Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."*

The City of King values public input in the development of its community development goals and objectives, including the provision of decent and adequate housing.

The following section summarizes public outreach conducted by the City of King. The input provided at the workshops helped shape the policies and programs included in the Housing Element.

1.11 Stakeholder Workshop: 19 May, 2015

On May 19, 2015, a Stakeholder Community Workshop *("Workshop")* was conducted jointly with a Planning Commission meeting. On **May 6, 2015** seventy- seven notices were mailed to individuals, organizations and other stakeholders. The community workshop was noticed in a weekly newspaper serving South Monterey County called the *Rustler* on **May 13, 2015.** A Housing Survey was included in the mail notices, distributed during the Workshop and made available at the front counter. **See Appendix A.** The Housing Survey was made available in English and Spanish.

Major Housing Issues and Barriers to Affordable Housing

The discussion of housing in the City of King focused on the significant need for affordable housing and the lack of opportunities to address the problem. Stakeholders attending the Workshop cited the lack of farmworker housing. Two letters were submitted during the Workshop. **See Appendix A.**

- The first letter was from Monterey Pacific, Applied Agricultural Technologies. The letter stressed the lack of farmworker housing in the community.

- The second letter was from Rava Ranches. The letter also addresses the need for farmworker housing. It also stresses the need to amend the zoning and planning processes to help expedite building. Other stakeholders attending the Workshop expressed concern about the lack of land within the City and suggested that the City explore a sphere of influence ***("SOI")*** amendment and annexation so that Farmworker housing could be provided in the community. Please **refer to Program 3, Chapter 8 Section 8.2** for additional information.
  - One survey has been returned that identified the need for farmworker housing and senior housing.
  - Discussions with individual Stakeholders and members of the public have continued throughout the process, during the time that the City's website has been being revised.

Appendix A contains copy of public notice, information provided at the Public Information Sessions and Hearings and a copy of public responses. The input provided at the workshop and in individual discussions was used to shape the Housing Element policies and programs. Most comment was related to the need for Farmworker Housing.

1.12 Planning Commission and City Council Study and Approval Sessions

A series of public information sessions and public hearings were held during the months of October and November, providing members of the Community additional opportunity to comment on the Draft Housing Element.

A Spanish language version of the proposed Housing Element was made available to the public on the City's website prior to the October 13, 2015 information session.

On October 14, 2015 a public information session was held. Comments and discussion centered on the need for and difficulty of providing affordable housing.

On October 20, 2015 a public information session was held prior to the regularly scheduled Planning Commission meeting with the Planning Commission and City Council meeting in joint session. Staff made a formal presentation. Discussion centered on the purpose and use of the Housing Element and the progress / process of this Draft Element.

On March 16, 2016 *(scheduled)* the Planning Commission met at a regularly scheduled public hearing to review the Housing Element and provide comment to the City Council.

On March 22, 2016 *(scheduled)* the City Council met at a regularly scheduled public hearing to review and approve the 2015 – 2023 Housing Element of the King City General Plan.

CHAPTER 2: EXISTING CONDITIONS

2.1 INTRODUCTION

When preparing the Housing Element, each jurisdiction must evaluate both existing and future housing needs for all economic segments of the population. Chapter 2 presents and analyzes demographic, economic, and housing characteristics that influence the demand for and the availability of housing. The analyses form a foundation for the policies and programs that seek to address specific housing needs. Housing needs have been identified according to income, tenure, and special needs groups.

Primary data sources used in these analyses include the 2000 and 2010 U.S. Census, the 2009 - 2013 American Community Survey, as well as information from the California Department of Finance ***("DOF"),*** and the Association of Monterey Bay Area Governments ***("AMBAG").*** These data sources are the most reliable for assessing existing conditions, provide consistent comparison with historical data, and serve as the basis for forecasts. ***NOTE: Data from these sources includes a margin of error. Census Data, Estimates from American Community Surveys and California Department of Finance information vary. Data sets are typically not available from one source for all time periods.***

2.2 POPULATION

Since the year 2000, the City and County have grown at approximately 1.4% per year. As of 2013, Monterey County had 425,756 citizens and the City of King had 13,116 citizens. By 2020, the County is expected to grow to approximately 446,258 citizens (CA DoF, Table P-1, 2014) (approximately 4.5%, .075% per year). Given this consistency with historical growth trends, it can be estimated that the City will also grow near historic trends, approximately 1.3% per year (7.8% by 2020) to a population of approximately 14,241.

TABLE 2.2.1 POPULATION GROWTH TRENDS

Place	2000*	2010*	2014**	Average Annual Change	
City of King	11,094	12,874	13,211	151	1.4%
Monterey County	401,762	415,057	425,756	1,713	0.4%

Source: U.S. 2000 and 2010 Census (SF 1, DP-1), **State of CA DoF E-5 Table Estimates, May 2014*

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2.3 HOUSEHOLDS

Household Trends, 2000 – 2013

Table 2.3.1 illustrates the best available data for household growth in the period between 2000 and 2013. This data shows that there was a negligible (.3%) increase in the number of households. This low growth rate may have been impacted by the downturn in the economy, beginning in approximately 2007, indicating that household sizes grew with more persons living together for financial support.

TABLE 2.3.1 HOUSEHOLD GROWTH TRENDS (2000, 2010, 2013)

Year	Households	Numerical Change	Percent Change
2000	2,783*	n/a	n/a
2010	2,784**	1	0%
2013	2,792**	8	

*Source: *City of King Housing Element 2007-2014, **2009-2013 ACS Estimates, Table B11012*

Households by Size

As shown in **Table 2.3.2** households of 4 or more persons made up a large percentage of both the owner (55%+) and the renter (60%+) occupied households in 2010 and 2013.

- In 2010, three person households made up the smallest segment for both owner and renter occupied households.
- In 2013 the smallest segment for renter occupied housing was the three person household and the smallest segment for owner occupied housing was the one person household.

See Chapter 3.3, Special Needs, for Discussion of Larger (5, 6 or 7 persons) Households.

TABLE 2.3.2 HOUSEHOLDS SIZE DISTRIBUTION

City of King 2010 and 2013												
Household Size	Total Households				Renter Households				Owner Households			
	Number		Percent		Number		Percent		Number		Percent	
	2010	2013	2010	2013	2010	2013	2010	2013	2010	2013	2010	2013
1 Person	381	296	13.7	10.6	227	179	16.3	11.4	154	117	11.0	9.6
2 Person	521	489	18.7	17.5	217	199	15.6	12.6	304	290	21.8	23.8
3 Person	227	314	8.2	11.2	97	178	7.0	11.3	130	136	9.3	11.2
4 Person	429	460	15.4	16.5	265	317	19.1	20.1	164	143	11.8	11.8
5 Person	575	563	20.7	20.2	188	375	13.5	23.8	387	188	27.7	15.4
6 Person	201	296	7.2	10.6	103	103	7.4	6.7	98	193	7.0	15.9
7+ Person	450	374	16.2	13.4	293	224	21.0	14.2	157	150	11.3	12.3
Total	**2,784**	**2,792**	**100.1**	**100**	**1,390**	**1,575**	**99.9**	**100.1**	**1,394**	**1,217**	**99.9**	**100**

Source: U.S. Census ACS 5 year estimates 2010 and 2013. Table B25009

Households by Tenure

The percentage of Owner-Occupied households has decreased since 2000 and the percentage of Renter-Occupied households has increased. The rate of change has increased significantly since 2010. More than 56% of households in the City of King rent their housing.

TABLE 2.3.3 HOUSEHOLDS BY TENURE (2000, 2010, 2013)

	2000 #	2000 %	2010 #*	2010 %*	2013 #**	2013 %**
Owner	1,404	50%	1,394	50%	1,217	44%
Renter	1,379	50%	1,390	50%	1,575	56%
Total	**2,783**	**100%**	**2,784**	**100%**	**2,792**	**100%**

*Source: * City of King Housing Element 2007-2014, **ACS 2010 and 2013 5 year estimates Table B25009*

Tenure by Age of Householder

Historically, the bulk of households in the City are headed by persons of between 25 and 54 years of age (67.7% in 2000 and 72.5% in 2013). As **Table 2.3.4** shows a shift occurred from owning to renting occurred in most age categories; ages 15-24, 45-54 and 60-64 are the notable exceptions.

TABLE 2.3.4 TENURE BY AGE OF HOUSEHOLDER

Age	2000			2013		
	Owner	Renter	Total	Owner	Renter	Total
15 to 24 years	12	206	218	44	92	136
25 to 34 years	305	523	828	182	652	834
35 to 44 years	311	305	616	192	424	616
45 to 54 years	252	188	440	419	156	575
55 to 59 years	175	61	236	52	38	90
60 to 64 years	37	24	61	113	48	161
65 to 74 years	208	56	264	141	49	190
75 to 84 years	77	8	85	34	82	116
Over 85 years	27	8	35	40	34	74
Total	**1,404**	**1,379**	**2,783**	**1,217**	**1,575**	**2,792**

Source: ACS 2009 – 2013 Estimates Table B25007

Household by Head

TABLE 2.3.5 HOUSEHOLDS BY HEAD

	2010			2013		
	Renter	Owner	Total	Renter	Owner	Total
TOTAL	**1,390**	**1,394**	**2,784**	**1,575**	**1,217**	**2,792**
Family	1,107	1,194	2,301	1,333	1,065	2,398
Married Couple	600	979	1,579	801	823	1,624
With Children Under 18	430	585	1,015	711	454	1,165
No Children Under 18	170	394	564	90	369	459
Male Householder without wife	177	64	241	246	167	191
With Children Under 18	114	29	143	199	83	282
No Children Under 18	63	35	98	47	84	131
Female Householder without Husband	330	151	481	286	75	361
With Children Under 18	255	114	369	199	12	211
No Children Under 18	75	37	112	79	63	142
Non-Family	200	283	483	152	242	394

Source: ACS 2009 – 2013 Estimates Table B25115

Household Composition changed in the period from 2010 to 2013 with some of the noticeable trends as follows.

- The total number of married couple households grew. Married couples in rental housing increased and married couples who owned homes decreased.
- The number of married couples with children under 18 who lived in rental housing grew while those with children who owned homes decreased.
- Male Householders and those with children under 18 increased while male householders with no children decreased in rentals and increased in owned homes.
- Female Householders and those with children under 18 decreased while those without children under 18 increased in owned homes.
- Non-family households decreased.

2.4 Race / Ethnicity

In the Census, respondents choose the race or races with which they most closely identify. Ethnic grounds are determined by the respondents' cultural heritage - separate from racial background. King City is largely Hispanic and White in composition. In 2000 the largest number of respondents selected White and Some Other Race. In 2010 and 2013, the largest number of respondents selected White. In 2000, 2010 and 2013, more than 80% of respondents identified their Ethnicity as being Hispanic, increasing steadily from 80.4% to 89.1% through the time period.

TABLE 2.4.1 RACE / ETHNICITY 2000, 2010, 2013

Race	2000*		2010**		2013***	
White	4,669	42%	9,229	74.4%	11,046	85.0%
Black or African American	65	.5%	128	1.0%	154	1.2%
American Indian and Alaska Native	116	1%	0	0%	11	.1%
Asian	136	1%	178	1.5%	173	1.3%
Native Hawaiian and Other Pacific Islander	15	.1%	53	.4%	25	.2%
Some other race	5,598	50.5%	2,325	18.8%	1,085	8.3%
Two or more races	495	5%	486	4.0%	502	3.9%
Total Population (Race)	**11,094**	**100.1%**	**12,399**	**100.1%**	**12,996***	**100.0%**
Ethnicity						
Hispanic or Latino (of any race)	8,922	80.4%	10,872	87.7%	11,575	89.1%
Not Hispanic or Latino	2,172	19.6%	1,527	12.3%	1,421	10.9%
Total Population (Ethnicity)	**11,094**	**100%**	**12,399**	**100%**	**12,966**	**100%**

*Source: * City of King Housing Element 2007-2014, ** US Census 2010 Table DP05, ***ACS 2009-2013 Estimates Table B02001 Percentages may not add up to 100 percent due to rounding.*

2.5 Age

Age Comparison

Table 2.5.1 identifies the changes in age distribution that took place between 2000 and 2013. The Table shows that the make-up of the population changed significantly between 2000 and 2010 and again between 2010 and 2013. It should be noted that the City's makeup by age is relatively similar in 2000 and 2013 with significantly differences in 2010.

Significant **decreases** occurred in the younger and middle age groups and significant **increases** occurred in the 20 to 24 and over 55 age groups. The 5 and under and the over 85 groups increased from 2000 to 2010 and remained relatively stable between 2010 and 2013.

Table 2.5.1 Age Distribution

Age	2000*		2010**		2013***	
	#	%	#	%	#	%
Under 5	1,090	9.9	1,447	10.8	1,409	10.8
5-9	1,180	10.6	1,337	9.8	1,431	11.0
10-14	1,033	9.3	833	8.0	1,314	10.1
15-19	1.125	10.1	1,610	9.3	1,297	10.0
20-24	1,043	9.4	1,154	10.1	1,036	8.0
25-34	2,042	18.4	2,080	9.3	2,374	18.3
35-44	1,419	12.3	1,582	7.9	1,467	11.3
45-54	952	8.6	987	7.3	1,216	9.4
55-59	336	3.0	393	6.2	309	2,4
60-64	188	1.7	392	5.1	307	2.4
65-74	387	3.5	349	4.3	404	3.1
75-84	229	2.1	154	3.3	152	1.2
85 and over	70	0.6	81	2.6	280	2.2
Total	**11,094***	**100%**	**12,874****	**100%**	**12,996*****	**100.2%**

*Source: * US Census 2000 Table DP-1, US ** US Census 2010 Table DP-1 and CA DoF *** US Census 2010 Table DP05. **Note:** 2009 – 2013 ACS Estimates (Table 25001), 2010 Table DP05 and 2013 CA DoF Estimates vary from the above. Percentages may not add up to 100 percent due to rounding.*

2.6 Gender

The male / female make-up of the City changed from 2010 to 2013 with the number of males increasing significantly. In 2010 approximately 52% of the population was male, in 2013 approximately 56.5% was male.

Table 2.6.1 Gender Comparison 2000, 2010, 2013

2000			2010			2013		
Male	Female	Total	Male	Female	Total	Male	Female	Total
5,952	5,142	11,094	6,467	5,932	12,399	7,323	5,673	12,966

2.7 Employment And Income

Employment by Industry

In 2013, the California Department of Employment Development estimated that the City of King had 4500 employed persons with the largest industries identified as agriculture, education services and health care, retail trade and, professional services. Agriculture employs over 45% of the workforce and is a key element of the City's economy.

According to the Monterey County Agricultural Commissioners' Annual Crop Report, total farm production for 2010 was $4.03 billion and vegetable crops are the single largest production category by dollar value (66%). Key crops in this $2.7 billion category include lettuce ($1.2 billion), broccoli ($297 million), and celery ($176 million). Fruit and nut crops (24%) represent the second largest category, which includes crops such as strawberries ($751 million) and wine grapes ($238 million). Together, these two categories account for 90% of the county's farm production values.

TABLE 2.7.1 EMPLOYMENT BY INDUSTRY

Industry	Estimated Jobs 2000*		Estimated Jobs 2012**		Estimated Jobs 2013***	
Agriculture, forestry, fishing and hunting, and mining	1,532	38.0%	2,492	52.0%	2,065	45.9%
Education services, and health care and social assistance	447	11.0%	640	12.7%	575	12.7%
Manufacturing	369	9.1%	168	3.5%	177	3.9%
Retail Trade	345	8.5%	444	9.2%	534	11.9%
Arts, entertainment, and recreation, and accommodation and food services	228	5.6%	139	2.9%	106	2.4%
Wholesale Trade	209	5.2%	94	2.0%	107	2.4%
Professional, scientific, and management, and administrative and waste management services	206	5.1%	162	3.4%	226	5.0%
Transportation and warehousing, and utilities	143	3.5%	176	3.7%	198	4.4%
Construction	141	3.5%	180	3.8%	198	4.4%
Finance and insurance, and real estate and rental and leasing	72	1.8%	102	2.1%	53	1.2%
Other services, except public administration	114	3.5%	65	1.4%	116	2.6%
Public Administration	197	4.9%	102	2.1%	93	2.1 %
Information	24	0.6%	58	1.2%	52	1.2%
Total	**4027**	**100.3%**	**4,792**	**100%**	**4500**	**100.1%**

*Source: * City of King Housing Element 2007-2014, ** CA HCD ACS DP-03 2008-2012 *** ACS 2009 – 2013 Table S2405 Percentages may not add up to 100 percent due to rounding.*

TABLE 2.7.2 MAJOR EMPLOYERS

Company Name	Industry Type	Employees 2008*	Employees 2013**
Rio Farms/Gill Onions	Vegetable Growers and Shippers	30-200	50-1000
Rava Ranches, Fresh Farms, Mesa business Park, & So. Co. Packing	Vegetables	--	525
San Bernabe Vineyard	Vineyard	575	500
Mee Memorial Hospital	Health	250	500
King City Elementary School District	Education		300
L.A. Hearne Co.	Grain, Bean Processing, Seed, Fertilizers, Feed, Trucking & Retail	100	100
Casey Printing	Printing and Publishing	75	45
City of King	Services/Government	75	45
South County Joint Union School District	Education	--	41
Calpine Corp	Cogeneration	--	20
KCAC, Inc.	Asbestos	45	--

*Source: * City of King Housing Element 2007-2014, ** **City of King Chamber of Commerce (webpage)***

Unemployment

For most of the last decade (2000 – 2010) unemployment averaged less than 15%. Toward the end of the decade, and continuing to the present, unemployment increased, peaking at approximately 21% in 2009 and 2010. Since that time unemployment has slowly decreased, currently averaging between 17% and 18%. During winter months (non-ag season) average unemployment is near 21% with prime ag season averaging approximately 14%. *Source: CA EDD website.*

TABLE 2.7.3 HISTORICAL EMPLOYMENT 2000 - 2014

Year	Labor Force	Employment	Unemployment	Unemployment Rate %
2000	4,763	4,057	706	14.9
2005	5500	4800	700	12.6
2006	5400	4700	600	12.0
2007	5500	4800	700	12.3
2008	5700	4900	800	14.4
2009	5900	4800	1100	19.5
2010	6100	4800	1300	21.0
2011	6100	4900	1200	20.8
2012	6200	5000	1200	19.0
2013	6000	5000	1000	17.1
2014	6300	5200	1100	17.8

Source: State of California Employment Development Department ("EDD"),2015.

Median Household Income

The Median Household Income in the City of King was $45,905. The highest median income was for Householders between 45 and 64 years. As **Table 2.7.5** shows that the Census categories were revised between 2000 and 2013.

It should also be noted that **Table 2.7.4** shows median income for all households in the City of King. This is to be differentiated from Median Income for a Family of Four in Monterey County (Area Median Income (AMI)) which is used as the basis for HUD Income Limits in **Table 2.9.7.**

TABLE 2.7.4 MEDIAN HOUSEHOLD INCOME BY SIZE 2013

Household Size	City of King	Monterey County
Total Median Income	$45,905	$59,168
1 Person	$16,321	$34,670
2 Person	$48,496	$73,104
3 Person	$40,714	$64,206
4 Person	$38,333	$67,067
5 Person	$39,331	$52,906
6 Person	$61,500	$63,289
7 Person	$75,643	$75,150

Source: 2009-2013 ACS Estimates, Table B19019

TABLE 2.7.5 MEDIAN HOUSEHOLD INCOME BY AGE 2000 AND 2013

Householder	2000*	2013**
Under 25 years	$33,750	$55,847
25 to 34 years	$29,821	n/a
35 to 44 years	$38,015	$41,833*
45 to 54 years	$50,427	n/a
55 to 64 years	$45,625	$49,868**
65 to 74 years	$28,222	n/a
Over 75 years	$14,839	$23,462***
Median	**$34,398**	**$45,905**

*Source: * City of King Housing Element 2007-2014, ** ACS 2009-2013 Estimates, Table B19049.* ***Note:*** *2013 data combines ages 24-44, 45-64 and 64 and up.*

Households by Income

Table 2.7.6 shows the distribution of income for the City of King and for Monterey County. The largest percentage of households (37%) earned between $45 and $99,000, up 6% from 2000. It should also be noted that the number of households in the $0 to $24,999 category dropped significantly, from 35% to 24%. Total number of households is based on ACS 2013 estimates.

TABLE 2.7.6 HOUSEHOLDS BY INCOME 2000 AND 2013

Income	City of King				Monterey County			
	2000		2013		2000		2013	
$0 to $24,999	992	35%	670	24%	27,292	23%	24,118	19%
$25,000 to $44,999	741	26%	688	25%	28,808	24%	23,553	19%
$45,000 to $99,999	874	31%	1,018	37%	46,624	38%	45,268	36%
$100,000 +	212	8%	416	15%	18,475	15%	32,489	26%
Total	**2,819**		**2,792**	**101%**	**121,199**		**125,428**	**100%**

** City of King Housing Element 2007-2014, ** ACS 2009-2013 Estimates, Table B19001. Percentages may not add up to 100 percent due to rounding.*

2.8 HOUSING CHARACTERISTICS

Housing Inventory by Unit Type

According to the California Department of Finance, the current number of housing units in the City of King is 3,222, an increase of 213 over 2010 where the US Census Bureau identified 3,009 units.

It is of interest to note that 44% of City of King Households occupy owned residences and 56% of Households occupy rented residences. **See Table 2.3.3.** By comparison, **Table 2.8.1 indicates that** 67% of units are single family units and 25% are multi-family units.

TABLE 2.8.1 HOUSING INVENTORY BY UNIT TYPE

	Units 2000		Units 2008		Units 2013	
Single Family Units	1,856	65%	1,994	66%	2,149	67%
Multi-Family Units	707	25%	725	24%	820	25%
Mobile Homes	292	10%	290	10%	253	8%
Total	**2,855***		**3,009***		**3,222****	

*Source: * 2007 – 2014 City of King Housing Element,** **CA DoF E-5 Population and Housing Estimates January 2011 – January 2014* ***Note: ACS Table B25004 indicates 2996 total units for 2013 , See Table 2.8.6.***

TABLE 2.8.2 HOUSING UNITS BY BUILDING TYPE

Unit Type	Units 2000*		Units 2008*		Units 2013**		Change	
SF Detached	1,575	55%	1,712	57%	1,874	55%	299	19%
SF Attached	281	10%	282	9%	275	9%	(-) 6	(-)3%
2	151	5%	-	10%	-			
3 or 4	136	5%	304		298	9%	11	4%
5 to 9	150	5%	-	14%	-			
10 to 19	165	6%	-		-			
20 to 49	83	3%	-		-			
50 or more	22	1%	421		522	16%	102	24%
Mobile Home	292	10%	290	10%	253	8%	(-)39	(-)13%
Boat, RV, Van,	0	0%	0	0%				
Total Housing	**2,855**		**3,008**		**3,222**		**367**	**13%**

*Source: * 2007 – 2014 City of King Housing Element, **CA DoF E-5 Population and Housing Estimates January 2011 – January 2014. Note:* ***2008 and 2013 Data combines 2 to 4 units and all structures over 5 units.***

As seen in **Table 2.8.2,** Multi-family attached housing (condominiums, townhomes, apartments) in projects larger than 5 units increased at a faster rate than single family housing. Single family homes remained the primary form of housing (55%).

Age of Housing Stock

The majority of housing in the City of King (over 66%), was built between 1970 and 2010. Moreover, the period 1980 and the present saw more than one- half (51.7%) of all existing homes built. Nearly 850 homes (30.4%) were built prior to 1965, these exceed 50 years in age. Approximately 70% of housing in the City is at least 25 years of age.

TABLE 2.8.3 AGE OF HOUSING STOCK – OCCUPIED UNITS *

Year	Number	Percent
2010 or Later	7	0%
2000 to 2009	364	13.0%
1990 to 1999	461	16.5%
1980 to 1989	621	22.2%
1970 to 1979	401	14.4%
1960 to 1969	178	6.4%
1959 to 1959	189	6.8%
1940 to 1949	262	9.4%
1939 or earlier	309	11.1%
Total	**2,792**	**99.8%**

Source: ACS 2009 – 2013 Estimates, Table B25126. ***Note*** *City of King Housing Element 2007-2014 identifies 2,855 existing units. These are total units. Table 25126 addresses* ***Occupied Units.*** *Percentages may not add up to 100 percent due to rounding.*

Housing Conditions

The US Census provides a limited amount of information regarding the condition of housing units. The large majority of homes in the City do not have a significant defect as defined by the Census.

TABLE 2.8.4 CONDITION OF HOUSING STOCK

Condition	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Incomplete Plumbing	10	0.8	32	2.1	42	1.5%
Incomplete Kitchen	0	0	0	0	0	0
Occupied Units	1.217	.8	1,575	2.1	2,792	1.5%

Source: ACS 2009-2013 Estimates, Table B25123

A housing conditions windshield survey was conducted in June 2015 to review and analyze the overall condition of existing housing in the City of King, focusing on the need for repair and / or replacement. The survey was performed over a one day period of time and included more than 90 % of the residential area within the community core. Outlying homes on larger parcels were not included.

Five categories were included within the observations: Foundation, Roofing, Siding, Windows and Electrical. Five levels of condition / needed repairs were included: Sound, Minor, Moderate, Substantial, Dilapidated.

A summary of the observations made during the windshield survey are as follows.

Single family homes: Larger homes located in larger lot subdivisions are generally sound with some in need of minor repair, generally related to roofs, siding or window / door frames. This is also the case for homes in the two newer Specific Plan areas (Arboleda and Mills Ranch) in the north east. Some of the mid-size and smaller size homes in older subdivisions (above 20 years) are seeing the need for minor repair, and in a few cases moderate repair, to roofs and siding.

Older homes (those built in the 1950's and 1960's) are generally in need of minor repair with some in sound same and some in need of moderate repair. Roofs, siding and window / door frames are the areas of need. On some streets, electrical lines to individual homes are run from a main power line on one side of the street to each home on the opposite side of the street. While no longer a standard practice the lines and connections appear to be in good condition. The cost of undergrounding to address the issue is cost prohibitive.

Homes in the group built before 1950 are generally in need of minor repair, trending toward moderate. In the case of these homes roofs, siding and window / door frames need repair.

Roofs and foundations exhibit slight to moderate amounts of roof and foundation sag, primarily age related. Some foundations appear to be nearing the need of substantial repair, structural integrity may be becoming an issue. Stucco homes in the style of old LA appear to have fewer siding, window and roof needs.

Several small homes / bungalows on larger lots scattered through the core and bungalows adjacent to or within mobile home parks are in need of substantial repair. A limited number are truly dilapidated. One instance of potentially dangerous exterior wiring was observed.

Multi-Family: Most multi-family buildings appear to be built later than 1980. These structures are typically sound with a number needing minor repair, primarily age related. Siding and window/door frames (dry rot) are the primary issues with some evidence of minor roof work being required. Foundations typically appear to be sound, some need for minor repair may be present.

A limited number of individual units within multi-family buildings are in need of moderate or substantial repair.

Mobile Homes Mobile Homes are generally sound with a number in need of minor structural repair, primarily related to siding and to roofing. A larger number are in need of minor to moderate cosmetic repair. A limited number of mobile homes needing substantial repair were observed.

Table 2.8.5 illustrates the observations of the June 2015 windshield survey, estimating percentage of each condition by housing type. Total Housing Units by type are per information from **Table 2.8.2.** The percentage of Units in each age category are calculated per information from **Table 2.8.3.**

TABLE 2.8.5 HOUSING CONDITIONS SURVEY*

Housing Type	Sound		Minor		Moderate		Substantial		Dilapidated		Total	
	%	#	%	#	%	#	%	#	%	#	%	#
Single	**75%**	**1,619**	**16%**	**342**	**6%**	**127**	**2%**	**43**	**1%**	**18**	**67%**	**2,149**
<30 years	85%	783	12%	110	3%	27	0%	3	0%	1	43%	924
30 to 45 years	75%	371	14%	69	6%	30	4%	20	1%	5	23%	495
45 to 65 years	70%	195	18%	50	9%	25	2%	6	1%	3	13%	279
> 65 years	60	270	25%	113	10%	45	3%	14	2%	9	21%	451
Mobile	**80%**	**202**	**15%**	**38**	**3%**	**8**	**1%**	**3**	**1%**	**2**	**8%**	**253**
Duplex												*
Multi-Family	**82%**	**670**	**12%**	**97**	**4%**	**33**	**2%**	**16**	**0%**	**4**	**25%**	**820**
Total	**77%**	**2,491**	**15%**	**477**	**5%**	**168**	**2%**	**62**	**1%**	**24**	**100%**	**3,222***

** Not provided in CA DoF data*

Occupancy Status

Tables 2.16 shows the number units identified as occupied and vacant per the US Census Bureau. As of 2013 93% of units in the City of King were identified as Occupied. 2013 data indicates that occupancy in the City of King remains higher than that of the County although more closely aligned than in 2000.

TABLE 2.8.6 OCCUPANCY STATUS 2000 AND 2013

Status	City of King				Monterey County			
	2000		2013		2000		2013	
Occupied	2,783	97%	2,792	93%	121,236	92%	125,428	90%
Vacant	72	3%	204	7%	10,472	8%	13,898	10%
Total	**2,855**	**100%**	**2,996***	**100%**	**131,708**	**100%**	**139,326**	**100%**

Source: ACS 2009 – 2013 estimates, Tables B25004 and DP04. **Note:** CA DoF estimates 3,222 **total** units for 2013.*

Vacancy Types

Table 2.17 depicts the types of vacant units. In the City of King the majority of vacant units are those identified as "for rent". Note that this is a significant shift from 2000 where the largest category was "for sale only". The next largest group is those identified as being "for seasonal, recreational or occasional use, consistent on a percentage basis with 2000. The "total vacant units" group has increased significantly. There continue to be no vacant units for farmworkers. Vacancy rates in the City continue to be less than those in the County although they have proportionally increased more than those in the County since the year 2000.

TABLE 2.8.7 VACANCY TYPES 2000 AND 2013

Status	City of King				Monterey County			
	2000*		2013**		2000		2013	
Total Units	2,855		2,996		131,708		139,326	
Total Vacant	79	2.8%	204	6.8%	10,472	8.0%	13,898	10.0%
For Rent	10	.03%	83	2.8%	1,711	1.3%	2,616	1.9%
For Sale Only	29	1.0%	0	0%	3,261	2.5%	1,611	1.2%
Rented or Sold, not Occupied	8	.03%	0	0%	393	.03%	930	.07%
For Seasonal, Recreational or Occasional Use	17	.06%	48	1.6%	4,180	3.2%	6,039	4.3%
For Migrant Workers	0	0%	0	0%	79	0%	33	0%
Other Vacant	8	.03%	73	2.4%	848	.06%	2,669	1.9%
Total Occupied	**2,776**	**97.2%**	**2,792**	**93.1%**	**121,236**	**92.0%**	**125,428**	**90.0%**

*Source: * City of King 2007 -2014 Housing Element ; **ACS 2009 – 2013 Estimates, Table B25004* ***Note:*** *CA DoF estimates 3,222* ***total*** *units for 2013*

Overcrowding

The Census defines an overcrowded unit as one occupied by more than 1.0 persons per room (excluding bathroom and kitchen). Units with more than 1.5 persons per room are considered Severely Overcrowded. Overcrowding can occur where there are not enough adequately sized units in a community. Over time, overcrowding can impact the condition of the housing stock and stress infrastructure.

Overcrowding remains a significant issue in the City of King as illustrated by Tables 2.8.8 and 2.8.9. In 2000, overcrowding in Owner-Occupied homes was approximately 26% and overcrowding in Renter-Occupied homes was approximately 53%.

In 2013, the number of Owner-Occupied units had decreased and the number of Renter-Occupied units had increased with a small improvement in the number of overcrowded units. Approximately 21% of Owner-Occupied and 44.4% of Renter-Occupied were overcrowded in 2013. Severe overcrowding in Renter-Occupied units had decreased from 33% to 24%.

TABLE 2.8.8 OVERCROWDED HOUSEHOLDS: 2000

Persons per Room	Households: Owners		Households: Renters		Households: Total	
0.0 to 1.00	1,032	74%	644	47%	1,676	60%
Overcrowded						
1.01 to 1.50	148	10%	283	20%	431	15%
Severely Overcrowded						
1.51 to 2.00	224	16%	452	33%	676	24%
Total	**1,404**	**100%**	**1,379**	**100%**	**2,783**	**100%**

Source: City of King 2007 – 2014 Housing Element

TABLE 2.8.9 OVERCROWDED HOUSEHOLDS: 2013

Persons per Room	Households: Owners		Households: Renters		Households: Total	
0.5>	418	33.9%	328	26.7%	815	30.0%
0.51 to 1.00	570	4.2%	477	28.8%	988	36.4%
Overcrowded						
1.01 to 1.50	118	11.4%	327	20.4%	440	16.2%
Severely Overcrowded						
1.51 to 2.00	67	8.2%	242	14.4%	314	11.6%
2.01 <	44	1.4%	201	9.6%	158	5.8%
Total	**1,217**	**100.1%**	**1,575**		**2,792**	**100%**

Source: ACS 2008-2012 Estimates, Table B25014 Percentages may not add up to 100 percent due to rounding.

2.9 Housing Affordability

To meet the housing needs of various income groups, housing in the community must be affordable. Overall housing affordability can be estimated by comparing the cost of renting or owning a home to the average income levels of households.

In 2013, the average rent in the City was $973 per-month and the Median Home Price was $159,400. Rent increased by approximately 51% and Median Price by approximately 15 % during the time period. Monterey County rents increased by approximately 56% and Median Values increased by 36%.

Table 2.9.1 Median Home Price / Gross Rent 2000 and 2013

Place	Median Gross Rent 2000	Median Gross Rent 2013	Median Home Value 2000	Median Home Value 2013
King City	$644	$973	$138,700	$159,400
Monterey County	$776	$1,209	$265,800	$362,400

Source: ACS 2009 – 2013 Estimates, Table B25064

As **Table 2.9.2 demonstrates**, home prices fell sharply from 2009 to 2013 and rose through 2015. Prices have not yet reached pre-2009 levels. Median prices are have increased in 2014 and 2015 in both the City and County.

Table 2.9.2 Median Home Prices 2009-2015

	2009	2010	2011	2012	2013	2015*
City of King	$300,500	$237,000	$180,600	$166,500	$159,400	$252,000*
Monterey County	$608,800	$566,300	$497,400	$390,400	$362,400	$432,800**

*Source: ACS 2009 – 2013 Estimates, Table B25077 * www.trulia.com, average sales price **www.zillow.com, median home price*

Table 2.9.3 provides information on the monthly cost of Housing in the City. Note that the majority (64%) of units cost more than $900 per month.

TABLE 2.9.3 OCCUPIED HOUSING UNITS BY COST

	2010		2013	
Cost	Number	Percent	Number	Percent
0 -$100	34	1.2%	23	0.8%
$100 to $199	46	1.7%	70	2.5%
$200 to $299	112	4.0%	115	4.1%
$300 to $399	57	2.0%	84	3.0%
$400 to $499	79	2.8%	107	3.8%
$500 to $599	97	3.5%	128	4.5%
$600 to $699	229	8.2%	87	3.1%
$700 to $799	168	6.0%	217	7.8%
$800 to $899	232	8.3%	149	5.3%
$900 to $999	124	4.5%	277	9.9%
$1,000 to $1,499	648	23.2%	837	30.0%
$1,500 to $1,999	445	16.0%	432	15.5%
$2,000 or more	482	17.3%	239	8.6%
No Cash Rent	31	1.1%	27	1.0%
	2,784		**2,792**	

Source: ACS 2009 – 2013 Estimates, Table B25104

Tables 2.9.4 (Renters) and 2.9.5 (Owners) compare rent and monthly ownership costs to Household Income. Note that the largest group of renters pays more than 35% of their income toward rent , the number of homeowners has decreased and the largest percentage of homeowners pay less than 20% of the Household's income toward home ownership.

TABLE 2.9.4 GROSS RENT AS PERCENTAGE OF HOUSEHOLD INCOME

Percent of Household Income	2010		2013	
	Number	Percent	Number	Percent
Less than 15 percent	179	12.8%	124	8.0%
15 to 19.9 percent	168	12.1%	147	9.6%
20 to 24.9 percent	173	12.4%	123	8.0%
25 to 29.9 percent	336	24.2%	225	14.6%
30 to 34.9 percent	92	6.6%	157	10.2%
35 or more	411	29.6%	741	48.0%
No rent paid	31	2.2%	27	1.8%
Total	**1,390**	**99.9%**	**1,544**	**100.2%**

Source: ACS 2009-2013 Estimates, Table DP04 Percentages may not add up to 100 percent due to rounding.

TABLE 2.9.5 MONTHLY OWNER COSTS AS PERCENTAGE OF HOUSEHOLD INCOME

Percent of Household Income	2010		2013	
	Number	Percent	Number	Percent
Less than 20 percent	157	11.4%	294	24.2%
20 to 24.9 percent	116	8.3%	172	14.1%
25 to 29.9 percent	165	11.9%	101	8.3%
30 to 34.9 percent	176	12.7%	90	7.4%
35 or more	410	29.7%	217	17.8%
Not computed	0	0%	0	0%
No Mortgage	358	25.9%	343	28.1%
Total	**1,382**	**99.9%**	**1,217**	**99.9%**

Source: ACS 2009-2013 Estimates, Table DP04 Percentages may not add up to 100 percent due to rounding.

Moderate Income Households

The annual income for a moderate-income household ranges from $57,700 to $95,560, depending on family size. Based on these income levels, the maximum affordable home price ranges from $224,830 to $372,450. Maximum affordable rents range between $1,323 and $2,193. As a result, moderate income households can afford a number of single family homes in the City of King and a number of rental units. Because the median home price is currently in the $250,000 range, these households can afford the median home. However, it should be noted that the median home price appears to be increasing.

Lower Income Households

Lower income households earn 80% or less of the County's median income which translates to between $34,390 and $61,544 for low income households and less for very low and extremely low income households. Based on their income, low income households cannot afford to purchase a single family home but could afford the majority of apartment rentals in the City of King. With the exception of small apartments and mobile home rentals, very low income households are unable to afford the cost of virtually all apartment rentals in the City without assuming a high cost burden. Again, it should be noted that these estimates are based on the County's AMI which is significantly higher than the City's median household income.

Extremely Low Income Housing Needs

Extremely low income households earn 30% or less of median income. The median income in Monterey County for a family of four is $68,700 **See Table 2.7.4.** This results in an income of an income of below $21,550 for a family of four in this income category. Of the 2,792 households in the City, 205 renters and 100 owners (about 11 percent of all households) have income less than 30% of the median income. As Table 2.9.6 illustrates these households have a higher percentage of housing problems and a greater cost burden than other households. **Please See Chapter Four.**

TABLE 2.9.6 EXTREMELY LOW INCOME HOUSEHOLDS

	Total Renters		Total Owners		Total Households	
	2000*	2012**	2000*	2012**	2000*	2012**
Extremely Low Income	344	295	82	75	426	370
Percent with Any Housing Problems	94.2%	73.3%	65.9%	47.6%	88.7%	61.5%
Percent with Housing Cost >30% of Income	85.5%	46.4%	65.9%	38.4%	81.7%	84.8%
Percent with Housing Cost >50% of Income	71.2%	22.0%	36.6%	20.7%	64.6%	42.7%

*Source: * 2007-2014 City of King HE **2008 – 2012 HUD CHAS Quick Query Tool .* ***Varies from CHAS Data Set Table S10708 ACS 2006-2010 Note: Number of Total Households varies from ACS data***

Table 2.9.7 shows annual income limits for households by size of family and the maximum amount that these households could pay for housing. These estimates are based on the Monterey County Area Median Income (AMI) which is $68,700 for a family of four. It is of note that The City of King Median Income is $45,905 and the median income for a family of four is $38,333. **See Table 2.7.4** for City of King Median Income.

Table 2.9.8 is shown for comparison and data based on the median income ($38,333) in the City of King.

These tables assume:

1) That 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

2) A 96.5 percent loan at 4.5 percent annual interest rate and 30-year term. Taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

3) Median Income: Family of four in Monterey County $68,700, in City of King $45,905

TABLE 2.9.7 HOUSING: PAYMENT LIMITS PER MONTEREY COUNTY MEDIAN (AMI)

Ability to Pay based on HUD AMI ($68,700)						
Extremely Low Income Households at 30% of 2013 Median Family Income ("MFI")						
Number of Persons	1 (.70)	2 (.80)	3 (.90)	4 (1.00)	5 (1.08)	6 (1.16)
Income Level	$15,100	$17,250	$19,400	$21,550	$23,300	$25,000
Max. Monthly Gross Rent (1)	$378	$431	$485	$539	$583	$625
Max. Purchase Price (2)	$59,000	$67,200	$75,600	$84,040	$90,900	$97,450
Very Low-Income Households at 50% of 2013 MFI						
Number of Persons	1	2	3	4	5	6
Income Level	$25,200	$28,800	$32,400	$35,950	$38,850	$41,750
Max. Monthly Gross Rent (1)	$630	$720	$810	$899	$971	$1,044
Max. Purchase Price (2)*	$98,230	$112,260	$126,290	$140,170	$151,340	$162,770

**Source: www.bankrate.com amortization calculator*

TABLE 2.9.7 HOUSING: PAYMENT LIMITS PER MONTEREY COUNTY MEDIAN (AMI), CONTINUED

Low-Income Households at 70% of MFI for Sale and 60% of 2013 MFI for Rental*						
Persons	1	2	3	4	5	6
Income for Rental (60% MFI)	$34,390	$39,300	$44,213	$49,125	$53,055	$61,544
Max. Monthly Gross Rent (1)	$861	$983	$1,105	$1,228	$1,326	$1,539
Income for Sale (70% MFI)	$40,250	$46,000	$51,750	$57,500	$62,100	$66,700
Max Monthly Payment	$1,006	$1,150	$1,294	$1,438	$1,553	$1,668
Max. Purchase Price (2)	$156,850	$179,300	$$201,750	$224,200	$243,140	$260,070
Median-Income Households at 100% of 2013 MFI						
Persons	1	2	3	4	5	6
Income Level	$48,100	$54,950	$61,850	$68,700	$74,200	$79,700
Max. Monthly Gross Rent (1)	$1,203	$1,374	$1,546	$1,718	$1,855	$1,993
Max. Purchase Price (2)	$187,570	$214,230	$241,040	$267,860	$289,220	$310,740
Moderate Income Households at 110% of 2013 MFI						
Persons	1	2	3	4	5	6
Income Level	$57,700	$65,950	$74,200	$82,450	$89,050	$95,560
Max. Monthly Gross Rent/ Payments (1)	$1,442	$1,649	$1,855	$2,061	$2,226	$2,389
Max. Purchase Price (2)	$224,830	$257,100	$289,220	$321,340	$347,066	$372,450

**Source for $68,700 AMI and adjusted Low Income AMI: HCD State Income Limits Memo 2.28.14, Deputy Director Bates*

TABLE 2.9.8 HOUSING: PAYMENT LIMITS PER CITY OF KING MEDIAN INCOME

Ability to Pay based on City of King Median Income						
Extremely Low-Income Households at 30% of 2013 Median Family Income (*MFI*)						
Number of Persons	1 (.70)	2 (.80)	3 (.90)	4 (1.00)	5 (1.08)	6 (1.16)
Income Level	$9640	$11.018	$12,395	$13,772	$14,820	$15,918
Max. Monthly Gross Rent (1)	$241	$275	$310	$343	$370	$398
Max. Purchase Price (2)	$37,580	$42,880	$48,330	$53,480	$57,690	$62,050
Very Low-Income Households at 50% of 2013 MFI						
Number of Persons	1	2	3	4	5	6
Income Level	$16,067	$18,362	$20,658	$22,953	$24,789	$26,625
Max. Monthly Gross Rent (1)	$402	$459	$516	$574	$620	$666
Max. Purchase Price (2)	$62,680	$71,560	$80,450	$89,490	$96,670	$103,840
Low-Income Households at 70% of MFI For Sale and 60% of 2013 MFI for Rental						
Number of Persons	1	2	3	4	5	6
Income Level for Sale (70% MFI)	$22,493	$25,707	$28,920	$32,134	$34,705	$37,275
Income Level for Rental (60% MFI)	$19,280	$22,034	$24,789	$27,543	$29,746	$31,950
Max. Monthly Gross Rent (1)	$482	$551	$620	$689	$744	$799
Max. Purchase Price (2)	$75,150	$85,910	$96,670	$107,430	$116,000	$124,580

TABLE 2.9.8 HOUSING: PAYMENT LIMITS PER CITY OF KING MEDIAN INCOME, CONTINUED

Median-Income Households at 100% of 2013 MFI						
Number of Persons	1	2	3	4	5	6
Income Level	$32,134	$36,724	$41,315	$45,905	$49,577	$53,250
Max. Monthly Gross Rent (1)	$803	$918	$1,033	$1,148	$1,239	$1,331
Max. Purchase Price (2)	$125,200	$143,130	$161,060	$178,990	$193,180	$207,520
Moderate-Income Households at 110% of 2013 MFI						
Number of Persons	1	2	3	4	5	6
Income Level	$35,347	$40,397	$45,445	$50,496	$54,536	$63,262
Max. Monthly Gross Rent/Payments (1)	$884	$1,009	$1,136	$1,262	$1,363	$1,582
Max. Purchase Price (2)	$137,830	$157,320	$177,120	$196,760	$212,510	$246,660

2.10 OVERPAYMENT

Overpayment is defined as paying more than 30% of household income on housing costs, including utilities. In the City of King, approximately 26.5% of Owner-Occupied households and 50.5% of Renter-Occupied Households are Overpaying. In the year 2000, approximately 40% of Owner-Occupied households and 40.6% of Renter-Occupied Households were Overpaying. Severe Overpayment occurs when 50% or more of gross income is paid for housing.

Tables 2.10.1 (Owners) and 2.10.2 (Renters) show the percentage of household income that is spent on housing, by number of households, comparing 2000 to 2013. It is of note that the number of households with income under $20,000 dropped significantly and the number of households in that income category also dropped significantly. **See Table 2.7.6.**

TABLE 2.10.1 HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME, BY OWNERS

Income Range	Total Households		0-20% of HH Income		20-29% of HH Income		30-34% of HH Income		35+% of HH Income	
	2000	2013	2000	2013	2000	2013	2000	2013	2000	2013
$0-10,000	48	n/a	0	n/a	0	n/a	0	n/a	29	n/a
$10,001-19,999	173	81	39	22	36	34	32	n/a	66	25
$20,000-34,999	210	159	63	41	73	29	15	n/a	59	89
$35,000-49,999	203	229	53	98	63	25	22	n/a	65	106
$50,000+	572	748	298	398	214	248	17	n/a	43	102
Subtotal	1,206	1,217	453	559	386	336	86	n/a	262	322

Source: ACS 2009-2013 Estimates, Table B25106 ***Note: Number of Total Households varies from HUD CHAS data .***

TABLE 2.10.2 HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME, BY RENTERS

Income Range	Total Households		0-20% of HH Income		20-29% of HH Income		30-34% of HH Income		35+% of HH Income	
	2000	2013	2000	2013	2000	2013	2000	2013	2000	2013
$0-10,000	193	n/a	0	n/a	0	n/a	0	n/a	162	n/a
$10,001-19,999	323	462*	0	10*	69	7*	24	n/a	221	387*
$20,000-34,999	352	419	27	0	185	111	42	n/a	81	308*
$35,000-49,999	181	234	59	34	92	99	20	n/a	0	101*
$50,000+	330	460	307	227	12	131	10	n/a	0	0*
Sub Total	1,379	1,575 **	393	271	358	348	96	n/a	464	796

Source: ACS 2009-2013 Estimates, Table B25106. ***Note*: 2013 data combines at 0-$19,999 and 30 and above***
Note**: Number of Total Households varies from HUD CHAS data.

Tables 2.10.3 and 2.10.4 According to the US Census Bureau American Community Survey Estimates, fifty–seven (57) % percent of renter households in City of King spent thirty (30%) percent or more of their household income on rent in 2012. Twenty–one (21)% percent spent fifty (50%) percent or more on rent. Rental housing is generally affordable to moderate-income households within the city.

Extremely-low and very-low income Households are limited in their ability to afford housing. Combining the information from **Table 2.9.3 and Table 2.9.4,** most City of King Households in these income ranges would not be able to afford market-rate housing where less than 15% of the units have rents less than $500 per month.

The average rents for one-bedroom to three-bedroom units in the City of King would be affordable to the low, moderate, and above moderate-income groups.

In 2013, 26 percent of owner-occupied and 50.5 percent of renter-occupied households in the City of King experienced payment of more than 35% of their income. Altogether, 1,118 households experienced payment of more than 35%, 40% percent of total households in the City.

TABLE 2.10.3 CITY OF KING: OVERPAYMENT BY INCOME CATEGORY

	Households		Percentage of Income Spent on Housing			
	Number	Percent	Overpayment (>30% income on housing)		Severe Overpayment (>50% income on housing)	
			Number	Percent	Number	Percent
City of King Owner Households						
Extremely Low (<30% AMI)	75	7.2%	50	4.0 %	35	5.9%
Very Low (31-50% AMI)	130	11.6%	60	4.8 %	45	3.6%
Low (51-80% AMI)	240	22.2%	140	11.2%	90	7.2%
Moderate and above(>80% AMI)	810	58.9%	230	18.4%	50	4.0%
Total	1,250	99.9%	380	38.4%	220	20.7 %
City of King Renter Households						
Extremely Low (<30% AMI)	295	20.3%	240	16.5%	195	13.4%
Very Low (31-50% AMI)	305	21.0%	245	16.8%	125	8.6%
Low (51-80% AMI)	455	31.3%	180	12.4%	0	0%
Moderate and above(>80% AMI)	400	27.5%	10	.7%	0	0%
Total	1,455	100.1%	675	46.4%	320	22.0%

Source: 2008 – 2012 HUD CHAS Quick Query Tool. Percentages may not add up to 100 percent due to rounding.
Note**: Number of Total Households varies from ACS data. Varies from CHAS Data Set Table S10708 ACS 2006-2010

TABLE 2.10.4 MONTEREY COUNTY: OVERPAYMENT BY INCOME CATEGORY

	Households		Percentage of Income Spent on Housing			
	Number	Percent	Overpayment (>30% income on housing)		Severe Overpayment (>50% income on housing)	
			Number	Percent	Number	Percent
Monterey County Owner Households						
Extremely Low (<30% AMI)	3,250	15.1%	2,420	17.7%	2,160	23.2%
Very Low (31-50% AMI)	4,505	20.9%	3,100	22.7%	2,225	23.9%
Low (51-80% AMI)	7,960	36.9%	4,925	36.0%	3,270	35.1%
Moderate and above (>80% AMI)	5,835	27.0%	3,225	23.6%	1,655	17.8%
Total	21,550	99.9%	13,670	100.0%	9,310	100.0%
Renter Households						
Extremely Low <30% AMI)	9,185	24.0%	7,000	27.2%	6,145	46.7%
Very Low (31-50% AMI)	9,965	26.0%	8,625	33.6%	4,795	36.5%
Low (51-80% AMI)	12,370	32.3%	7,520	29.3%	1,895	14.4%
Moderate and above (>80% AMI)	6,780	17.7%	2,555	9.9%	315	2.4%
Total	38,300	100.0%	25,700	100%	13,150	100.0%

Source: 2008 – 2012 HUD CHAS Quick Query Tool. Percentages may not add up to 100 percent due to rounding.
Note: Number of Total Households varies from ACS data. Varies from CHAS Data Set Table S10708 ACS 2006-2010

2.11 Assisted Housing Developments "At Risk" Of Conversion

This Section evaluates the City's affordable housing that may be at risk of being converted to market rate units.

As **Table 2.11.1** shows, the City of King has several projects that are publicly assisted under federal, state or local programs including tax credits, HUD, state / local bond programs, density bonuses and local redevelopment or direct assistance programs. These projects are secure as being affordable permanently.

Table 2.11.1 Inventory of HUD Assisted Housing

Name	Tenant Type	Affordable Units	Year Built	Funding Sources	Expiration of Affordability	Size (Acres)	Density
Leo A. Meyer	Senior	44 Low / Very Low	1988	Tax Credit	Purchased by Housing Authority	2.74	16 du/ac
Migrant Camp	Migrant Farmworker	76 Low / Very Low	1985	HACM	Perpetuity	5.14	15 du/ac
La Buena Esperanza	Farmworker Families	40 Low / Very Low	1980's	HCD, FmH.AM	Will not expire	232 ac	17 du/ac

2.12 Opportunities For Energy Conservation

Please refer to **Chapter 8, Section 8.6, Programs 15 through 19.**

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CHAPTER 3: SPECIAL HOUSING NEEDS

This Chapter identifies groups that may require special housing characteristics. These groups include persons with disabilities, the elderly, large families, female-headed households, farmworkers, and families and persons in need of emergency shelters or transitional housing.

3.1 PERSONS WITH DISABILITIES

Housing needs for those with disabilities vary depending on the severity of the disability. Many disabled persons live in their own home in an independent situation or with other family members. While figures provided by the Census give us useful information regarding the disabled population, not all disabled need accessible (based on Americans with Disability Act (ADA) standards) or low-income housing. According to the 2013 Census, there are 2,133 persons age five and over in the City of King who have a disability. **See Table 3.1.1.** The disability categories are defined as follows:

Sensory: Blindness, deafness or a severe vision or hearing impairment

Physical: A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting or carrying

Mental: Difficulty learning, remembering, or concentrating

Self-Care: Difficulty dressing, bathing, or getting around inside the home

Going Outside of Home: Difficulty going outside the home alone to shop or visit a Doctor's Office

Developmental Disability: With onset prior to age 18, an impairment in three or more areas of major life activity, typically in areas of Intellectual Disability.

Employment Disability: Difficulty working at a job or business

Physically disabled persons may require modifications to housing such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances, etc. If the disability prevents the person from operating a vehicle, then proximity to services and access to public transportation are also important. People with severe or mental disabilities may also require supportive housing, nursing facilities, or care facilities.

If the physical disability prevents individuals from working or limits their income, then the cost of housing and the costs of modifications can increase. Many disabled persons rely solely on Social Security Income which is typically insufficient for market rate housing.

The State requires that those with disabilities receive reasonable accommodation for housing opportunities. An analysis of housing constraints for residents with disabilities is included under the constraints discussion in **Chapter 6.6.1.**

TABLE 3.1.1 DISABILITIES 2000 AND 2013

Disability Type	2000*				2013**			
	5-15	16-64	65+	Total	5-17	18-64	65+	Total
Sensory	40	105	33	178	57	125	316	498
Physical	30	273	240	543	12	77	231	320
Mental	72	173	112	357	219	56	127	402
Self-Care	11	127	63	201	33	26	181	642
Go-Outside-Home	-	683	181	864	-	164	244	408
Employment	-	1,097	-	1,097	-	265***	-	-
Total	153	2,458	629	3,240	321	713	1,099	2,133

*Source: * US Census 2000 Table P041; ** ACS 2009 -2013 Estimates, Table S1810 – ***ACS 2009 -2013 Estimates, Table C18120*

TABLE 3.1.2 DEVELOPMENTAL DISABILITIES 2013

Developmental Disability	2013			
	0-14	15-22	23-54	Total
Foster / Family Home	1	-	-	1
Own Home	48	12	21	81
IL / SL	-	-	2	2
Total	49	12	23	84

*Source: * CA Department of Developmental Services, Quarterly Report per HCD, Table 13*

A growing number of architects and developers are integrating universal design principles into their projects to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment more usable by as many people as possible without the need for adaptation or specialized design. By applying these principles, in addition to the regulations specified in the Americans with Disabilities Act (ADA), new construction will increase the opportunities in housing and employment for everyone. The City of King has proposed a new program to encourage the use of Universal Design **Please refer to Chapter 8, Program 19.**

According to the US Census, the following are the seven principles of universal design as outlined by the Center for Universal Design.

Equitable Use:	The design is useful and marketable to persons with diverse abilities.
Flexible in Use:	The design accommodates a wide variety of individual preferences and abilities.
Simple and Intuitive:	Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills or current concentration level.
Perceptible:	The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
Error Tolerance:	The design minimizes hazards and the adverse consequences of accidental or unintended action.
Low Physical Effort:	The design can be used efficiently and comfortably with minimum fatigue.
Size and Space for Approach and Use:	Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture or mobility.

3.2 Elderly

Seniors households are included in those with special housing needs because they are more likely to have limited income, physical disabilities or higher health care costs. As **Table 3.2.1** shows, the 2013 American Community Survey (ACS) Five Year Estimate indicates that there are 380 senior households in the City of King (215 owners and 165 renters). 92 elderly persons are indicated as living below the poverty level – 11 % of total seniors (836 persons per **Table 2.5.1).** As shown in **Table 2.7.5** the median income of seniors (over 64 years) in the City of King was $23,462 as compared to the median for all households of $45,905 (51%). A large proportion of the senior population also experiences one or more types of disabilities.

Table 3.2.1 Tenure by Age of Householder

Age	2000*			2013**			
	Owner	Renter	Total	Owner	Renter	Total	Percent
15 to 24 years	12	206	218	44	92	136	4.9%
25 to 34 years	305	523	828	182	652	834	29.9%
35 to 44 years	311	305	616	192	424	616	22.1%
45 to 54 years	252	188	440	419	156	575	20.6%
55 to 59 years	175	61	236	52	38	90	3.2%
60 to 64 years	37	24	61	113	48	161	5.8%
65 to 74 years	208	56	264	141	49	190	6.8%
75 to 84 years	77	8	85	34	82	116	4.2%
Over 85 years	27	8	35	40	34	74	2.7%
Total	**1,404**	**1,379**	**2,783**	**1,217**	**1,575**	**2,792**	**100.2%**

*Source: *City of King Housing Element 2007; **ACS 2009-2013 Estimates Table B25007 Percentages may not add up to 100 percent due to rounding.*

TABLE 3.2.2 ELDERLY BELOW POVERTY LEVEL 2000 AND 2013

	Number			
	City of King		Monterey County	
	2000*	2013**	2000*	2013**
Elderly Below Poverty	114	92	2,657	3,936
Total Population	11,094	12,797*	382,680	401,700

*Source: *City of King Housing Element 2007; **ACS 2009-2013 Estimates Table B17001 Note: ACS Estimates and US 2010 Census Table DP05 Table 2.5.1) data vary.*

The special needs of seniors can be met by congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled, elderly housing with architectural design features that accommodate disabilities can help extend the ability of seniors to live independently. In addition, seniors with mobility / self-care limitations benefit from transportation alternatives. Senior housing with supportive services can be provided to facilitate independent living. Leo Meyer Senior Plaza is a public housing apartment complex operated by the Housing Authority of Monterey County. There are 44 one-bedroom apartments.

A number of senior support services are available in the City of King with support ranging from nutrition programs to health care and social services. Some of those service providers are listed below.

Leo Meyer Senior Center
415 Queen Street,
King City, CA 93930
(831) 384-4562

RIDES
Door-to-door mini-bus transportation for disabled
and handicapped persons.
(831) 373-1393, (805) 754-2804

Monterey County Department of Social Services
Multipurpose Senior Services
(831) 647-7899, (805) 755-3403

George L. Mee Memorial Hospital (non-profit public hospital, accredited convalescent care)
300 Canal Street,
King City, CA
(831) -385-6000

A large offering of Senior Services is available in Monterey County. Refer to Monterey County Regional Guide and Search Engine, http://www.mtycounty.com/index.html

3.3 Large Households

Large households are defined as units that contain 5 or more individuals. The 2009 -2013 ACS Estimates indicate that there are 1,233 (44%) large households in the City of King, up from 36% in 2000. 57% of these large households are renter occupied, up from 50% in 2000. 20% of households are classified as large in Monterey County with 42% owner occupied and 58% renter occupied. In 2000, Monterey County large households were divided in an approximately 51% - 49% owner / renter split. **See Table 2.7.4** to compare median incomes by size of household.

Table 3.3.1 Household Size by Tenure

Place	2000*			2013**		
	Owner	Renter	Total	Owner	Renter	Total
City of King						
1 to 4 Persons	897	882	1,779	686	873	1,559
5+ Persons	507	497	1,004	531	702	1,233
Total	**1,571**	**1,779**	**2,484**	**1,217**	**1,575**	**2,792**
Monterey County						
1 to 4 Persons	53,712	42,895	96,607	52,178	48,735	100,913
5+ Persons	12,554	12,075	24,629	10,220	14,295	24,515
Total	**66,266**	**54,970**	**121,236**	**62,398**	**63,030**	**125,428**

*Source: *City of King Housing Element 2007; **ACS 2009-2013 Estimates Table B25009*

3.4 Female Headed Households

Single-parent households headed by females may have special needs such as accessible day care, health care and other supportive services. **Table 3.4.1,** provides information about female-headed households and families. 2009 -2013 ACS estimates show that 61% of female headed households lived in poverty. These families, especially female headed, larger families have limited options.

Table 3.4.1 Female Headed Households

Householder Type	City of King		Monterey County	
	2000	2013	2000	2013
Total Households	2,855	2,792	121,199	125,428
Total Female-Headed Households	337	361	13,436	16,370
Female Households with Children Under 18	209	211	7,663	9,649
Female Households without Children Under 18	128	110	171	6,721
Total Families Under Poverty Level	392	536	8,620	18,122
Female Headed Households Under Poverty Level	129	222	3,053	4,805

*Source: *City of King Housing Element 2007; **ACS 2009-2013 Estimates Table B25115, B17017*

3.5 Farmworkers

Farmworkers are a prominent special housing needs group in the City of King. Agriculture is an important aspect of the City's economy and seasonal and permanent farmworkers make up a large percentage of those working in the agricultural sector. Housing affordability has historically been an issue for farmworkers and continues to be today as was expressed at the Community Workshop. Some issues that contribute to this challenge include low incomes, large family sizes, and language barriers.

According to the USDA, there were over 32,000 farmworkers in *Monterey County,* many of those workers search for housing in The City of King. The State of California Department of Housing and Community Development (HCD), **See Table 2.7.1,** identified 2,065 people working in agriculture, forestry, fishing, hunting and mining in the *City of King*. It is difficult to know the accuracy of this information, under-reporting is common, especially for those residing in the U.S. without documentation.

Farmworkers earn significantly less than the California Self-Sufficiency Standard. This standard is the estimated amount of income required to meet basic needs in the "marketplace" without subsidies. According to Insight Center for Economic Development, the California Self-Sufficiency Standard for Monterey County in 2014 for an individual was $ 27,018 annually and for a family of four (4) was $69,089 annually. The US Department of Labor, Bureau of Labor Statistics, indicates that the average annual income of farmworkers (laborers, crop, nursery and greenhouse) in Monterey County in 2014 was $9.09 per hour which equates to an annual income of $18,907 for a full time year (2080 hours). Many farmworkers do not work full- time.

A number of farmworkers reside in sub-standard living conditions. To house workers, the City permits labor camps in the Agricultural Zone pursuant to a Conditional Use Permit. The Monterey County Housing Authority operates the 79 Unit City of King Migrant Camp on Jayne Street, currently housing 302 persons. Eligibility for a rental voucher is determined by HACM based on the total annual gross income and family size. It is limited to U.S. citizens and non-citizens who have eligible immigration status. Generally, family income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live.

Farmworker Housing in the City of King includes the 40 unit La Buena Esparanza project, constructed in 1982 through a cooperative effort of the Farmers Home Administration (FmHA) and Community Housing Improvement Systems and Planning Associates (CHISPA). This project provides affordable housing exclusively for farm laborers and their families. Approximately 300 mobile homes are present in the City, many of which are at rent levels affordable to farm worker families. Please refer to **Chapter 1 Section 1.6, Chapter 8, Programs and Chapter 5, Section 3** which describe affordable housing modifications to the Zoning Ordinance.

TABLE 3.5.1 FARMWORKERS, MONTEREY COUNTY 2002 AND 2013

	2002*	2013**
In Operations with less than 10 Employees	1,935	1,404
Permanent	1,031	722
Seasonal (less than 150 days)	904	682
In Operations with more than 10 Employees	29,167	31,468
Permanent	16,507	15,437
Seasonal	12,660	16,031
Total	**31,102**	**32,872**

*Source: *City of King Housing Element 2007; ** USDA ag census us, Table 7*

3.6 People in Need Of Emergency Shelter

In 2015 there were 2,308 persons on the streets or in shelters in Monterey County a decrease of approximately 11% since 2013. Of this number, 71% percent unsheltered and 29% (678) living in a shelter. Of those sheltered, 71% were in transitional housing and 29% were housed in emergency shelter. Traditionally, the City of King's homeless population is significantly smaller. Current estimates by City Police Department Personnel indicate that there are between five (5) and ten (10) known homeless and an estimated twelve (12) to fifteen (15) in the transient population during the fall and winter months. In the City, the homeless population is often seen residing under bridges, in parks or walking in the downtown area. Several of these individuals have mental disabilities or substance abuse issues. Those with substance abuse issues are referred to the Sun Street Community Recovery Center in the City which provides assessment and referral services as well as DUI night classes. Those needing treatment or housing services are referred to treatment centers in Salinas.

The Salvation Army has indicated that the homeless population in the City typically consists of single persons and / or those traveling through the City that suddenly run short of funds. While no shelters have been located within the City, the Salvation Army has provided food, motel and gas vouchers for those needing emergency assistance. Those needing long term shelter must travel to or are provided assistance to Salinas where shelter beds are located. On occasion several churches have provided food or money donations to the Salvation Army.

Although the number of truly homeless persons in the City of King is very small there are "at risk" low-income families that are without a home but who stay with family or friends and are not visible. Several long term motels are also used by those unable to afford the deposit on an apartment. These motels tend to be relatively expensive in relation to other rental housing and house a large proportion of single mothers with families and agricultural workers.

Zoning Ordinance Amendment

On June 9, 2015, the City Council approved amendments to the Zoning Ordinance to allow Emergency Shelters as permitted uses within the C-2 (General Commercial) Zoning District, in conformance with CA Senate Bill 2. The changes to the Code allow the potential for low and moderate income housing in the C-2 Zone, and also facilitate the development of one or more Emergency Shelters in the C-2 Zoning District. The provisions of the revised C-2 Zone comply with the intent of California Health and Safety Code §50800, providing Emergency Shelter for homeless persons.

Development criteria were established for Emergency Shelters in Section 17.24.150 of the Zoning Ordinance. They include property development standards that frame ways to address the housing needs of a disadvantaged segment of the community such as:

- defining a maximum number of beds
- defining the requirements for laundry facilities
- providing for common facilities
- complying with health, safety and operational standards.

CHAPTER 4: PROJECTED HOUSING NEEDS

4.1 REGIONAL HOUSING NEEDS

State Housing Element Law (California Government Code §65580 et. seq.) requires regional Councils of Government (COG) to identify for each city and county its "fair share allocation" of the Regional Housing Needs Allocation (RHNA), provided by the California Department of Housing and Community Development (HCD). The Association of Monterey Bay Area Governments (AMBAG), the COG for the City of King Area, adopted the RHNA in December 2013. AMBAG took into account several factors in preparing the RHNA, including projected household formation, job growth and regional income distribution. In turn, each city and county must address their local share of regional housing needs in their Housing Elements. **Table 4.1.1** identifies the allocations for the City of King.

RHNA Requirements

TABLE 4.1.1 RHNA ALLOCATION 2007-14 AND 2015-23

Income Range	City of King		Monterey County	
	2007-2014	2015-2023	2007-2014	2015-2023
Very Low	128	43	2,662	1,781
Low	96	28	2,004	1,160
Moderate	108	33	2,260	1,346
Above Moderate	239	76	4,989	3,099
Total	**571**	**180**	**11,915**	**7,386**

Source: AMBAG, RHNA 2015-2023

The projected RHNA housing requirements are broken down by income category based on limits for very-low, low, moderate and above-moderate income households as established by the US Department of Housing and Urban Development (HUD) (California Health and Safety Code §50079.5.)

DEFINITIONS OF HOUSEHOLD INCOME	
Very Low Income:	Incomes between 31 and 50 percent of the Area Median Household Income (AMI)
Low Income	Incomes between 51 and 80 percent of AMI
Moderate Income	Incomes between 81 and 119 percent of AMI

Source: AMBAG, RHNA 2015-2023, 2015

Table 4.1.2 identifies maximum limits of income for Monterey County, grouped by type from Extremely Low to Moderate, based on Median Income for family of four. These limits are the basis for **Table 4.1.3** which demonstrates the City of King's potential to meet the RHNA requirements. Note that the RHNA Requirements group Extremely Low and Very Low incomes into one group, Very Low, anticipating that Very Low Category will be made up of 50% Extremely Low and 50% Very Low.

TABLE 4.1.2 INCOME LIMITS MONTEREY COUNTY (2014)

Income Range	Monterey County				
	Persons Per Household				
	1	2	3	4	5
Extremely Low	$15,100	$17,250	$19,400	$21,550	$23,000
Very Low	$25,200	$28,800	$32,400	$35,950	$38,850
Low	$40,250	$46,000	$51,750	$57,500	$62,100
Median	$48,100	$54,950	$61,850	$68,700	$74,200
Moderate	$57,700	$65,950	$71,200	$76,450	$81,750
Total					

** Source: State Income Limits Memo 2.28.14*

Unaccommodated Need

The previous housing element included Program #3 that proposed to rezone at least 7.3 acres to higher density residential use (R-4) with minimum densities of 20 units per acre within one year to identify sufficient adequate sites for lower income households (HCD Review Letter, dated July 15, 2015). The Program was not completed. As a result, Government Code Section 65594.09 would require the City to zone or rezone adequate sites to address the 4th cycle unaccommodated housing need of 146 units for lower income households within the first year of this planning period in addition to demonstrating adequate sites for this planning period.

However, a review of available sites for this planning period revealed two vacant sites zoned (R-4) that were available in the 4th cycle planning period but not included in the 4th cycle sites inventory. The two sites are 13.27 and 5.4 acres in size and the R-4 zoning permits up to 24 units per acre (See Vacant Land Summary, pg. 64 and Appendix B). Assuming a realistic capacity of 80% of the maximum density of 24 units per acre (19 units per acre, also see Section 5.1) these two sites would have site capacity of 334 units, nearly two and one-half times the lower income housing need of 146 units. As a result of these two sites' availability and adequacy for housing for lower income households, there is no unaccommodated need from the 4th cycle planning period.

It should be noted that these two R-4 zoned sites are still vacant and available to accommodate the 5th cycle planning period RHNA of 71 for lower income households.

The result has been a net "surplus" in potential units in all income categories. Please see **Table 5.1.1, Vacant Land Summary, Chapter 7.1 Summary of Progress and, Table 7.1.1** which discuss the various types of progress during of Cycle 4 and also identify and discuss the units remaining as "surplus" from the previous planning period.

Table 4.1.3 demonstrates the City's ability to meet the RHNA Cycle 5 (2015 – 2023) allocation.

TABLE 4.1.3 PROGRESS TOWARD MEETING CYCLE 5 RHNA REQUIREMENT

RHNA CYCLE 5				
	Very Low	Low	Moderate	Above Moderate
RHNA (2015-2023)	43	28	33	76
Total Surplus Cycle 4	67	103	573	471
Constructed Cycle 4	19	68	108	137
Remaining Surplus (Potential and Unbuilt)	48	35	465	334
Remaining Need	**(5)**	**(7)**	**(432)**	**(258)**

Source: City of King

Additional Very Low and Low Income Housing Units:

The City is in the process of identifying options to meet future Farmworker Housing needs, which traditionally fall into the Very Low and Low Income Categories. The City currently has adequate sites to accommodate all required Very Low and Low-Income Housing and has accomplished recent zoning amendments to better accommodate Farmworker Housing. Please refer to **Chapter 3, Section 3.5** and **Chapter 8, Programs 3 and 10** for discussion regarding the potential for Farmworker Housing.

Please refer to **Table 5.1.1** for a list of selected parcels with realistic development potential, **Figure 5.1.1** for a map of those parcels and **Appendix B** for a more complete list.

CHAPTER 5: SITES INVENTORY AND ANALYSIS

5.1 VACANT LAND INVENTORY

State law governing the preparation of Housing Elements emphasizes the importance of an adequate land supply by requiring that each Housing Element "....sites shall be identified... to facilitate and encourage the development of a variety of types for housing all income levels ...." (California Government Code §65583(c)(1)). If an adequate supply of new housing is to be provided, enough vacant land must be zoned to allow for the construction of a variety of housing types at densities that will satisfy the objectives of the Housing Element. The land must also have access to appropriate public services, such as water, sewage treatment, storm drainage and roads.

The City's land inventory was developed with the use of a combination of resources including the City's GIS database, aerial photos, field surveys, and review of the City's Land Use Element and Zoning Ordinance. As **Table 5.1.1** indicates, there are approximately 10 vacant parcels that are not included in Specific Plans and that are suitable for high density residential development. These parcels have the capacity to, in total, accommodate the realistic development of 396 units. Note that **Table 4.1.3 and Table 7.1.1** which summarize progress toward meeting RHNA requirements include only those units possible on the two adjacent R-4 parcels that total 18.67 acres. The estimated 80 percent build out of the vacant parcels not in a Specific Plan is based on historical trends and the assumption that a certain portion of the land is not suitable or desirable for development. (**See Appendix B** for a complete list of vacant parcels by Assessor Parcel Number).

Table 5.1.1 also indicates that there are 538 units remaining to be built in Specific Plans currently under construction. Please refer to **Table 5.1.2** for unit types remaining to be built in the Creek Bridge and Mill Creek Specific Plans. Construction has not begun on the Downtown Addition Specific Plan.

The City of King development potential exceeds the units required to meet the combined regional housing needs allocation total of **751 Units** (**571** in 2007-2014 and **180** in the 2015-2023 cycle). **Refer to Tables 7.1.1 and 4.1.3.**

All parcels identified in **Table 5.1.1** are served by existing City infrastructure and are "in-town" parcels with no significant on-site constraints.

TABLE 5.1.1 VACANT LAND SUMMARY (PARCELS WITH REALISTIC DEVELOPMENT POTENTIAL)

Zone	Max Allowable Density	No. of Parcels	Acres	Max Unit Capacity	Realistic Unit Capacity
Medium and High Density (MHD)					
R-3	18 du/ac	2	.9	17	13
R-4	22 du/ac*	3	19.0	418	334
C-N	12 du/ac	2	1.7	20	16
C-2	24 du/ac**	3	3.5	42	33
SubTotal		**10**	**25.1**	**497**	**396**
Specific Plans (Approved but Unbuilt Units) (See Table 5.1.2 and Section 5.2)					
Creek Bridge					170
Mills Ranch					368
Downtown					650
SubTotal					**1,188**
TOTAL:					**1,598**

Source: City of King, 2015

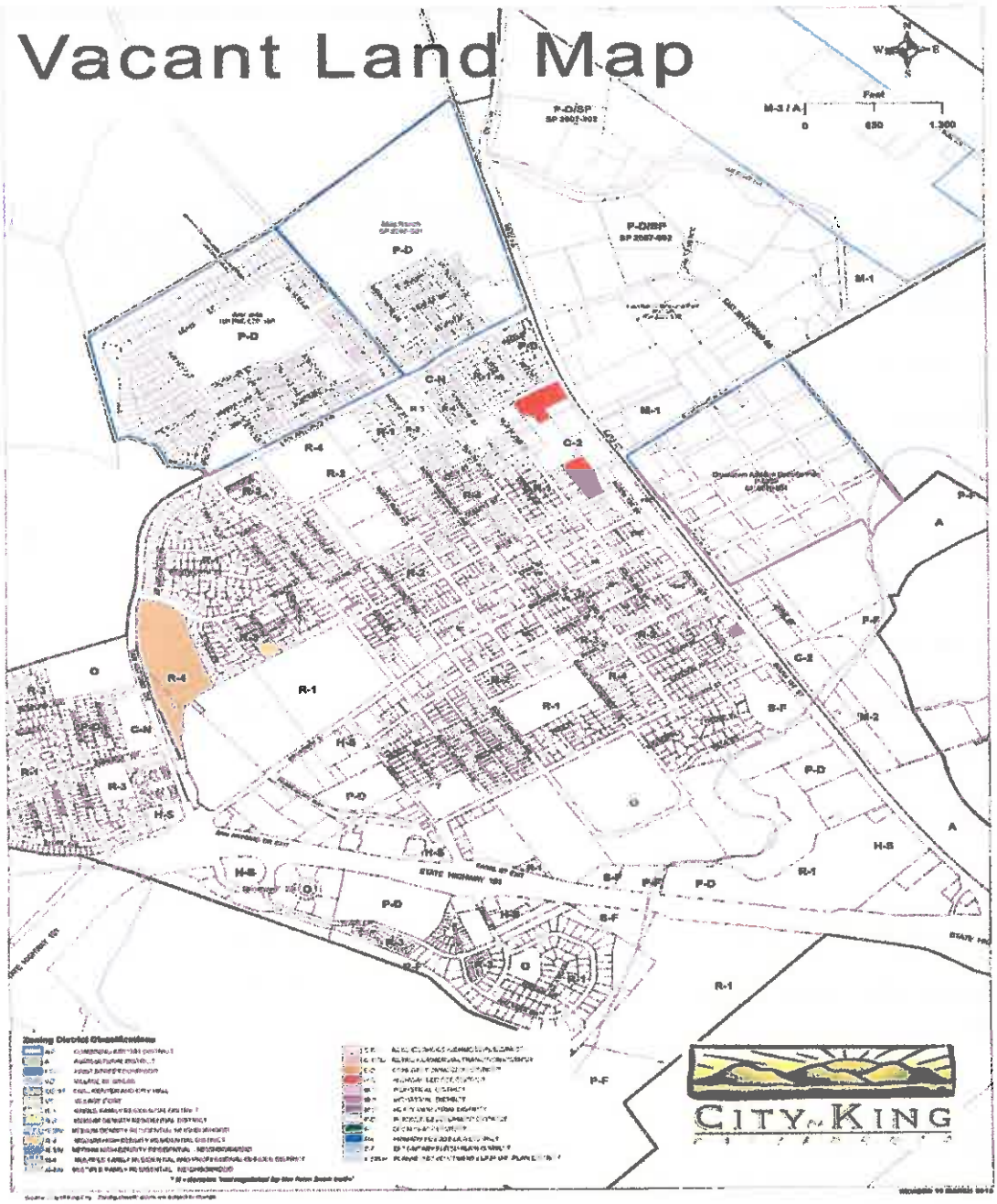
*24 du/ac with CUP
**Residential on Second Floor Only without CUP. For purposes of this Table, calculated at 12 du/ac.

Zoning to Accommodate the Development of Housing Affordable to Lower Income Households

Pursuant to Government Code Section 65583.2(c)(3), the housing element must include analysis of identified sites that demonstrate density standards to accommodate a jurisdiction's regional need for all income levels, including lower-income households.

To meet this statutory requirement, local governments may provide an analysis demonstrating how adopted densities accommodate the regional housing need for lower income households or utilize "default" density standards that are "deemed appropriate to accommodate housing for lower income households." The default density for King City is 20 units per acre and the City is utilizing the R-4 zone with a density of 24 units per acre to accommodate the housing need for lower income households.

FIGURE 5.1.1 VACANT LAND MAP



Specific Plans

There are three approved Specific Plans in the City of King, two are located to the north of the City and one Downtown. As of June 2015, 262 units had been constructed. **Table 5.1.2** details the number of units, by type, to be built in the Creek Bridge and Mills Creek projects. The Downtown Specific Plan has not begun construction.

TABLE 5.1.2 SPECIFIC PLANS

Specific Plan	Approved Units	Built Units	Remaining Units
CREEKBRIDGE			
Single Family	346	193	153
Multifamily	32	32	0
Carriage Houses	22	5	17
Subtotal	**400**	**230**	**170**
MILLS RANCH			
Single Family	360	32	328
Multifamily	40	0	40
Subtotal	**400**	**32**	**368**
Combined Total Single Family	706	225	481
Combined Total Multi-Family / Carriage Houses	94	37	57
Total Approved Units	**800**	**262**	**538**

Source: City of King

5.2 Approved Projects

KING STATION: In March 2013 the City approved an affordable housing apartment project at 1245 Bedford Avenue. King Station will provide 56 low income apartment units for families and senior citizens with one manager's unit.

DOWNTOWN SPECIFIC PLAN: On June 14, 2011 the City of King Approved the Downtown Addition Specific Plan. The Plan covers 107.03 acres and calls for a mix of commercial and residential uses. The maximum number of residential units allowed under the Plan is 650 which range from larger single family detached to smaller homes, townhomes, row houses, triplexes, quadplexes and live work buildings.

Approved housing types are as follows:

Detached Single Family Residential:	175 Units
Attached Multi-Family Residential:	346 Units
Multi-Family Rental	8 Units
Condominium over Retail	121 Units
	650 Units

On January 28, 2014, the owner of the project entered an agreement with the City of King whereby 15% of the project would comply with the City's Inclusionary Housing Ordinance, being affordable to very-low, low and moderate income households. Under this agreement, approximately **98 units** would be affordable to households in these income categories.

5.3 Zoning Ordinance and General Plan Amendments

GENERAL COMMERCIAL DISTRICT: On June 9, 2015 the City amended the Zoning Ordinance to allow residential uses in the General Commercial (C-2) District. As described in **Chapter 1.6**, a goal of the Amendment was to facilitate additional affordable units.

MUSTANG COURT: On June 22, 2010 the City approved an Amendment to the General Plan to change the land use designation on 41 parcels along Mustang Court from the Medium Density Residential (12 du/ac) designation to the Medium High Density Residential (18 du/ac) designation. The project area included 4.1 acres with approximately 1.33 acres vacant.

Approximately 19 units could be built on the vacant land.

5.4 Potential Projects

In July 2015 a potential project proponent approached the City to discuss a Farm Workers Housing (H2A) concept in the C-2 District along First Street. One project alternative was to construct approximately 75 units of very-low income (Farmworker) housing. While this discussion was conceptual, it illustrates the potential for additional very-low income housing in this Zoning District.

The City has included Farmworker Housing as an allowed housing type in the C-2 and FSC Zoning Districts. This increases the potential for this specific type of housing within the City limits.

5.5 Infrastructure Capacity

The proximity, availability, and capacity of infrastructure help to determine the suitability of residential land. Below is an evaluation of water and sewer capacity available to accommodate the housing needs during the planning period.

Wastewater Treatment

The City's sanitary waste system provides collection, treatment and disposal of domestic and industrial wastes. The City of King Wastewater Treatment facility lies downstream along the Salinas River, northwest of the City. The domestic treatment and disposal facility has a capacity of 1.2 million gallons per day (mgd) of domestic flow.

According to the General Plan EIR, buildout of the City of King will increase wastewater flows to 2.4 mgd by 2015. The City's existing treatment plant would be unable to accommodate the additional flow. Additional development will eventually require expansion of the City's wastewater system. The City will make improvements to the system on an incremental basis, as needed.

Water System

The City of King is served by a municipal water system owned and operated by the California Water Services Company. This system relies on six wells that draw from the groundwater basin that is recharged by the Salinas River. The Cal Water system has a maximum production capability of 3 million gallons per day, current daily usage is about 1.4 million gallons. A 250,000 gallon storage tank with a 2,000 gallon / minute pump provides ample water pressure throughout the City.

The water system appears to be generally adequate for existing development, but a new well site would appear to be needed as additional development occurs in the future under the General Plan.

No significant deficiencies are known to exist with respect to water pressure, volume or quality. Improvements to the system will be made on an incremental basis by Cal Water.

The Monterey County Water Resources Agency (MCWRA) is the State Agency responsible under State law for the management of water resources within the Salinas Valley. MCWRA has undertaken numerous studies of water resources, and has identified an imbalance between current demands and available long term water supplies. Thus, additional net water represented by the General Plan is considered a significant impact, but will not constrain the development of housing.

In summary, infrastructure needs present a number of constraints on development outside the City boundary. However, infrastructure needs for new residential construction will occur in areas where adequate infrastructure is in place or where public services and facilities are required pursuant to developer agreements. The City recently conducted a "Master Facilities Plan" and "Development Impact Fee Calculation Report" which provides for a plan to finance the construction, improvement, and replacement of needed infrastructure resulting from population growth.

5.6 Redevelopment Agency

As part of the 2011 Budget Act, the State Legislature approved the dissolution of the state's 400 plus Redevelopment Agencies ***("RDA")***. After a period of litigation, RDAs were officially dissolved as of February 1, 2012. On **January 24, 2012,** the City of King's Community Development Agency transferred all of its properties to the Successor Agency of City of King ***("Successor Agency")*** per requirements of ABX1 26 to dissolve the City's redevelopment agency, formerly known as the Community Development Agency ***("CDA")***, as part of the City Resolution Number 2012-4377. Prior to that time, HCD directed that the Housing Element should identify redevelopment available to the Low and Moderate Income Housing Fund ***("LMIF")*** and how the funds would be utilized during the planning period.

As of February 1, 2012, the City of King had about $3million in the LMIF. The City had anticipated collecting about $275,000 per year until 2034, totaling another $6.8 million in funds.

According to California Health & Safety Code §33334.12, the CDA must use any unexpended and unencumbered LMIF that exceeds $1 million or the aggregate amount of tax increment deposited into the low-moderate fund over the preceding four fiscal years. If the City identifies

such a surplus before the end of the fiscal period, then it must use the funds or transfer the funds to the local housing authority.

Chapter 8: Goals, Policies and Programs contain a number of program recommendations for the CDA LMIF.

Assembly Bill ***("AB")*** 1484, enacted in June of 2012, requires all successor agencies for former RDAs that owned property as of the time of redevelopment dissolution in 2011 to submit a Long-Range Property Management Plan ***("LRPMP")*** for approval by the Oversight Board and Department of Finance. The City of King's LRPMP identifies the future plans of the properties previously owned by the CDA. The LRPMP identifies if the properties will be retained for government use, for future development, to fulfill an enforceable obligation, or to be offered for sale. The LRPMP was submitted to the State Department of Finance ***("DOF")*** on December 23, 2014.

The following sites are or were previously owned by the CDA.

TABLE 5.4.1 SITES PREVIOUSLY OWNED BY REDEVELOPMENT AGENCY (FORMER CDA)

Description	Location	Size	Status
Library	404 Broadway	13,500 square feet	Not Sold
Commercial Parking	Broadway	7,500 sf	Not Sold
Hartnell	117 N Second	11,865 sf	Not Sold
Commercial Parking	300 Block Lynn	7,500 sf	Not Sold
Commercial Parking	Third and Lynn	15,000 sf	Not Sold
Commercial Parking	300 Block Lynn	15,000 sf	Not Sold
Vacant Industrial	Metz	67,082 sf	Not Sold
Vacant Industrial	East San Antonio	209,088 sf	Not Sold
Vacant Industrial	Bitterwater	108,900 sf	Not Sold

The Downtown Addition Specific Plan does not need the former CDA funding to move forward.

CHAPTER 6: GOVERNMENTAL CONSTRAINTS

Governmental constraints are policies, standards, requirements, and actions imposed by the government that may have a negative impact on the development and provision of housing for a variety of income levels. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures, and site improvement costs. State and Federal agencies play a role in the imposition of governmental constraints; however, these agencies are beyond the influence of local government and are therefore not addressed in this analysis.

State housing law requires the City to review both governmental and non-governmental constraints to construction of affordable housing in order to remove and/or mitigate potentially negative effects. The City of King communicates with the local development community to hear concerns about potential development constraints including processing procedures, fees, development standards, and other City policies and requirements. Potential constraints and opportunities for improvements are identified on an on-going basis through consultation with the development community and internal staff review and recommended changes are presented to the City Council for consideration.

6.1 LAND USE GOVERNMENT CONSTRAINTS

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code §65583(c)(3)).

The City of King's primary policies and regulations that affect residential development and housing affordability include: the Zoning Ordinance, the Land Use Element of the General Plan, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of governmental constraints on housing production for persons with disabilities is included in this section. Land use controls include General Plan policies, zoning regulations and standards, permit processing requirements, the California Building and Housing Codes, and development fees.

Since the last Housing Element update, the City of King has become a Charter City. The main difference that affects planning projects relates to zoning.

A General Law City must have consistency between zoning ordinances and general plan (Government Code §65860). A Charter City's zoning ordinances do not have to be consistent

with the general plan unless a city has adopted a consistency requirement by charter or ordinance (Government Code §65803). Therefore, in several cases the City has made amendments to the Zoning Ordinance rather than the General Plan.

6.2 General Plan

The City of King Comprehensive General Plan was adopted in 1998. (The Housing Element of the General Plan was adopted in 2010.) The Land Use Element of the General Plan designates the following land use types: residential, commercial, industrial and other. Agricultural lands uses are included in the other category. The General Plan constitutes the highest-level policy document for the City of King. The Land Use Element of the General Plan identifies the location, distribution, and density/intensity of the land use within the city. Residential densities are measured in dwelling units per acre (du/ac) per gross acreage. The 1998 City of King General Plan identifies four (4) residential land use designations. **Table 6.2.1** summarizes City of King's four (4) residential, planned development, and one (1) commercial land use designations.

Table 6.2.1 General Plan Land Use Designations

Land Use Designation	Corresponding Zoning District	Maximum Residential Density
LDR Low Density Residential	R-1	Less than 7 units/acre
MDR Medium Density Residential	R-2	Less than 12 units/acre
MHDR Medium High Density Residential	R-4	Less than 18 units/acre
HDR High Density Residential	R-4	Less than 24 units/acre
RC Retail Commercial[1]	C-1	4.5 units/acre
PD Planned Development	P-D	6-12 units/gross acre based on the property and the location

Source: City of King General Plan Land Use Element (1998)

[1] Mixed Use Residential/Commercial

6.3 ZONING ORDINANCE

The Zoning Ordinance (Chapter 17 of the City of King City Code) is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety, and welfare, as well as to promote quality design and quality of life. The City of King's residential zoning designations control both the use and development standards of each residential parcel, thereby influencing the development of housing. The City has found that the maximum development limits established by the Zoning Ordinance do not pose a constraint to the development of housing.

Zoning Districts

The Zoning Ordinance includes an agricultural district, several residential districts, and three (3) commercial districts that allow residential development. The maximum residential density allowed is twenty-four (24) units per acre. Residential development is generally permitted as a matter of right and in some cases by conditional use permit in these zoning districts. Each of these zones is outlined below.

Agricultural District (A):

The purpose of this District is primarily for agricultural production and processing. Residences for agricultural employees are allowed with a conditional use permit. The City proposes Program 18 **(See Chapter 8)** to comply with Health and Safety Code §17021.5 and §17021.6. Health and Safety Code §17021.5 states that farmworker housing for six (6) or fewer employees should be deemed a single-family residential use with a residential use designation and §17021.6 states that *"no conditional use permit, zoning variance or other zoning clearance that is not required of any other agricultural activity in the same zone shall be required of employee housing that consists of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household."*`

Residential Districts:

a) Single Family Residential District (R-1):

The R-1 Zoning District is applied to areas appropriate for single-family residential development with seven (7) units or less per acre. Second units are also permitted by right in this zone. Institutional uses such as churches and private parochial schools are also allowed in this zone. The R-1 Zoning District is consistent with and implements the Low Density Residential land use designation of the General Plan.

b) Residential-Industrial Mixed Use District (R-I):

The intent of this District is as a transitional zone between industrial, agricultural, and other uses to residential. Some industrial uses, agricultural uses, group and multi-family housing uses are allowed in this District. Workforce housing is encouraged in this Zone. All uses in this District are subject to a conditional use permit. There is no General Plan designation for this District.

c) Medium Density Residential District (R-2):

This District allows for slightly higher density residential development than the R-1 District. One (1), two (2), and three (3) unit structures and second units are permitted by right. The intent of the District is to allow higher density while preserving a sufficient amount of privacy and open space. This District allows maximum densities of twelve (12) units per acre. Other uses such as institutional and some commercial uses are also permitted with a conditional use permit. The R-2 Zoning District is consistent with and implements the Medium Density Residential land use designation of the General Plan.

d) Medium High Density Residential District (R-3):

The R-3 District allows higher density than the R-1 and R-2 Districts. This Zone allows a maximum density of eighteen (18) units per acre. Higher density is allowed with a conditional use permit. Other uses such as institutional, some commercial uses, and senior residential care homes are allowed with a conditional use permit. The R-3 Zoning District is consistent with and implements the Medium High Density Residential land use designation of the General Plan.

e) Multiple Family Residential and Professional Offices District (R-4):

The R-4 District allows single-family, secondary units, duplexes, multi-family, and some institutional residential uses by right. The maximum allowable density is twenty-two (22) units per acre without a CUP. The R-4 district implements the High Density Residential land use designation of the General Plan.

f) Planned Development District (P-D):

The P-D District can be applied to planned communities within the city at least three (3) acres or greater. A specific plan is required for planned developments. The Planning Commission must approve these plans.

Commercial Districts:

a) *Retail Business District (C-1):*

The C-1 District is primarily a commercial zone and allows residential uses only in mixed-use settings. The residential must be located on the second story of a two-story building with commercial on the first floor. The residential cannot have a greater floor area than the commercial. Mixed use is allowed with a conditional use permit. The C-1 District implements the Retail Commercial land use designation of the General Plan.

b) *General Commercial District (C-2):*

The C-2 District is primarily a commercial zone. The June 2015 amendment expands the allowed residential uses from caretaker residences only to residential uses allowed on the second floor of structures. These by right- uses include Group Homes (both 6 residents and under, 7 residents and over), live/work units and the residential component of mixed use projects. Four-plexes or larger are permitted on the ground floor with a Conditional Use Permit (CUP). Maximum density is 24 units per acre. in association with uses allowed in this Zone. The C-2 District implements the General Commercial land use designation of the General Plan.

c) *Neighborhood Commercial District (C-N):*

The purpose of the C-N district is to encourage and promote a well-planned mixed-use environment with commercial, mixed-use, and residential components. A safe, comfortable and attractive environment is desired for pedestrians, bicyclists, patrons and residents. This goal would also be enhanced with designs that locate land uses in close proximity to each other in order to promote a pedestrian focused environment. The C-N district allows commercial on the first floor and residential on the second floor and affordable residential, affordable multiple-family dwellings, not to exceed twelve (12) dwelling units per acre. Affordable multi-family projects in the C-N District require a CUP.

Table 6.3.1 outlines the Zoning Districts that Permit Residential Uses.

TABLE 6.3.1 ZONING DISTRICTS PERMITTING RESIDENTIAL USES

Residential Uses	A	R-1	R-1	R-2	R-3*	R-4**	P-D	FSC	C-2	C-N****
Single-Family	—	P	—	P	P	P	P	--	P	P/CUP****
Apartment/ Multi-family	—	—	CUP	—	P	P	CUP	CUP	P***	P/CUP****
Condominium	—	CUP	—	CUP	CUP	CUP	CUP	CUP	CUP	P/CUP****
Townhouse	—	—	—	P	—	—	CUP	CUP	CUP	P/CUP****
Second Unit	—	P	—	P	P	P	P	--	—	-
Residential Accessory Structure	—	CUP	P	—	P	P	CUP	P	P	-
Mixed Use	—	—	CUP	—	—	CUP	CUP	P	P	P/CUP****
Mobile Home Park	—	—	—	—	—	CUP	CUP	—	—	P/CUP****
Mobile Homes	P		—	—	—	CUP	CUP	—	—	P/CUP****
Residential Care Facility for Elderly ≤6 Persons	—	—	—	—	—	—		***	***	P/CUP*** *

Residential Uses (continued)	A	R-1	R-1	R-2	R-3*	R-4**	P-D	FSC	C-2	C-N****
Retirement or Rest Homes	—	—	CUP	—	—	CUP	P			P/CUP****
Farm Labor Housing	CUP	—	—	—	—	—	CUP	CUP	CUP	-
Rooming or Boarding House	—	—	CUP	—	—	P	CUP	CUP	CUP	-
Manager, Caretaker, or Proprietor Quarters	—	—	CUP	—	—	—	P		CUP	P/CUP****
Residential Hotel	—	—	—	—	—	CUP	CUP	P	P	-
CommunityCare Facility	—	—	—	—	—	CUP	CUP		—	P/CUP****
Emergency Shelter	—	—	—	—	—	—	—	P[1]	P[1]	-
Transitional Housing	—	—	—	—	—	—	—		P[1]	-

Notes:

P: Permitted

P[1]: Supportive / Transitional Housing is permitted in a similar manner as similar dwellings in the same zone.

CUP: Conditional Use Permitted

—: Use Not Permitted

* A CUP is required for apartment developments of more than one structure.

** A CUP is required for apartments/multi-family uses of more than 22 units per acre.

*** Residential allowed on second floor only.

**** If the community development director, or designee, determines that all the following circumstances exist regarding a development proposal, a conditional use permit may not be required; for the uses listed under Municipal §17.20.030 of this chapter; however, the project shall be subject to either architectural review or business license clearance:

(a) The project will be occupying an existing building or will require an addition to an existing structure that will not result in an increase of more than twenty-five percent of the floor area of the structure before the addition, or five (500') hundred square feet, whichever is less;

(b) The proposed use is the same or similar in character to the existing use, as determined by the community development director, or designee. Exceptions may be allowed if the community development director determines that the new use is less intensive than the existing use; and

(c) The project is exempt from CEQA review and there is no possibility of a significant impact on the environment. (Ord. 698 § 6, 2011; Ord. 354 § 4.26.2, 1973)

DEVELOPMENT STANDARDS:

Table 6.3.2 provides development standards for the residential districts. The development standards do not impede the City's ability to achieve maximum allowable densities.

TABLE 6.3.2 RESIDENTIAL ZONING DISTRICT DEVELOPMENT STANDARDS

	A Agricultural	R-1 Single Family Residential	R-4 Residential-Industrial Mixed-Use	R-2 Medium Density Residential	R-3 Medium High Density Residential District	R-4 Multi-Family Residential and Professional Offices District
Maximum Density	—	7 units/acre	22+ units/acre w/CUP	12 units/acre	18 units/acre	<22 du/ac by right >22 du/ac w/CUP
Minimum Lot Size	20,000 sq.ft.	6,000 sq. ft.	43,560 sq. ft./ 1 acre (M-1); 15,000 sq. ft. (R-4)	6,000 sq. ft.	6,000 sq. ft.	7,000 sq. ft.
Height Restriction	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Setbacks						
Front	30 ft.	20 ft.	40 ft. (M-1); 15 ft. (R-4)	20 ft.	15 ft.	15 ft.
Side	10 ft.	6 ft.	20 ft. (M-1); 6 ft. (R-4)	6 ft.	6 ft.	6 ft.
Rear	20 ft.	10 ft.	20 ft. (M-1); 10 ft. (R-4)	10 ft.	10 ft.	10 ft.
Parking Required per Unit	2 spaces	2 spaces	2 spaces	2 spaces	.5 to 2 spaces	.5 to 2 spaces
Design Restrictions	Arch. Review	Arch. Review	Architectural Review	Arch. Review	Arch. Review	Architectural Review
Permitted Uses	Agricultural Accessory	Single-Family	Multi-Family Mixed-Use	Single-Family	Multi-Family	Multi-Family

Source: City of King Zoning Ordinance As Amended June, 2008, City of King General Plan

TABLE 6.3.3 RESIDENTIAL ZONING DISTRICT DEVELOPMENT STANDARDS

	R-I Residential- Industrial Mixed-Use[1]	C-2 General Commercial[1]	C-N Neighborhood Commercial[1]
Maximum Density	22+ du/ac w/CUP	24 du/ac. 2nd floor w/out CUP 1st floor w/CUP	12 du/ac
Minimum Lot Size	43,560 sq. ft./ 1 acre (M-1); 15,000 sq. ft. (R-4)	5,000 sf corner, 15,000 sf interior	None
Height Restriction	30 ft.	30 ft.	30 ft.
Setbacks			
Front	40 ft. (M-1); 15 ft. (R-4)	0	20 ft
Side	20 ft. (M-1); 6 ft. (R-4)	0	0 ft, if against R, 10 ft
Rear	20 ft. (M-1); 10 ft. (R-4)	0	0 ft, if against R, 10 ft
Parking Required per Unit	2 spaces	Varies by unit size per Chapter 17.52	Varies by unit size per Chapter 17.52
Design Restrictions	Architectural Review	FSC District Architectural Guidelines	Architectural Review
Permitted Uses	Multi-Family Mixed-Use	Multi-Family, Mixed Use. Group Home, Live Work 2nd floor	Architectural Review

Source: City of King Zoning Ordinance As Amended June, 2008[1], June 2015[2], 2011[3] City of King General Plan

Other Requirements

Multi-family projects shall comply with the standards of §17.18.130 and §17.18.150 (Open Area – Density per Family Unit and Development Standards – Multi-family Residential and Professional Offices District) of the Zoning Ordinance, which require:

a) Open Area Density:

A minimum of two hundred (200) square feet of landscaped areas, walkways, and recreation areas shall be provided per unit, not including structures, driveways, or parking. A gross of 1,575 square feet of open area shall be provided per building site.

b) Landscaping Plan:

The required open areas shall be landscaped and maintained based on a detailed landscaping plan.

c) Trash:

Trash receptacles for multi-family projects shall be surrounded by a five-foot screened wall on at least three sides so that they are not visually obtrusive from any off-site location. Access for collection vehicles shall be adequate.

d) Off-Site Vehicular Access:

All points of vehicular access onto public rights-of-way shall be approved by the City Engineer.

e) Minimum Floor Areas:

The following minimum gross floor areas shall be required for apartments:

- Bachelor apartment or studio – 480 square feet
- One bedroom apartment – 650 square feet
- Two bedroom apartment – 800 square feet
- 100 additional square feet for every additional bedroom greater than two

Second Units:

Second units can be an important source of affordable housing since they are smaller than primary units and they do not have direct land costs. Second units can also provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate- income families to afford houses. To encourage establishment of second units, State law requires cities and counties to either adopt an ordinance based on State standards or, where no ordinance has been adopted, to allow second units according to State law

requirements. Local governments are precluded from totally prohibiting second units in single family or multi-family zoned areas unless they make specific findings (Government Code §65852.2). The City of King adopted Ordinance 641 in 2003, making second units a ministerial permitted use in some zoning districts. Chapter 17.47 of the Zoning Ordinance provides details regarding second units as allowed in the City of King.

According to the Zoning Ordinance, a second unit is a detached or attached unit that provides complete independent living facilities for one or more persons. A second unit is allowed without a Conditional Use Permit on existing lots in the R-1, R-2, R-3, R-4, and P-D Districts that already contain a legally established principal dwelling unit. The second unit must satisfy the requirements in Municipal Code §17.47.015 (Conditional Use Permit Not Required).

Table 6.3.3 sets out the primary standards for second units in the City of King. These standards do not conflict with State law governing second units.

TABLE 6.3.4 SECOND UNIT STANDARDS

Type	Description
Permit	Permitted by right in R-1, R-2, R-3, and R-4. Conditional use permit required in other zones allowing residential uses.
Minimum Site Area	7,500 sq ft. (Existing lots)
Height	Same as underlying zone
Rental of Unit	May be rented, although not required
Minimum Floor Area	400 sq. ft. for an efficiency and 550 sq. ft. for a 1 or 2 bedroom
Setbacks	Same as underlying zone; minimum of 10 feet between primary and second unit

Source: City of King Zoning Ordinance As Amended June, 2008,

Residential Care Facilities

It is required in California Health and Safety Code §1566.3 that certain types of residential care facilities (6 persons or fewer) be permitted by right in residential zoning districts.

The fees, development standards, etc. must be no stricter than those for a single-family home in the same districts. **Program 11, Chapter 8** is proposed to comply with State law.

Manufactured Housing and Mobile Homes

State law requires that manufactured homes be allowed on parcels zoned for conventional single-family units. These units cannot be regulated by any planning fees or review processes not applicable to conventional single-family dwellings. However, limited architectural design of manufactured or mobile homes can be regulated by the City consistent with Government Code Section §65852.3. **See Program 7, Chapter 8.**

Mobile Home Parks

The State Law governing mobilehome parks is entitled the Mobilehome Parks Act ***("MPA")***and found in Division 13, Part 2.1 of the California Health and Safety Code, commencing with §18200. The Department of Housing and Community Development ***("HCD")*** retains jurisdictions regarding mobile homes and manufactured homes within a mobilehome park. HCD is the primary enforcement body for the MPA which is a preemptive body of laws and regulations regulating the construction, maintenance, occupancy, use, and design of mobilehome parks and which includes the issuance of permits and performance of inspections to ensure compliance with the MPA of homes installed inside of a mobilehome park.[2]

Emergency Shelter/Transitional Housing

An emergency shelter is a facility that houses homeless persons on a limited short-term basis. Transitional housing is temporary (six months to two years) housing for an individual or family transitioning to permanent housing. State housing law (SB 2) Government Code §65583 requires that jurisdictions designate at least one zoning district that allows emergency shelters, transitional housing, and single-room occupancy ***("SRO")*** units as permitted uses by right. These uses may only be subject to fees and review processes applied to residential or commercial development in the zones where they are allowed. Under California Statutory law, the City may apply written objective standards to these types of uses (e.g. maximum number of beds, length of stay, and proximity to other emergency shelters). On June 9, 2015 the City Council approved amendments to the Zoning Ordinance to allow Emergency Shelters in the C-2 Zoning District.

Farmworker Housing

The City has been meeting with local farmers regarding the need for farmworker housing. Many farmers are considering the Federal H-2A Guestworker Program. The Federal H-2A Guestworker Program allows agricultural employers to hire workers from other countries on temporary work permits for agricultural jobs that last ten (10) months or less. To do this, employers must demonstrate that the job is of a temporary or seasonal nature; that there are not enough U.S. workers who are "able, willing, qualified and available to perform work at the place and time

[2] Health and Safety Code §18250 and California Code of Regs., title 25, §1020.1

needed;" and that the wages and working conditions of workers in the United States will not be "adversely affected" by the importation of guest workers. To demonstrate the above factors, employers are required to recruit and hire US workers and to offer certain labor protections required by the program, such as minimum wage requirements, three (3) meals per day at cost or free centralized cooking facilities, free transportation, and free housing, among others. If the employer obtains a labor certification from the Department of Labor ***("DOL"),*** the employer submits the labor certification along with a petition for a nonimmigrant worker to US Citizenship and Immigration services ***("USCIS").*** H-2A employers must provide housing for their workers at no cost to the worker. The housing must meet federal and state safety standards.

City and Other Government Regulations

As shown in **Table 6.3.1** and mentioned in **Chapter 1, Section 1.6** the City's Zoning Ordinance has specific zones that allows farmworker housing. Following is a summary of some City and other government regulations.

The City included **Program 18** in the 2007-2014 Housing Element and includes it as **Program 10** in this 2015-2023 Element:

- California Health and Safety Code §17021.5 states that farmworker housing for six (6) or fewer employees should be deemed a single-family structure with a residential use designation.
- Therefore, no conditional use permit, zoning variance, or other zoning clearance shall be required of farmworker housing that is not required for single family housing.
- California Health and Safety Code §17021.6 states that any farmworker housing for no more than thirty six (36) beds in a group quarters or twelve (12) units or spaces designed for single family houses shall not require conditional use permit, zoning variance, or other zoning clearance that is not required of other agricultural activity in the same zone. be deemed a use that differs in any other way from another agricultural use.

The City has initiated a revision to the Code that, if approved by the City Council, will allow farmworkers in both the FSC and C-2 Zones. These changes are anticipated to occur by spring 2016. Given that the C-2 District (pending Council approval) will allow Farmworker Housing, the City has been presented with a project proposal to remodel a portion of the old Meyer tomato processing facility on First Street, accommodating 216 farmworkers under a CUP in the C-2 Zoning District.

6. 4 On And Offsite Improvement Standards

On and Off Site Improvement Requirements

The City of King requires the installation of certain on-site and off-site improvements to ensure the safety and livability of its residential neighborhoods. On site improvements are regulated by the Subdivision Ordinance and through conditions and standards established during the site plan review process. On site improvements typically include required off-street parking, curbs, and utilities, as well as amenities such as landscaping, fencing, streetlights, and park facilities. Off-site improvements typically include the following (some are regulated by other agencies):

a) Road improvements, including construction of sections of roadways, medians, bridges, sidewalks, bicycle lanes, and lighting.

b) Drainage improvements, including improvement to sections of channel, culverts, swales, and pond areas.

c) Wastewater collection and treatment.

d) Water systems improvements, including lines, storage tanks, and treatment plants.

e) Public facilities for fire (the City of King Fire Department), schools (the City of King Union School District), and recreation.

Generally, the developer passes on site and off site improvement costs to the homebuyer as part of the final cost of the home. To reduce housing costs, the City attempts to require only those improvements that are deemed necessary to maintain public health, safety, and welfare.

Parking

Table 6.4.1 lists applicable parking space requirements for residential developments.

Table 6.4.1 Parking Requirement by Land Use

Land Use Type: Residential Uses	Vehicle Spaces Required
Single Family	2 spaces for each unit (Covered)
1 Bedroom Second Unit	1 space per unit
2 Bedroom Second Unit	2 spaces per unit
Senior Second Units	1 space per unit
0 Bedroom and Bachelor Apartments	1.5 spaces per unit

Off-street, disabled/handicapped parking is required in compliance with Title 24 of the California Administrative Code for all uses listed above.

6.5 Building And Housing Codes

While local regulations and fees increase housing costs, some building and housing regulations and fees are mandated by State law to protect the health, safety, and welfare of the community or to protect existing residents from financial or environmental impacts. In January 2013, the City adopted the 2012 International Building Code that was adopted as the California Building Code. The City also adopted the 2011 Electrical Code, Mechanical Code and Plumbing Code, and enforces the 2013 Green Building Standards. The California Building Code sets standards for residential and other structures. No local amendments have been made to the codes that would significantly increase housing costs. The City proactively enforces the building requirements.

6.6 Housing Design For Persons With Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Reasonable Accommodation Procedures

Government Code §65583(a)(4) requires municipalities to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities.

The Lanterman Developmental Disabilities Services Act ***("Lanterman Act")*** is an important piece of legislation that was passed in 1969. This is the California law that provides people with developmental disabilities and their families the right to get the services and supports they need to live like people without disabilities.

To comply with the Lanterman Act, the City permits group care facilities, including foster care homes, serving six (6) or fewer persons in all residential zones.

Governmental Constraints On Housing Production For Persons With Disabilities

As part of the governmental constraints analysis, State law calls for the analysis of potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities. In addition, State law requires establishment of reasonable accommodation procedures by the City.

Table 6.6.1 reviews constraints on housing for persons with disabilities. Where necessary, the City proposes new policies or programs to remove constraints.

TABLE 6.6.1 CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES

*Note: Please **See Chapter 8 to review** "Programs" referenced herein*

Issue	Response
Does the City have a process for persons with disabilities to make requests for reasonable accommodation?	The City of King has not adopted a reasonable accommodation ordinance for persons with disabilities in the enforcement of building codes and issuance of building permits. However, no requests for reasonable accommodation have been received by the City. The City's Community Development Department is very small and responsive to applications. The City adopted Program 22 as part of the 2007-2014 Housing Element and will include **Program 13** as part of the 2015-2023 Housing Element.
Has the City made efforts to remove constraints on housing for persons with disabilities?	There are no special permits or requirements for homes or development for disabled persons. The City strictly enforces all ADA requirements. As mentioned above, the City adopted Program 22 **(See Chapter 8)** as part of the 2007-2014 Housing Element and will include **Program 13** as part of the 2015-2023 Housing Element.
Does the City assist in meeting identified needs?	See comments above.

Has the City reviewed all its zoning laws, policies and practices for compliance with fair housing law?	As part of the Housing Element Update the City has reviewed the land use regulations and practices to ensure compliance with fair housing laws. Additionally, the City will readopt a Fair Housing Program (previously Program 21 and now Program 12) to ensure ongoing compliance with fair housing laws on an ongoing basis.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	The City follows all ADA requirements. §17.52.060(c) of the City Zoning Ordinance (Handicapped spaces) mandates that handicapped parking spaces shall be a minimum of twelve feet in width and nineteen feet in length. However, parking requirements can be reduced at the discretion of the Planning Commission.
Does the locality restrict the siting of group homes?	Group homes are most addressed in the City's Zoning Ordinance. Program 20 will be readopted to comply with Health and Safety Code §1566.3.
What zones allow group homes other than those allowed by State law? Are group home over six persons allowed?	Program 20 will be readopted to comply with Health and Safety Code §1566.3. The City also proposes to allow group homes over six persons in some zoning districts with a conditional use permit.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No
Does the land use element regulate the siting of special needs housing in relationship to one another?	No. There is no minimum distance required between two (2) or more special needs housing.

How does the City process a request to retrofit homes for accessibility?	The City has not had such a request. However, the Community Development Department and Building and Safety Department are small and very responsive to applicants.
Does the City allow groups homes with six or fewer persons by right in single-family zones?	Program 20 complies with Health and Safety Code §1566.3.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Currently, the Zoning Ordinance does not address group homes with greater than six persons. Program 20 **(See Chapter 8)** proposes to allow these homes with a Conditional Use Permit. The Conditional Use Permit provides the public with an opportunity to review the project and express their concerns in a public hearing.
What kind of community input does the City allow for the approval of group homes?	See comments above.
Does the City have particular conditions for group homes that will be providing services on site?	No, the City does not currently have special standards for group homes regarding location, design or operation. Program 20 will be readopted as part of the updated Housing Element

Building Codes	
Has the locality adopted the California Building Code?	Yes – In January 2013, the City adopted the 2012 International Building Code that was adopted as the California Building Code. The City also adopted the 2011 Electrical Code, Mechanical Code and Plumbing Code. The City also enforces the 2013 Green Building Standards. No amendments have been made that affect the ability to accommodate persons with disabilities.

6. 7 Development Processing And Permit Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services.

Development Impact Fees

Development impact fees add to the cost of residential development. However, they are seen as a more cost effective mechanism for financing the new infrastructure required to support new development. The fees allow for the consolidation of infrastructure projects when it is more cost-effective to do so and, by law, must be linked to the actual impact of the specific project. The City believes that the system of planning infrastructure and financing it with development fees serves both the developer and the community by promoting orderly development and by fairly distributing the cost to all new development.

The City collects fees to help cover the costs of permit processing, inspections, and environmental review. Fees charged for building permits are based on the construction values prescribed by the California Building Code. The City also collects development impact fees in accordance with California Government Code §66000-66025 for the provision of services such as roads, signals, and storm drains. These fees are generally assessed on the number of units in a residential development and collected at the beginning of the approval process. Fees collected by the City do not exceed the City's costs for providing these services.

Table 6.7.1 shows the estimated proportion of total fees to the development cost per unit.

Table 6.7.1 Proportion of City Fee in Overall Construction Cost Residential Development

Type	Cost	
Construction Cost for a Typical Unit	Single-Family*	Multi-Family**
Total estimated fees per unit	$12,750	$12,875
TAMC Impact Fees	$5,065	$3,557
Total estimated cost of construction	$108,000	$90,000
Estimated percentage of fees (City and TAMC) as portion of total cost of constr	14.1%	%15.4%

*Source: City of King, * 1,200 sf Single Family home on in-town parcel, utilities adjacent ** 1,200 sf home in 4–9 unit multi-family structure on in-town parcel, utilities adjacent*

6. 8 Local Processing And Permit Procedures

The City has a Project Review Committee ***("PRC")*** that meets every week, or whenever needed, to review preliminary plans for compliance with City ordinances and standards, identify on-site or off-site improvements, and determine the adequacy of the application. This provides the applicant an opportunity to evaluate his compliance with the development process early in the process, in order to minimize the need for later revisions to the application.

Table 6.8.1 illustrates the typical development timelines for various applications and permits.

Table 6.8.1 Typical Development Timeline City of King

Type of Approval or Permit	Typical Processing Time	Approval Body
Conditional Use Permit	2-3 months	Planning Commission
Variance	2-3 months	Planning Commission
Zone Change/Zoning Amendment	6-12 months	City Council
General Plan Amendment	6-12 months	City Council
Architecture and Site Review	3-6 months	Planning Manager
Planned Unit Development	6-9 months	City Council
Tentative Tract Map	6-9 months	City Council
Negative Declaration[1]	6-9 months	Same as project approval body
Environmental Impact Report[1]	9-12 months	Same as project approval body
Final Subdivision Map	2-4 months	Engineering
Parcel Map	1-2 months	Engineering

Note: The Negative Declaration and Environmental Impact Report, if required by the California Environmental Quality Act (CEQA) comes out of an Initial Study and is processed with the application that is being submitted at that time.

Source: City of King.

Planning Permit Procedures

Procedures for processing permits vary based on the permits involved. The following procedures are common to the City of King permitting process. Multifamily projects within the R-3 and R-4 zones may take from two (2) to three (3) months to complete from submittal to Planning Commission approval (without environmental review).

The following is a brief outline of the typical permit process for multifamily projects:

a) Pre-application review recommended

b) Submit CUP and AR application materials (If AR required for commercial projects, Planning, Building, Public Works, Fire, Police and City Manager review. If required for residential projects Planning and Building make recommendation to the Planning Commission.

c) Application deemed complete

d) Project Review Committee meeting (see below for a listing of PRC Committee Members)

e) Staff input/ review

- Environmental review if applicable (may be categorical exemption for infill)

f) Schedule Planning Commission hearing

Project Review Committee (PRC)	
City Departments	Public Agencies
Police	Cal Water
Fire	MBUAPCD
Recreation	AMBAG
City Engineer (Contract)	Monterey Co. Planning Department
Building	PG &E
	TAMC
	Caltrans
	CA Dept Fish and Game
	Army Corps of Engineers
	RWQCB
	Salinas Heritage Consultants

TABLE 6.8.2 TIMELINES FOR PERMIT PROCEDURES

Type of Approval or Permit	Typical Processing Time		
	Single-Family Residential	Multi-Family Residential	Planned Unit Development
Initial Site Plan Review	4 Weeks	4 Weeks	8-12 Weeks
Architectural Design and Final Site Plan	NA	8-10 Weeks	8-10 Weeks
Conditional Use Permit *	NA	3-5 Months	3-5 Months
Building Permit-Simple	1 Week	1 Week	1 Week
Approval Final Grading Plan	3-4 Days	3-4 Days	1 Week
Building Permit - Complex	2 Weeks	2 Weeks	2 Weeks
Total (Approximate)	5 Weeks	16 Weeks	20-26 Weeks

Source: City of King

**If required*

6.9 REGIONAL DEVELOPMENT IMPACT FEES

As of 2006, the Transportation Agency for Monterey County ***("TAMC"),*** implemented Regional Development Impact Fees. The program is designed to collect impact fees based on the number of vehicle trips generated by new residential developments. The fees will be used for transportation improvements. Fee distribution is separated according to districts within the County: North County, Greater Salinas, Peninsula/S. Coast, and South County.

Guidelines are provided by TAMC and include instructions for calculating reduced impact fees for affordable housing. In order to qualify for the affordable housing impact fee designation, the development must meet the definition of affordable housing set by the State Department of Housing and Community Development on housing affordability for Monterey County - in addition to requiring the project to be located within a half-mile radius of transportation services.

The Transportation Agency for Monterey County ***("TAMC")*** has established a Regional Development Impact Fee program, which applies to any new development project within the County of Monterey. At time of Plan Check, each applicant prepares a check payable to TAMC and submits the check with the package to the City of King. The City then transmits the check to the Agency.

TAMC Fees are approximately $5,064 Per Single Family Unit and $3,557 per Multi-Family Unit.

6.10 Infrastructure Constraints

Water

City of King water supply system is owned and operated by California Water Services Company (***"Cal Water"),*** a public utility regulated by the State Public Utilities Commission. This system relies upon six (6) wells that draw from the groundwater basin, which is recharged by the Salinas River. The Cal Water system has a maximum production capacity of three million (3,000,000) gallons per day. Current daily usage is about 1.4 million gallons. A two-hundred and fifty thousand (250,000) gallon storage tank with a two-thousand (2,000) gallon/minute pump provides ample water pressure throughout the city. The City owns a well that irrigates the Municipal Golf Course and is not connected to the Cal Water System.

The water system appears to be generally adequate for existing development. No significant deficiencies are known to exist with respect to water pressure, volume, or quality. Cal Water will make improvements to the system will be on an incremental basis as needed.

Wastewater Services

The City of King is served by a system of sewer lines throughout the community that provides collection, treatment and disposal of both domestic and industrial wastes. Separate systems are provided for domestic and most industrial uses. The City of King Wastewater Treatment Facility is situated northwest of the city, downstream along the Salinas River.

The domestic wastewater treatment and disposal facility has a capacity of approximately one million-two hundred thousand (1.2) million gallons / day (mgd) domestic flow. The current flow capacity is a about 2.4mgd during peak season (May 1- November 30); 1.1. mgd during off season (December 1 – April 30).

Storm Drainage

Storm drainage facilities have been developed within the City in order to minimize flooding. The City's Master Drainage Plan provides a framework for both existing development and future growth areas.

Flooding problems that previously existed in the northeast along Metz Road and First street have been alleviated in recent years with development of street and drainage improvements.

During the floods of early 1995, severe flood damage was inflicted upon the City's Municipal Golf Course by storm waters that exceeded the Lorenzo Creek floodway. Flooding in the area of the San Lorenzo Regional Park near the newly developed Royal Coach Park community was held in check by emergency crews. For the most part, structural flood damages from this severe one-hundred (100) year storm were minimal.

The City's impact mitigation ordinance No. 490 collects funding from all development for purposes of infrastructure improvements. The issue of storm drainage impacts and mitigation is addressed in more detail in the Environmental Impact Report for the City's General Plan.

6.11 Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints. This assessment can serve as the basis for actions to offset the effects of such constraints. The primary non-governmental constraints to the development of new housing in the City of King are land costs, construction costs, and environmental constraints.

Land Costs

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. These costs can account for over half of the final sales prices of new homes in very small developments and in areas where land is scarce. Among the variables affecting the cost of land are its location, amenities, the availability and proximity of public services, and financing arrangements. According to local real estate sources, as of January 2015, unimproved land that is suitable for single-family development in the City of King costs approximately $6.5 sq / ft or $ 65,000 for a 10,000 square foot lot. However, there are very few vacant lots available for sale within the City limits. Moreover, the residual land value (value of development minus the cost of development) is close to zero due to the drop in housing prices and the cost of construction. The majority of

suitable lots available for residential development are outside the City limits and are constrained by inadequate infrastructure and agricultural activities.

Land Prices

Land costs have a demonstrable influence on the cost and availability of affordable housing. Land prices are determined by numerous factors, most important of which are land availability and permitted development densities. As land becomes less available, the price of land increases.

The City of King is surrounded on three (3) sides by Agricultural Conservation Easements which constrains its ability to annex additional land. There are few vacant residential parcels listed for sale in the city. Large scale (over 1,000 ac) agricultural / hunting properties are available for between $1,000 and $3,000 per acre

Currently there are very few vacant R-4, C-2 and C-N parcels for sale. Commercial and multi-family parcels are advertised at between $3.75 and $4.50 per square foot with commercial / mixed use parcels near Hwy 101 ranging in price from $8.00 to $ 11.50 per square foot. The prices of land vary depending on a number of factors, including size, location, the number of units and / or commercial floor area allowed on the property, and access to utilities.

Developed residential, commercial, and industrial properties that are zoned for residential uses can also be redeveloped with new housing developments. The cost to clear an acre of land for redevelopment significantly increases the cost of development, as do the local, State, and Federal policies relating to relocation and replacement of low-income housing. Depending on the existing improvements that must be removed to redevelop a site, the total cost to acquire a parcel, relocate occupants, and possibly mitigate hazardous materials can be quite expensive. This can pose a problem for development if City of King rents or sales prices cannot support the higher cost development.

Construction Costs

Construction costs vary widely depending on the type, size, and amenities of the development. Construction costs for typical single-family residential buildings have ranged from approximately $131 to $ 160 per square foot; however, construction costs can run more than $200 per square foot depending on the quality of Construction and on-site environmental constraints. It is of note that construction costs have dropped significantly during mid 2015, dropping in some cases to less than $100 per square foot.

As noted in **Section 6.9,** additional Costs include Impact Fees for the Transportation Agency of Monterey County (TAMC) and City of King Impact Fees. **Refer to Section 6.9.**

Construction costs vary widely according to the type of development, with multi-family housing being somewhat less expensive to construct than single-family homes, on a per square foot basis. They are also influenced by market demands and market-based changes in the cost of materials.

In 2015, information from Craftsman Books (a reliable published source for construction industry estimates) indicated that the hard construction costs in the Salinas area were between $82 (2,200sf) and $108 (400sf) per square foot per unit for a slightly above average four to nine unit apartment structure with wood siding and frames. Two and three unit attached single family residential construction was estimated at between $ 89 and $117 per square foot.

This equals a rough estimate of $90,000 for a one-thousand (1,000') square foot apartment and $245,000 for a 1,500 square foot single-family home.

A reduction in amenities and the quality of building materials can result in lower construction costs and lower purchase prices. Per-unit costs also decline with the size of the project, as developers benefit from economies of scale and are able to produce housing at a lower per-unit cost. However, high quality design and sufficient tenant amenities are generally required by City policies and standards to maintain minimum health and safety standards, and to achieve a minimum standard of design quality.

Total Development Costs

Table 6.11.1 shows a rough estimate of the per unit development cost for an "in town" 6,000 square foot lot with a two thousand (2,000') square foot single-family home in the City of King. Based on the assumptions described below, a unit would cost approximately $270,000 to develop.

Table 6.11.1: Development Cost for Single Family Homes

Type of Cost	Estimated Cost per Unit
Land Costs	$39,000
Site Improvement Costs	$20,000
Engineering and Architecture	$10,000
Legal and Admin	$2,000
Construction Costs	$180,000
Permits / Fees / TAMC	$17,000
Total Development Costs	**$268,000**

Source: City of King

Table 6.12.2 shows a rough estimate of the total development cost for a 4-6 unit apartment building with 1,000 square foot units in the City of King. Based on the assumptions described below, each multifamily unit would cost an estimated $125,000 to develop.

TABLE 6.11.2 DEVELOPMENT COST FOR 4-6 UNIT APARTMENT COMPLEX

Type of Cost	Estimated Cost per Unit
Land Costs	$17,700
Site Improvement Costs	$10,000
Engineering / Architecture	$7,500
Legal and Admin	$1,500
Construction Costs	$75,000
Development Impact Fees	$12,500
Total Development Costs	**124,200**

Source: City of King

6.12 ENVIRONMENTAL CONSTRAINTS

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the city.

Seismic Hazards

Monterey County has two (2) coastal ranges, the Santa Lucia and Gabilan Moutain Ranges, and two (2) valleys, the Salinas and Carmel Valleys. There are a series of faults, including the San Andreas, Rinconada, Reliz, Chupines, Tularcitos, Berwick, Navy, Sylvan, Hatton, and Vergeles faults. The area is dominated by a complex system of faults associated with motion between the Pacific and North American plates. The most significant fault is the San Andreas Fault. The faults closes to the City of King are the San Andreas fault, approximately thirteen plus (13.8) miles northeast of the city, and the Rinconada, approximately five plus (5.7) miles southwest of the city.

As required by the State of California, the City of King General Plan contains policies regarding geologic and seismic hazards within the Safety Element. The goal of the City of King General Plan policies is to reduce the risk of damage and injury from natural hazards to an acceptable level and to conserve natural resources, open space, and agricultural land. Specifically, the policies regulate and/or prohibit development in hazardous areas, and attempt to reduce potential seismic, geologic, and flooding hazards to life and property to an acceptable level of risk.

Soils

The City of King is located in a valley bounded by the Gabilan and Santa Lucia ranges. The Salinas River and San Lorenzo Creek flow through the city. The valley bottom is composed almost entirely of prime agricultural land is extensively farmed. The alluvial fan surface underlying most of the farmland is covered mostly by Mocho silty clay loam.

The City of King General Plan contains policies regarding erosion, sedimentation, and expansive soils within the Open Space and Conservation Easements to protect the prime agricultural land

Flooding

The City of King area lies within two (2) major watersheds: the Salinas River watershed and the San Lorenzo Creek watershed. Several flood control projects have been completed that have significantly affected drainage in the City. The City of King Flood Plain Management Ordinance was adopted to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas. It includes provisions designed to:

- Protect human life and health;
- Protect lands adjacent to the flood plain, as well as both upstream and downstream areas, from increases in flooding;
- Reduce costs to the City of King that would result from flooding and development in flood hazard areas;
- Control development that will contribute to a demand for public investment in flood control works,
- Control development that will contribute to flood losses if public streets, sewers, water, and other utilities must be expanded to serve the development; and
- Assure that eligibility is maintained for property owners in the community to purchase flood insurance in the Federal Flood Insurance Program.

Toxic and Hazardous Wastes

Hazardous waste management in City of King includes three areas: control of production, control of disposal, and control of transportation of hazardous waste. Programs of regular inspections and monitoring to ensure compliance with local, State, and Federal regulations are implemented in order to reduce the risks associated with the use and handling of hazardous materials and waste.

A very limited number of hazardous materials are produced in the city. Among those produced by point sources are waste oil, antifreeze, solvents, x-ray solutions, and materials associated with graphic design. Hazardous wastes associated with non-point sources include waste oil, antifreeze, and other pollutants associated with motorized vehicles. The County Health Department regularly inspect activities that store and/or use hazardous materials.

Fire Hazards

The City of King receives fire protection from the City of King Fire Department. The areas outside the city are under the jurisdiction of the South Monterey County Rural Fire Protection District ***("SMCRFPD").*** The two jurisdictions have a mutual aid agreement that allows aid to be provided on an as-needed basis between the two during major emergencies.

High Fire Hazard (or "Mutual Threat Zones") areas are designated by the SMCRFPD. These include much of the hillsides on the western boundary of the city. The City of King Fire Department has in place a hazard (weed) abatement program. The program is an annual inspection and weed removal program that manages high hazard parcels. Engine companies survey all areas of the city once a year and manage undeveloped, unmanaged parcels that have overgrown weeds.

Noise

One of the primary noise sources in the City of King area is traffic on local roadways, primarily the result of tire noise on the road surface and the Union Pacific Railway line. Other noise sources typical in City of King as in all urban areas include construction, barking dogs, children playing, industry, and recreational activities. Over flying aircraft from the Mesa Del Rey Airport are also occasionally audible in the City of King area. These sources are not significant compared to the noise produced by the dominant transportation sources.

The City is responsible for evaluation noise impacts as part of the review process for approval of new project proposals, remodel projects, or request for use permits. Conditions of project approval may include conditions to mitigate noise levels for project occupants and nearby neighbors. There is no noise impact fee. The cost of construction, as well as maintenance of

noise mitigation measures, is borne by the developer. The City of King aims to separate residential areas from sources of noise pollution by open land wherever possible.

Vegetation and Wildlife Habitat

Vegetation and wildlife habitat within the City of King area include both developed and natural areas. Developed areas include urban and agricultural land. Habitats associated with developed areas are predominant in the city. Natural communities include annual grassland, coastal oak woodland, and valley foothill riparian habitat.

The General Plan includes policies aimed at protecting creeks and waterways from urban encroachment and degradation. The General Plan also designates natural resource areas for preservation as open space areas and encourages clustering of new housing development in open grasslands and on gentler slopes rather than in areas such as wooded canyons, bluff faces, riparian zones, and steep hillsides.

Biological Resources

Natural vegetation in the area is influenced by the region's climate and topography. Much of City land has been built on. The remaining undisturbed areas wildlife habitat exists in the foothills and mountains to the west and east of the City. This habitat along with the small remaining amounts of riparian habitat in San Lorenzo Creek and the Salinas River represent a shrinking resource for the area.

A variety of urban, commercial and industrial land uses cover much of the city and almost all existing vegetation is introduced or planted. Much of the area supports no vegetation at all. Most roadsides and vacant lots support typical assemblages of ruderal weeds and even on undeveloped land there is significant bare ground.

The species search area for the Project Area and vicinity is located on the Thompson Canyon and San Lucas U.S. topographic quadrangles (7-5-minute series). A search of the California Natural Diversity Database/Rare Find ***("CNDDB/Rare Find"),*** a publicly available biological resource computerized database, was conducted by Foster Wheeler Environmental on March 21, 2001 for the Calpine Co-Generation Plant in the Project Area, and on the adjacent Mills Ranch site by EMC Planning Group Inc. in July 2003. The results of the CNDDB/Rare Find searches revealed that four special status species have a potential distribution within the vicinity, and that one (1) known special status biological resource is within the 1-mile radius from the City center. The CNDDB also includes a January 2002 record of an adult Western Burrowing Owl within the area.

Bank Swallows

The California Natural Diversity Data Base ***("CNDDB")*** contains an historic record from 1987 of a bank swallow nesting colony on the road cuts above Metz Road (Occurrence #185). The bank swallow is a state-listed Threatened species that forms nesting colonies on vertical banks or bluffs of friable soils, typically at least one (1) meter above the ground. *(Reference Bank Swallow Report prepared by Pacific Biology on the Silva Eastern Extension, dated November 28, 2006.)* The bank swallow was reported to be nesting along Metz Road, north of the Specific Plan area. *(Reference Bank Swallow Report prepared by Pacific Biology on the Silva Eastern Extension, dated November 28, 2006.)*

The area has disturbed sites with landscaping and structures. There are no vertical banks or bluffs on the site; therefore, the occurrence of bank swallows appears minimal.

San Joaquin Kit Fox

The San Joaquin Kit Fox is listed as a federally Endangered and state Threatened species. It is a subspecies of the Kit Fox which is the smallest member of the dog family in North America. San Joaquin Kit Fox inhabits grasslands and scrub lands many of which have been extensively modified by activities including oil exploration and extraction, agricultural, irrigated pastures, orchards, vineyards, and grazed annual grasslands. They appear to make extensive use of habitat fragments in urbanizing environments. Oak woodland, alkali sink scrubland, and vernal pool and alkali meadow communities also provide habitat for kit foxes.

Kit fox dens are scarce in areas with shallow soils due to the proximity to bedrock, high water tables, or impenetrable hardpan layers. Kit foxes construct their own dens, but they can also enlarge or modify burrows constructed by other animals, such as ground squirrels, badgers, and coyotes. They have been known to den in human-made structures, such as culverts, abandoned pipes, and banks in roadbeds. Most kit fox dens, especially natal and pupping dens, have at least two entrances. San Joaquin Kit Foxes primarily feed on nocturnal rodents, ground squirrels, cottontails, ground-nesting birds, insects, and vegetation, especially grasses.

Although no extensive survey has been conducted of the historical range, kit foxes are thought to inhabit suitable habitat on the San Joaquin Valley floor and in the surrounding foothills of the coastal ranges, Sierra Nevada, and Tehachapi Mountains. They occur in the interior basins and ranges in Monterey County as well as several other nearby counties. The San Joaquin Kit Fox was reported to occur in the Project Area quadrangles.

If San Joaquin Kit Foxes are detected on any project site, the California Department of Fish and Game shall be consulted before initiation of any construction activities. Any impacts to the San Joaquin Kit Fox shall be mitigated according to the guidelines set forth in the California Department of Fish and Game's most current staff report on San Joaquin Kit Fox mitigation.

Western Burrowing Owl

The CNDDB also includes a January 2002 record of a Western Burrowing Owl (*Athena cunicularia hypugaea*), observed at a burrow located amongst natural soil mounds (2 meters tall) within a corporation yard used for storage of compost, recycling, etc. just north of the central portion of the Mesa Del Rey Airport landing strip. Burrowing owls are designated as USFWS species of "Special Concern" and are protected by state Fish and Game Code regulations that protect raptors (birds of prey).

Western Burrowing Owls are typically found in open, dry grasslands, agricultural and rangelands, and desert habitats often associated with burrowing animals. They also inhabit grass, forb, and shrub stages of pinyon and ponderosa pine habitats. Burrowing owls commonly perch on fence posts or on top of mounds located outside its burrow. They can be

6.13 Agricultural Land

The City of King is surrounded predominantly by "prime farmland," broadly defined as land with the best combination of physical and chemical properties able to sustain long-term production of agricultural crops. Recognizing the importance of agricultural resources, the City's General Plan sets forth "agricultural resources" goals in the Conservation, Open Space, and Safety Element. According to Goal 1.2,

> *"The City shall conserve agricultural resources for future generations and preserve viable, prime agricultural lands in the Planning Area which are not required for future urban growth."*

In recent years, the Monterey County Agricultural and Historical Land Conservancy, the American Farmland Trust, local landowners, the City, and the County have created farmland security perimeters through agricultural easements. The agricultural easements, which include viable farmlands to the south and north of the City of King, allow farming in perpetuity. In addition, the Williamson Act of 1965 allows farmers to enter into land conservation contracts with the County, typically for twenty (20) years, enabling them to have reduced property taxes in exchange for maintaining their lot in agricultural production. Williamson Act contracts include much of the developable land located north and south of the City of King.

Natural and Manmade Hazards

The San Lorenzo Creek and Salinas River floodplains are the greatest potential hazard, bordering the southwestern portion of the City and traversing the City in a northeasterly direction to intersect the Salinas River. The City and County regulate development within the floodplain. Few buildings or homes are in the floodplain today that would be endangered by a one-hundred (100) year flood. There are no areas known to be subject to seismic hazard or to soils or geologic failure in the City of King. No known faults are situated within the City of King

planning area. Moreover, none of the soil types within the City of King are known to be subject to liquefaction, except river soils along the Salinas River and San Lorenzo Creek.

6.14 Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period. **Table 6.14** provides information regarding the number and success of loan applications, nation-wide, by income group in 2013.

Table 6.14.1 Loan Applications By Income Group

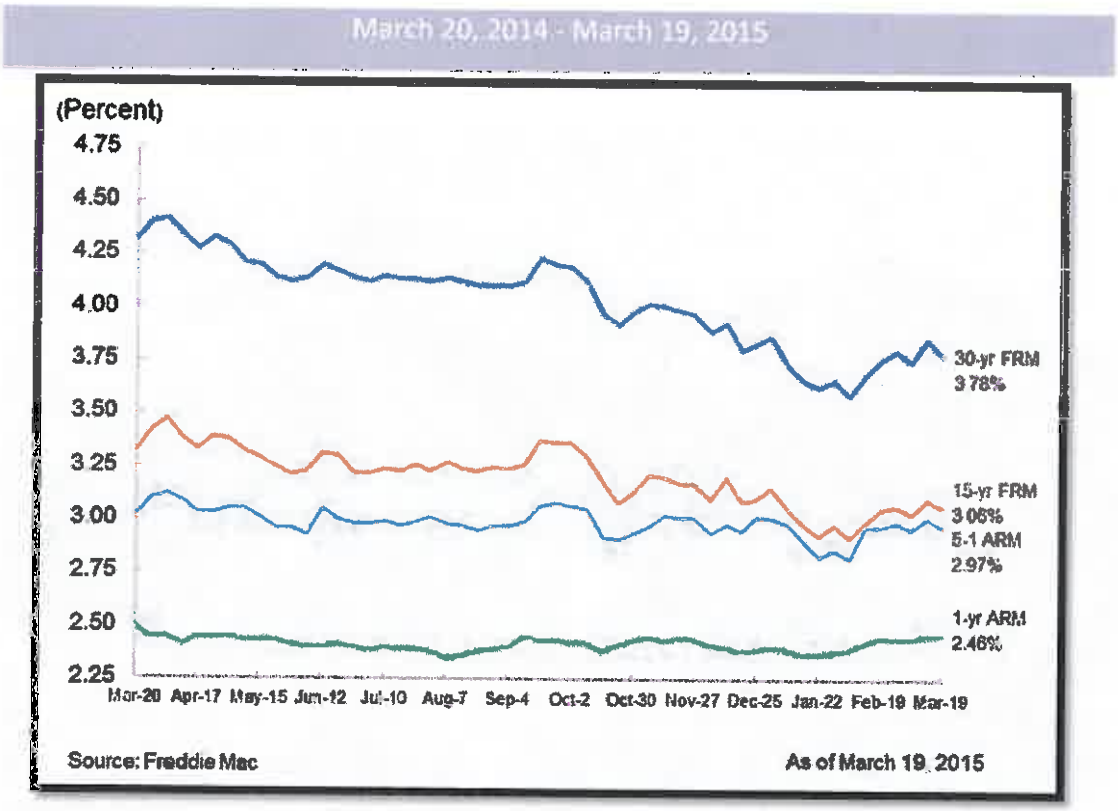
Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
<50% MFI	230,058	114,149	78,258	34.0%
50-79% MFI	490,653	311,279	93,738	19.1%
80-99% MFI	321,067	218,918	47,380	14.8%
110-119% MFI	295,088	207,813	37,871	12.8%
>120% MFI	1,597,698	1,175,551	153,786	9.6%
Total	**2,934,564**	**2,027,710**	**411,033**	**14.0%**

Source: Federal Financial Institutions Examination Council, HMDA Data, 2013.

Mortgage rates decreased from 2007, hitting a historic low in 2013 at three plus (3.41%) percent for the thirty (30) year fixed-rate mortgage. In 2013 interest rates started to increase, but remain historically low as of 2014. The mortgage banking crisis that began in 2008 affected the availability of construction financing and mortgage loans. Lenders that had once offered mortgage loans more freely became much more restrictive after 2008. Lenders required down payments of twenty (20%) percent and credit scores higher than 680 to receive competitive

interest rates. These restrictions placed homeownership out of reach for many, though in 2013 lenders began to ease the qualifications required for a competitive mortgage rate. As the economy continues its slow recovery, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008. **Table 6.14.1** shows the continued slow reduction in rates between March 2014 and March 2015.

FIGURE 6.14.1 MORTGAGE RATES



Source: http://www.freddiemac.com/pmms/

Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

While there is more scrutiny of developer's credentials and banks are requiring a higher loan-to-value ratio, the cost of construction financing is historically low, with prime rates below four (4%) percent in 2015. Faced with a lagging housing market, the Federal Reserve has been cutting interest rates since late 2007, enabling many projects to pencil out that would not otherwise. Where financing is available, construction capital seems to be directed at the best transactions – those with large, established, and well-capitalized sponsors. Given recent trends, the availability of financing is likely to be less of a constraint on new housing construction during this Housing Element planning period than it has been in the recent past. The City is already noticing an increase in new projects and an increase in stalled projects restarting

CHAPTER 7: EVALUATION OF PREVIOUS HOUSING ELEMENT

7.1 SUMMARY OF PROGRESS

Table 7.1.1 summarizes the City's regional housing needs allocation for the period including January 2007 through December 2014 and the number of housing units built and / or approved during that planning period. **See Tables 4.1.1 and 4.1.3.**

TABLE 7.1.1 SUMMARY OF PROGRESS

	Very Low	Low	Moderate	Above Moderate
RHNA (2007-2014)	128	96	108	239
Potential Units[2]	136	116	41	41
Program Related Actions (see below)	-	-	-	-
Sub-Total	**136**	**116**	**41**	**41**
[4] Units Approved and / or Permitted, not Constructed During Cycle 4				
General				
Mills Ranch	25	15	164	164
Creekbridge	15	-	92	92
Downtown Specific Plan	49*	49*	276	276
Sub-Total	**40**	**15**	**532**	**532**

[1] Units Constructed During Cycle 4				
Progress	8	8	-	29
Mills Ranch SP	-	-	16	16
Creekbridge SP	-	15	92	92
King Station	11	45	-	-
Sub-Total	**19**	**68**	**108**	**137**
Total	**195**	**199**	**681**	**710**
Remaining Need	**(67)**	**(103)**	**(573)**	**(471)**

The following provides additional information and background regarding the housing units identified in **Table 7.1.1.**

[1]Construction:

PROGRESS: 16 very low / low income and 29 above moderate income units were constructed during the period the Planning Period, (beginning with January 2007), before the time that the Housing Element was approved (June 2010). Source: AMBAG, Table 4.3 2007-2014 Approved Housing Element.

KING STATION: On March 1, 2013 the City of King entered into a regulatory agreement with the owner of "King Station", providing HOME Funds to facilitate the provision of low cost housing. This agreement guaranteed that 56 units would be financially assisted, to be rented by low and very-low income households. A minimum of twenty percent (20 %) of the units would be rented to very-low income families at all times. These units were constructed in Cycle 4.

MILLS RANCH and CREEKBRIDGE: As noted below, 800 units were approved in these two Specific Plans in 2004 and 2005. 231 Units were built during Cycle 4 leaving 569 approved but unbuilt going into Cycle 5. Please see **Table 5.1.2.**

[2] Potential Units:

VACANT PARCELS: The City of King has identified vacant parcels were appropriately zoned (R-4) in Cycle 4 and that are able to generate at least 16 units in one ownership / parcel. For purposes of this Table, only the larger R-4 parcels have been included. Note that these R-4 parcels were identified after the approval of the Cycle 4 Housing Element.

R-4 / PD: 19.01 AC in 3 parcels adjacent to San Antonio Road – 418 units. Although the R-4 District will allow 24 du/ac, only 22 du/ac are allowed without a CUP. At a Realistic Development Potential of eighty percent (80%) this site will generate 334 units. The potential units have been assigned to income categories as follows: Very Low – 25%, Low – 25%, Moderate – 25%, Above Moderate – 25%.

Please refer to **Table 5.1.1** for a list of selected parcels with realistic development potential, **Figure 5.1.1** for a map of those parcels and **Appendix B** for a more complete list.

[3] Program Related Actions:

General Plan Amendment:

MUSTANG COURT: On June 22, 2010 the City approved an Amendment to the General Plan, changing the land use designation on 41 parcels along Mustang Court from the Medium Density

Residential (12 du/ac) designation to the Medium High Density Residential (18 du/ac) designation. The total Amendment Area included 4.1 acres. Two vacant lots were present, those being adjacent lots of .67 and .66 acres (1.33ac) were vacant and owned by one owner.

Zone Change:

C-N DISTRICT : In July 2011, in accordance with the intent of Program 3 of the 2007-2014 Housing Element, the City amended the C-N (Neighborhood Commercial) district to allow mixed-use and affordable housing projects. Based on the amended C-N District the City partnered with King City Pacific Associates to build King Station. See **Chapter 6, Section 6.3** for a description of uses allowed in the C-N District.

[4]Approved But Not Constructed Units:

MILLS RANCH and CREEKBRIDGE: These two Specific Plans were approved in 2004 and 2005, respectively. Total approval was for 800 units in a variety of densities. No units were built prior to January 1, 2007. **Table 5.1.2.** identifies the numbers of approved units that have not yet been built.

The City signed Inclusionary Housing Agreements with the developers of both projects. The Mills Ranch agreement called for 10% of the units (40) to be available to Very-Low and Low Income households, built on-site. The Creekbridge agreement called for 7.5 % of the units (30) to be built on-site for Very-Low and Low Income households.

DOWNTOWN SPECIFIC PLAN: On June 14, 2011 the Downtown Addition Specific Plan was approved. An Inclusionary Housing Agreement was entered into on December 10, 2013. The agreement bound the project by the City's Inclusionary Housing Ordinance whereby a minimum of 15% of the 650 approved units (98 units) would be made available to very-low and low income households. As such, the Specific Plan was amended on January 28, 2014. The City's Development Agreement that implements the Inclusionary Ordinance Condition of Approval allows the Developer to meet the inclusionary requirement by providing for-sale or rental housing or by paying a per-unit in-lieu fee to the City of King. The in lieu-fee may be used at the City's discretion to build, rehabilitate and/or preserve affordable housing units for low and moderate income households. Therefore, the Very-Low and Low Income units have been shown but ***have not been included*** in the calculations. At such time as permits are pulled for individual units they will be included as appropriate.

Table 7.1.2 lists the Cycle 4 (2007-2014) Programs and relates them to the continuing Programs of the Cycle 5 (2015-2023) which are intended to address the future housing needs of the City of King.

TABLE 7.1.2 PREVIOUS AND CURRENT PROGRAMS

Previous Programs 2007 - 2014	Current Program 2015 - 2023
Program 1: Provision of Future Sites	Program 1: Emphasize Infill Development
Program 2: Infill Development	Program 2: Provide Future Sites for Residential Growth
Program 3: Adequate Sites	Program 3: Provide Future Housing Sites for Lower Income Residents
Program 4: Partner with Development Community	Program 4: Partner with Development Community to Create Affordable Housing
Program 5: Community Development Agency Assistance	Program 5: : Reduce Barriers to Creating Multi-Family Housing
Program 6: Density Bonus Program	Program 6: Promote Housing Choice Voucher Program
Program 7: Limitations on Multi-Family Housing	Program 7: Allow Mobile Homes
Program 8: Homing Choice Voucher Program	Program 8: Enhance Code Enforcement
Program 9: Home Ownership Program	Program 9: Provide Residential Rehabilitation Assistance
Program 10: Workforce Housing	Program 10: Farmworker Housing
Program 11: Density Minimums	Program 11: Group Home Program
Program 12: Second Units	Program 12: Fair Housing Program
Program 13: Mobile Homes	Program 13: Reasonable Accommodation Ordinance
Program 14: Code Enforcement	Program 14: Universal Design
Program 15: Residential Rehabilitation Assistance	Program 15: Efficient Land Use
Program 16: Redevelopment Project	Program 16: Smart Planning Incentives

Area

Program 17: Farmworker Housing

Program 18: Farmworker Housing

Program 19: Siting Emergency Shelters and Transitional Housing

Program 20: Group Home Program

Program 21: Fair Housing Program

Program 22: Reasonable Accommodation Ordinance

Program 23: Universal Design

Responsible Land Use and Development

Program 24: Efficient Land Use

Program 25: Smart Planning

Program 26: Energy Efficient Mortgage Programs

Program 27: Energy Efficient Housing Program

Program 28: Energy and Water Conservation

Program 29: Green Building Standards

Program 17: Energy Efficient Housing

Program 18: Energy and Water Conservation

Program 19: Green / Sustainable Building

TABLE 7.1.3: EVALUATION OF PREVIOUS HOUSING ELEMENT

Housing Availability and Services	
Program 1: Provision of Future Sites	
Responsible Party / Timeline	Community Development Department/Ongoing
Objective	Provide new housing units accessible to all members of the community in accordance with the regional fair share housing goals. ***Units:*** ***98 units (Downtown Addition Specific Plan)*** ***57 units (King Station Apartments)***
Status of Implementation	On June 14, 2011, the City Council approved the Downtown Addition Specific Plan (DTA-SP). In December 2013, the City entered into an Affordable Housing Agreement with the DTA-SP developer. The Specific Plan was Amended on January 28, 2014 and the Vesting Tentative Map was approved by the City Council on February 11, 2014. The Affordable Housing Agreement requires that either ninety-eight (98) affordable units are to be constructed or that *DTA-SP is allowed to meet a portion of their requirement by payment to the City of a $30,250 per unit in-lieu fee to build, rehab and/or preserve affordable housing units offsite. This would amount to an in-lieu monetary contribution of up to $983,125.* In March 2013 the City entered into an agreement with the owner of King Station Apartments and approved an affordable apartment complex at 1245 Bedford Avenue. Prior to project approval, the City amended the zoning ordinance to allow mixed uses (commercial retain on first floor and residential on second floor) and affordable housing in the C-N District. The apartment complex provides housing project provides fifty-seven (57) low income apartment units for families and senior citizens. **King Station Apartments** are designed to qualify for the U.S. Green Building Council's LEED Program. The LEED Program is a certification program that is designed to deliver energy and water efficient, healthy, environmentally-friendly homes and communities. King Station Apartment Project was not considered as part of the previously certified Housing Element.

Program 2: Infill Development	
Responsible Party / Timeline	Community Development Department/Ongoing
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.
Status of Implementation	In July, 2011, the City amended the C-N District to allow mixed uses (commercial retail on first floor and residential on second floor) and affordable housing. Based on the amended C-N District, the City partnered with King City Pacific Associates, a California Limited Partnership to apply for HOME grant funds to build an affordable housing project called King Station and located at 1245 Bedford Avenue. It is an infill project. King Station provides 57 units for Low and Very-Low Income Households.

Program 3: Adequate Sites	
Responsible Party / Timeline	Community Development Department/Ongoing
Objective	Encourage higher density residential development and meet State law requirements for the 2007 - 2014 extremely low, very low, and low-income RHNA.
Status of Implementation	The City has sufficient land available to meet Cycle 5 housing needs. To meet future needs, the City as initiated a revision to the Zoning Code that, if approved by the City Council, will allow farmworker housing in both the FSC and C-2 Zones. These changes are anticipated to occur by spring 2016.

Program 4: Partner with the Development Community	
Responsible Party / Timeline	Community Development Department/Ongoing
Objective	Assist with financial incentives to encourage the production of affordable housing. Coordinate efforts to match potential developers and sites with funding resources. ***Target Units: 25***
Status of Implementation	The City meets consistently with developers to discuss ways to facilitate the construction of affordable housing. A recent example is a request for a reduction in minimum home size in the Creek Bridge Specific Plan area.

Program 5: Community Development Agency Assistance	
Responsible Party / Timeline	Community Development Department/PlanningCommission/City Council
Objective	Amend the General Plan Land Use Element and remove restriction on multi-family housing. Currently, the General Plan has several policies in place, which restrict the types of housing in annexed areas
Status of Implementation	Instead of amending the General Plan, the City, in July, 2011, amended the C-N District to allow mixed uses (commercial retail on first floor and residential on second floor) and affordable housing. Based on the amended C-N District, the City partnered with King City Pacific Associates, a California Limited Partnership to apply for HOME grant funds to build an affordable housing project called King Station, located at 1245 Bedford Avenue. It is an infill project. King Station provides 57 units for Low and Very-Low Income Households.

Program 6: Density Bonus Program	
Responsible Party / Timeline	Community Development Department
Objective	The City will adopt a density bonus ordinance in compliance with California Government Code § 65915 and develop an outreach program to ensure its successful implementation
Implementation	Continued into Current Cycle

Program 7: Limitations On Multi-Family Housing	
Responsible Party / Timeline	Community Development Department/Planning Commission/City Council
Objective	Amend the General Plan to remove restrictions on multifamily housing.
Status of Implementation	Carried into Current Cycle

Program 8: Homing Choice Voucher Program	
Responsible Party / Timeline	Community Development Department and Monterey County Housing Authority Timeframe: On-going
Objective	The City will work with the County and potential landlords to promote the Housing Choice Voucher Program.
Status of Implementation	Carried into Current Cycle

Program 9: Home Ownership Program	
Responsible Party / Timeline	Community Development Department and Community Development Agency Timeframe: On-going
Objective	The City will continue to provide financial assistance to specific projects to encourage home ownership and will consider creating a first-time home buyer program that provides zero interest second mortgages to income eligible households to help bridge the gap between the amount of the first loan and the purchase price
Status of Implementation	Carried into Current Cycle

Program 10: Workforce Housing	
Responsible Party / Timeline	Community Development Department
Objective	The City shall consider an affordable housing linkage fee on nonresidential development to support the development of workforce housing.
Status of Implementation	Carried into Current Cycle

Program 11: Density Minimums	
Responsible Party / Timeline	Community Development Department
Objective	All Zoning Districts allowing residential development should be amended to include minimum residential densities to ensure that existing available land is not underutilized.
Status of Implementation	Carried into Current Cycle

Program 12: Second Units	
Responsible Party / Timeline	Community Development Department
Objective	The City will provide incentives for smaller, more affordable secondary dwelling units. Such incentives can include reduced fees, permit streamlining, smaller lot size requirements for second units, and standardized building plans
Status of Implementation	Carried into Current Cycle

Program 13: Mobile Homes	
Responsible Party / Timeline	Community Development Department
Objective	The City will amend the Zoning Ordinance to comply with State law and allow mobile and manufactured homes in residential zones subject to the requirements of California Health and Safety Code §18500 et seq.
Status of Implementation	Carried into Current Cycle

Program 14 Code Enforcement	
Responsible Party / Timeline	Community Development Department
Objective	Continue to work with the community to remedy code violations. 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.
Status of Implementation	The City established a Code Enforcement Committee and hired a Community Service Officer to remedy code violations.

Program 15: Residential Rehabilitation Assistance	
Responsible Party / Timeframe	Community Development Department
Objective	The City shall encourage the systematic use of its redevelopment tax increment funds and other resources to rehabilitate the City's existing low and moderate-income housing.
Status of Implementation	The State of California has dissolved redevelopment agencies. However, the City has been working with residents on home improvement assistant grants.

Program 16: Redevelopment Project Area	
Responsible Party / Timeline	Finance Department
Objective	Continue to implement the Redevelopment Implementation Plan.
Status of Implementation	The State of California has dissolved redevelopment agencies.

Program 17: Farmworker Housing	
Responsible Party / Timeline	Community Development Agency
Objective	The City will provide redevelopment funds for farmworker housing and will continue to work with non-profit agencies and landowners to provide farmworker housing.
Status of Implementation	The State of California has dissolved redevelopment agencies. However, the City is working with farmers to build farmworker housing.

Program 18: Farmworker Housing	
Responsible Party / Timeline	Community Development Agency
Objective	The City will amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code §17021.5
Status of Implementation	The City has been following State law regarding this issue.

Program 19: Siting Emergency Shelters and Transitional Housing	
Responsible Party/ Timeline	Community Development Department
Objective	The City of King will amend the Zoning Ordinance and permit procedures to encourage and facilitate emergency shelters in compliance with State law (SB 2).
Status of Implementation	On June 9, 2015, the City amended the zoning ordinance to allow emergency facilities in the C-2 (General Commercial) Zoning District.

Program 20: Program Group Home Program	
Responsible Party/ Timeline	Community Development Department
Objective	To comply with State law, the City will permit group care facilities, including foster care homes, serving six or fewer persons by right in all residential zones.
Status of Implementation	The City complies with State law and is in the process of updating the zoning ordinance

Program 21: Fair Housing Program	
Responsible Party/ Timeline	Community Development Department
Objective	Continue to disseminate fair housing information, including landlord/tenants' rights and responsibilities, contacts for fair housing assistance, other appropriate educational materials.
Status of Implementation	Carried into Current Cycle

Program 22: Reasonable Accommodation Ordinance	
Responsible Party/ Timeframe	Community Development Department
Objective	The City shall establish a reasonable accommodation procedure (i.e. that does not require a CUP or variance) to assist people with disabilities and ensure equal access to housing.
Implementation	Carried into Current Cycle

Program 23: Universal Design	
Responsible Party/ Timeline	Community Development Department
Objective	The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.
Status of Implementation	The City continues to work with developers to provide a wide range of housing types to accommodate people with different abilities. An example of this is King Station affordable housing complex, which provides units for disabled individuals, senior citizens and families.

Responsible Land Use and Development	
Program 24: Efficient Land Use	
Responsible Party/ Timeline	Community Development Department
Objective	As part of its General Plan update, the City shall emphasize efficient land use and development patterns that conserve resources, such as fuel, water and land, and allow for the development of higher-density development in the vicinity of major transit nodes, pedestrian-oriented development patterns, and preservation of open space areas. These strategies are intended to reduce energy consumption and conserve land and water resources.
Status of Implementation	The City is currently working on updating portions of the General Plan and will incorporate additional efficient land use and development pattern standards

Program 25: Smart Planning	
Responsible Party/ Timeline	Community Development Department
Objective	The City will continue to support applications for funds for projects which include smart planning
Status of Implementation	The City continues to support funds for smart planning projects. This includes working with: 1. AMBAG and TAMC on locating a multimodal transit center on First Street, and 2. The Downtown Addition developer to locate funding to build affordable housing along First Street.

Program 26: Energy Effective Mortgage Programs	
Responsible Party/ Timeline	Community Development Department
Objective	Encourage projects to take advantage of incentives to install solar energy.
Status of Implementation	The City has worked with various developers to install solar energy. This includes working with King Station developer to install solar panels.

Program 27: Energy Efficient Housing	
Responsible Party/ Timeline	Community Development Department
Objective	Encourage projects that take advantage of energy efficiency.
Status of Implementation	The City continues to work with developers on building structures that are energy efficient.

Program 28: Energy and Water Conservation	
Responsible Party/ Timeline	Community Development Department
Objective	Continue to monitor energy and water usage in the City and investigate other appropriate programs to conserve these and other natural resources.
Status of Implementation	The City continues to work to conserve natural resources. This includes work with the State Regional Water Quality Control Board, developing designs to allow stormwater infiltration into the groundwater basin.

Program 29: Green Building Standards

Responsible Party/ Timeframe	Community Development Department
Objective	Encourage projects that take advantage of energy efficiency.
Status of Implementation	The City has worked with developers to become more energy efficient. An example of this King Station affordable housing project is designed to qualify for the U.S. Green Building Council's LEED Program

CHAPTER 8: GOALS, POLICIES AND PROGRAMS

8.1 GOALS, POLICIES & PROGRAMS

California Government Code §65583 State requires that the Housing Element contain a " ... statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement and development of housing." This section describes the proposed goals, policies, implementation programs, and objectives of the Housing Element for the City of King.

Goals are general statements of purpose and indicate the direction the City will take with respect to housing problems. Policies are statements of the City's position regarding the various housing issues identified and provide a link between the goals. Programs are steps to be taken to implement the policies. Some of the programs contain quantified objectives, which refer to the number of housing units that are expected to be constructed, conserved or rehabilitated through implementation of the program during the time frame of the Housing Element. The quantified objectives represent measurable outcomes, which can be used to evaluate the success of the Housing Element in the future.

This Housing Element includes several new policies, programs, and institutional changes intended to increase the amount of affordable housing and housing rehabilitation in the City. While most of the new efforts will be initiated shortly after adoption of the Housing Element, full implementation and the intended results will take much longer to realize.

The City will annually evaluate the progress and effectiveness of these efforts in accordance with State law. Programs that prove effective for the City of King will be reinforced, while those that do not work may be discontinued, so that resources can be directed to other housing ideas. The City's efforts to increase affordable housing should be viewed as long term, ongoing, and dynamic.

HOUSING AVAILABILITY AND SERVICES

Goal 1: Provide New Housing Units 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 of housing types and prices to facilitate housing production commensurate with the city's regional share and address the city's job-based housing demand.
- **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** Promote innovative development plans (e.g., cluster development, zero-lot-line housing concepts, etc.) That will help to increase the number of affordable housing units.
- **Policy 1.4** Provide rental and homeownership assistance to expand housing opportunities and encourage neighborhood stability.
- **Policy 1.5** Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers where deemed appropriate.
- **Policy 1.6** Encourage the construction of housing on underutilized lots to assist in revitalizing the historic downtown and older neighborhoods.
- **Policy 1.7** Ensure the provision of adequate infrastructure, public services, and facilities needed to support new housing units.
- **Policy 1.8** 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

Goal 2: Preserve and rehabilitate the existing housing stock to meet health and safety requirements and to improve the 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.

Special Housing Needs

Goal 3: Meet the housing needs of special groups of City residents, including a growing farmworker senior population, large families, single mothers, homeless, and the disabled.

- **Policy 3.1** The City shall encourage the development of housing for farmworkers, seniors, congregate care facilities, and similar special housing needs population.
- **Policy 3.2** City policies, programs, and ordinances shall provide opportunities for handicapped persons to reside in all neighborhoods.
- **Policy 3.3** The City will continue to comply with Federal and State housing laws through the implementation of its reasonable accommodation procedures. Additionally, the City

will periodically review its regulations and procedures to determine any constraints on housing for persons with disabilities.

- **Policy 3.4** The City will work with the County and nearby cities to provide adequate homeless shelters and services in the South County area.
- **Policy 3.5** The City will collaborate with farmers/ranchers and developers to construct farmworker housing.

Fair and Equal Housing Opportunity

Goal 4: 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 needs households.

- **Policy 4.1** Support 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 farmworkers, 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 farmworkers, seniors, disabled, single-parents and the homeless.

Energy Conservation

Goal 5: Increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs.

- **Policy 5.1** All new dwelling units shall be required to meet current State requirements for energy efficiency. The retrofitting of existing units shall be encouraged.
- **Policy 5.2** New land use patterns should encourage energy efficiency, to the extent feasible.

TABLE 8.1.1: CYCLE 5 PROGRAMS

CYCLE 5 PROGRAMS	
8.2 HOUSING AVAILABILITY AND SERVICES	Program 10: Farmworker Housing
Program 1: Emphasize Infill Development	Program 11: Group Home Program
Program 2: Provide Future Sites for Residential Growth	**8.5 FAIR AND EQUAL HOUSING OPPORTUNITIES**
Program 3: Provide Future Housing Sites for Lower Income Residents	Program 12: Fair Housing Program
Program 4: Partner with Development Community to Create Affordable Housing	Program 13: Reasonable Accommodation Ordinance
Program 5: : Reduce Barriers to Creating Multi-Family Housing	Program 14: Universal Design
Program 6: Promote Housing Choice Voucher Program	**8.6 ENERGY CONSERVATION**
Program 7: Allow Mobile Homes	Program 15: Efficient Land Use
8.3 HOUSING AND NEIGHBORHOOD CONSERVATION	Program 16: Smart Planning Incentives
Program 8: Enhance Code Enforcement	Program 17: Energy Efficient Housing
Program 9: Provide Residential Rehabilitation Assistance	Program 18: Energy and Water Conservation
8.4 SPECIAL HOUSING NEEDS	Program 19: Green / Sustainable Building

8.2 HOUSING AVAILABILITY AND SERVICES

Although the City currently has a comfortable "backlog" of approved projects and residentially zoned land, the needs of future residents and future RHNA cycles must be addressed. Fortunately, the City's housing requirements for Cycle 5 have been met.

1) Emphasize Infill Development:

The City's focus will be on identifying underutilized residential lots within the City boundaries and finding ways to better utilize them. This includes continuing to explore the potential to mix residential and commercial uses. Infill housing can be less costly than developing raw land because much of the existing infrastructure and public services are already in place.

It also protects important agricultural resources. In order to promote infill, the City will:

- Allow and encourage mixed-use
- Promote small and irregular size lot development.
- Evaluate the potential of increasing height limits to allow three (3) stories in multifamily and commercial zones. A decision is contingent upon adequate firefighting apparatus being available.
- Continue to offer development incentives (e.g. accelerated processing, fee waivers, and similar) negotiated through development agreements.
- Coordinate with water and sewer providers to prioritize services and ensure that adequate capacity is available to accommodate anticipated housing needs, especially those of lower income households (Government Code §65589.7).

SUMMARY	
Funding Source	Set-aside and other funds
Responsible Agency:	Community Development Department
Timeframe:	Cycle 5
Objective:	The City will continue to encourage the development of underutilized parcels in City limits.

IMPLEMENTATION	
Encourage Mixed Use:	Identify barriers to Mixed Use and the types of Mixed Use Development appropriate to the City of King. Introduce Zoning Revisions to address findings.
Encourage Small Lots and Utilize Irregular Lots:	Work with local developers to identify workable small lot options. Identify existing lots that are underutilized and contact property owners to discuss options.
Increase Height Limits:	Inform City Council of the housing benefits of fire-fighting apparatus for taller buildings. Introduce item discussing increased height of structures and Zoning Revisions as appropriate.
Development Incentives:	Identify appropriate and achievable infill development incentives. Implement incentives.
Adequate Sewer and Water:	Communicate with Public Works / Sewer and Water Providers to introduce growth concepts, anticipated timing and infrastructure needs.
DOCUMENTATION and REPORTING:	Document related actions and Update City Council semi-annually (Housing Element Programs Progress Update) (HEPPU)
CYCLE 5 GOAL:	Approval of 10 infill units and 50 Mixed Use Units.

2) Provide Future Sites for Residential Growth:

The City will continue to work with potential developers, landowners, farmers, the Monterey County Local Agency Formation Commission, Association of Monterey Bay Area Governments, and other stakeholders.

The purposes are to ensure that sufficient land for residential development is available, agricultural land is preserved, and infrastructure and services are able to meet the City's future housing needs.

SUMMARY	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	On-going
Objective:	Providing Additional Areas for Housing

IMPLEMENTATION	
Coordinate with Stakeholders:	Identify and contact Stakeholders to obtain information, introduce and coordinate the effort(s). Areas for Farmworker and for Market Rate housing are anticipated to be separate.
Amend Sphere of Influence and Annex:	Coordinate Stakeholders and prepare required applications and agreements.
Adequate Sewer and Water:	Communicate with Public Works / Sewer and Water Providers to introduce growth concepts, anticipated timing and infrastructure needs.
DOCUMENTATION and REPORTING:	Document related actions and Update City Council semi-annually (HEPPU)
CYCLE 5 GOAL:	Add land for 200 market rate units and 200 affordable units to City Limits (annexed and zoned).

3) Provide Future Housing Sites for Lower Income Residents:

Although the City is able to meet State law requirements (Government Code §65583(c)(1)(A) and §65583(c) (1) (B) for Cycle 5 (2015-2023) RHNA, it is clear that additional housing for low and very-low income individuals and families (particularly for farmworkers) should be explored.

The City is working with local farmers to facilitate the construction of housing for more than 200 farmworkers. The City has initiated a revision to the Code that, if approved by the City Council, will allow farmworkers in both the FSC and C-2 Zones. These changes are anticipated to occur by spring 2016. Given that the C-2 District (pending Council approval) will allow Farmworker Housing, the City has been presented with a project proposal to remodel a portion of the old Meyer tomato processing facility on First Street, accommodating 216 farmworkers under a CUP in the C-2 Zoning District.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	City of King
Timeframe:	2016
Objective:	Expand potential locations for Farmworker Housing
Process Zone Change	Process Zone Change in FSC (First Street Corridor) and C-2 (General Commercial) Districts
CYCLE 5 GOAL:	Accommodation for 200+ Farmworkers in Dormitory Style Housing

4) Partner with the Development Community to Create Affordable Housing:

The City will continue to leverage financial resources and partner with the development community to support affordable housing, diversify the housing stock, and write down development costs.

A particular emphasis will be placed on pursuing development programs and funds that meet extremely low, very low, and low-income needs. As opportunities arise, developments that include units for extremely low-income households will be prioritized.

The City has met with the developer of the Mills Ranch Specific Plan project and CHISPA to discuss providing farmworker housing on the forty (40) units set aside for affordable housing.

The City will continue to work with CHISPA, developers and other appropriate organizations, to identify funding opportunities. Specifically, the City will continue to:

- Identify and contact potential affordable housing developers.
- Identify funding opportunities and pursue financing, such as Community Development Block Grant ***("CDBG")*** Funds, BEGIN Program (down payment assistance for first-time homebuyers), Self Help Housing (CalHome Program), Joe Serna Farmworker Grants, and HOME funding.
- Assist in preparing applications for funds.
- Work with housing sponsors to help with scores for readiness and neighborhood revitalization.

- Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing.

SUMMARY	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	On-going through Cycle 5
Objective:	Assist with financial incentives to encourage the production of affordable housing. Coordinate efforts to match potential developers and sites with funding resources.

IMPLEMENTATION	
Identify Potential Funding Sources:	Review federal, state and local programs. Identify potentially applicable programs
Coordinate with Development Community:	Identify and maintain regular contact with potential Affordable and Farmworker Housing developers – discuss available programs.
Prepare Applications:	Prepare applications for funding as identified.
DOCUMENTATION and REPORTING:	Provide Semi-annual update to Planning Commission regarding funding sources discussions, potential developers and potential funding. (HEPPU)
CYCLE 5 GOAL:	Apply for funding yearly. Facilitate the construction of 70 Units

5) Reduce Barriers to Creating Multi-Family Housing:

The City will review the General Plan and Zoning Ordinance to allow and remove restriction on multi-family housing in commercial zones and areas of potential annexation. In Cycle 5 (June 2015) the City amended the Zoning Ordinance to allow Multi-Family Housing in the General Commercial (C-2) District.

SUMMARY	
Funding Source	General Fund
Responsible Agency:	Community Development Department, Planning Commission, and City Council
Timeframe:	Ongoing
Objective:	Remove barriers and facilitate annexation of areas for multi-family housing.

IMPLEMENTATION	
Identify Restrictions:	Review current Land Use and Zoning Designations for restrictions to and opportunities for multi-family use with the purpose of broadening and facilitating opportunities for annexation.
Recommend Revisions:	Present proposed revisions
DOCUMENTATION and REPORTING:	Document research and upcoming recommendations to Planning Commission and Council semi-annually (HEPPU)
CYCLE 5 GOAL:	Land Use Element and Zoning Ordinance reviewed within three (3) years. Present one (1) potential revision per year.

6) Promote Housing Choice Voucher Program:

The Monterey County Housing Authority administers the Housing Choice Voucher Program for the City of King. The Program offers a voucher that pays the difference between the current fair market rents established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The City will work with the County and potential landlords to promote the Housing Choice Voucher Program.

SUMMARY / IMPLEMENTATION	
Funding Source:	Housing Choice Voucher Program
Responsible Agency:	Community Development Department and Monterey County Housing Authority
Timeframe:	On-going.
Objective:	Increase the number of units that are available under the Housing Choice Voucher Program
Promote Program:	Promote and be a resource to landlords to understand and to utilize the County's Housing Choice Voucher Program
DOCUMENTATION and REPORTING:	Provide information on Program and document information program / landlords reached / units in Program to Planning Commission semi-annually (HEPPU)
CYCLE 5 GOAL:	50 Families/individuals aided by Housing Choice Voucher Program

7) Allow Mobile Homes:

The City will amend the Zoning Ordinance to allow mobile and manufactured homes in residential zones subject to the requirements of California Health and Safety Code §18500 et seq.

SUMMARY / IMPLEMENTATION	
Funding Source:	General Fund
Responsible Agency:	Community Development Department
Timeframe:	2016
Objective:	Compliance with State law / provision of lower cost housing
Review and Revise Code:	Review applicable Health and Safety Code. Review Zoning Code (and General Plan) for hindrances to including mobile/manufactured dwellings in Single Family Residential districts. Propose revisions to conform with Code.
DOCUMENTATION and REPORTING:	Provide information to Planning Commission during process, (semi-annual minimum) prepare and present recommended revisions. (HEPPU)

CYCLE 5 GOAL:	Zoning Code Revision to allow mobile / manufactured homes in Single Family Residential Districts.

8.3 Housing And Neighborhood Conservation

While the City must grow, support for existing neighborhoods is equally important. The following programs are aimed at ensuring the long term vibrancy of existing neighborhoods for existing residents

8) Enhance Code Enforcement:

The City will continue to work with the community to remedy code violations. Code Enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The City's Code Enforcement Committee and Staff will work to:

- Enforce State and local regulations
- Provide targeted code enforcement in older residential neighborhoods to address deferred maintenance in housing and infrastructure.

In conjunction with these Code Enforcement activities, the City will provide information to homeowners on rehabilitation assistance, referring property owners to the City's Residential Rehabilitation Assistance Program.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	On-going
Objective:	Continue to work with the community to remedy code violations.
Enforcement:	Identify existing enforcement regulations and their purpose, identify responsible staff with time required to perform enforcement duties, establish clear protocols for communicating with residents.
DOCUMENTATION and REPORTING:	Prepare information / Program and present to Planning Commission for approval. Document enforcement activities and identified needs from those activities.

CYCLE 5 GOAL:	Operational Code Enforcement Program, supported by residents

9) Provide Residential Rehabilitation Assistance:

Many homes within the City's older residential neighborhoods and in the Historic downtown area have been identified by the City as needing substantial repairs and rehabilitation. **See Chapter 2, Section 2.8.4.** To improve the condition of the community's existing housing stock, the City intends to provide a maximum of ten (10) deferred loans of up to $15,000 for low and moderate income homeowners. This loan pool will "roll over" as funds are repaid. The loans will be used for exterior repairs, accessibility improvements, and innovations. Advertising for the program will be through PG&E electric bills.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	Re-evaluate program, in 2016, identify achievable goals. Implementation will be on-going through Planning Period.
Objective:	Implement a Residential Rehabilitation Assistance Program.
Program:	Define and coordinate Program to be presented to Planning Commission and City Council and Advertised through PG&E electric bills upon approval / funding.
DOCUMENTATION and REPORTING:	Present need, purpose and proposed program to Planning Commission for discussion and City Council for approval / funding. Document progress. Upon approval present updates to Planning Commission semi-annually. (HEPPU)
CYCLE 5 GOAL:	10 homes in program with operational "roll over" loan pool.

8.4 Special Housing Needs

As noted above, adequate housing has been addressed to satisfy the Cycle 5 RHNA requirements. Within those requirements moderate and above moderate housing is more than adequately provided for. Low and Very Low income has been provided before but will continue to be a need in the future. This Section addresses two types of special groups that many times fall within the Low and Very Low Income Groups.

10) Farmworker Housing:

The City is actively involved in facilitating and encouraging the production of farm worker housing. The City will continue to work with non-profit agencies and landowners to provide support / funding for farmworker housing. Also see **Program 4.**

The City will amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code §17021.5 which states that farmworker housing for six or fewer employees should be ***"deemed a single-family structure with a residential land use designation"***, and §17021.6 which states that ***"no conditional use permit, zoning variance, or other zoning clearance that is not required of any other agricultural activity in the same zone shall be required of employee housing that consists of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household".***

The City shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers. Please also refer to **Programs 2 and 3.**

SUMMARY / IMPLEMENTATION	
Funding Source	General Funds
Responsible Agency:	Community Development Department, Planning Commission, and City Council
Timeframe:	Ongoing
Objective:	Identify / provide funding for and facilitate the approval of Farmworker Housing projects.
Program:	1) Revise Zoning Code to ensure compliance with Health and Safety Code §17021.5 and §17021.6. 2) Identify existing state and federal funding sources specifically related to Farmworker Housing. 3) Work with Farmers and County with the goal of creating local subsidies.
DOCUMENTATION and REPORTING:	Prepare and present Zoning Revisions to Planning Commission and City Council. Present potential funding sources to Planning Commission for discussion and direction for further action. Minimum of semi-annual Updates on general progress. (HEPPU)
CYCLE 5 GOAL:	Revise Zoning Code, identify ongoing funding to subsidize housing for 50 farmworkers

11) Group Home Program

To comply with State law, the City will permit group care facilities, including foster care homes, serving six (6) or fewer persons by right in all residential zones. Group care facilities for seven (7) or more will be conditionally permitted in appropriate zones.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	2016
Objective:	Permit residential care facilities in appropriate zones as required by State law.
Program:	Review and amend Zoning Ordinance as appropriate. Introduce concept to Planning Commission, upon direction prepare appropriate Zoning Text revisions.
DOCUMENTATION and REPORTING:	Present to Planning Commission and City Council. Provide semi-annual update through completion. (HEPPU)
CYCLE 5 GOAL:	Provide for group homes in residential districts, in compliance with State Law.

8.5 Fair And Equal Housing Opportunities

12) Fair Housing Program:

Continue to disseminate fair housing information, including landlord/tenant rights and responsibilities, contacts for fair housing assistance, and other appropriate educational materials.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	On-going
Objective:	Provide Fair Housing information to tenants and landlords at regular intervals.
Program:	Obtain and disseminate information from US Department of Housing and Urban Development (HUD) and California Department of Fair Employment and Housing (DFEH). The materials will be provided in Spanish and English and will be published on the City's website, in the City Manager's column, and in utility bills.

SUMMARY / IMPLEMENTATION (continued)	
DOCUMENTATION and REPORTING:	Provide Semi-Annual updates to Planning Commission on status / success of communications, information included and effects of information. (HEPPU)
CYCLE 5 GOAL:	Create understanding of compliance / respect for Fair Housing Standards.

13) Reasonable Accommodation Ordinance:

The City shall establish a reasonable accommodation procedure (i.e. that does not require a CUP or variance) to assist people with disabilities by ensuring equal access to housing. Regulations, policies, and practices should not:

- Deny housing based upon the disability of the residents.
- Impose special restrictions on disability related services.
- Characterize congregate living arrangements as a business.
- Impose restrictions on ADA retrofits.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	2016
Objective:	Ensure Reasonable Accommodation Procedures in City review and approval of accommodations for persons with disabilities.
Program:	Review current procedures, prepare recommendations for Planning Commission, receive direction, prepare and present Ordinance to Commission and Council and amend existing regulations as appropriate
DOCUMENTATION and REPORTING:	Present information to Planning Commission as noted above. Document progress and provide Semi-Annual updates to Planning Commission. (HEPPU)
CYCLE 5 GOAL:	Create and facilitate equitable system of Housing approvals for persons with disabilities.

14) Universal Design:

Universal design is based on the idea that throughout life, all people experience changes in their physical capabilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, throughout their lifetime without the need for adaptation or specialized design. Examples of Universal Design Features include:

- Entrances to homes without steps.
- Hallways and doors that comfortably accommodate strollers and wheelchairs.
- Lever door handles and doors of the appropriate weight.
- Electrical outlets that can be accessed without having to move furniture.
- Rocker action light switches to aide people with a loss of finger dexterity.
- Showers that can accommodate a wheel chair, and that have adjustable showerheads to accommodate people of different heights.
- Kitchens with varying counter heights.

The City shall meet with homebuilders to identify and encourage the use of elements of universal design in new construction and remodels that do not increase housing costs.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	Ongoing.
Objective:	Provide homes in new developments that are capable of accommodating residents throughout life as their physical capabilities change.
Program:	Meet with homebuilders. Identify barriers to Universal Design and potential solutions that the City can participate in.
DOCUMENTATION and REPORTING:	Present concept / Program to Commission, present examples that define Universal Design, meet with Development Community to discuss potential. Document research and discussions and update discussions Semi-Annually. (HEPPU)
CYCLE 5 GOAL:	Include homes with Universal Design features in each new development.

8.6 Energy Conservation

15) Efficient Land Use:

As part of its General Plan update, the City shall emphasize efficient land use and development patterns that conserve resources, such as fuel, water and land, and allow for the development of higher-density development in the vicinity of major transit nodes, pedestrian-oriented development patterns, and preservation of open space areas. These strategies are intended to reduce energy consumption and conserve land and water resources.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	Cycle 5
Objective:	Identify and adopt policies in the General Plan Update that define and implement efficient use of land.
Program:	Present proposed Program to City Manager and Planning Commission. Review General Plan for opportunities for and barriers to efficient growth. Propose and prepare revisions to General Plan, starting with Land Use Element.
DOCUMENTATION and REPORTING:	Document actions / progress and update Planning Commission Semi-Annually. Present proposed revisions to General Plan Annually. (HEPPU)
CYCLE 5 GOAL:	Revised General Plan that guides resource and land efficient growth.

16) Smart Planning Incentives:

Provide information regarding and support for applications for affordable housing funds from agencies that reward smart planning, such as the HCD's Cap and Trade funds, Multifamily Housing Program ***("MHP")*** and the California Tax Credit Allocation Committee.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	On-going
Objective:	Increase applications for Affordable Housing and Smart Planning Funds.

Program:	Prepare and present proposed Program to City Manager and Planning Commission. Identify sources of funding and provide informational support for applications. Identify City actions that might improve competitiveness.
DOCUMENTATION and REPORTING:	Document actions / progress and update Planning Commission Semi-Annually. (HEPPU)
CYCLE 5 GOAL:	25 Units having received funds for Affordable Housing / Smart Planning.

17) Energy Efficient Housing:

Support the California Energy Commission energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1990 housing.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund, Redevelopment Funds
Responsible Agency:	Community Development Department
Timeframe:	On-going
Objective:	Establish energy efficiency in older homes / new construction as standard practice in the City.
Program:	Prepare and present proposed Program to City Manager and Planning Commission. Identify sources of funding for energy retrofits and provide informational support to contractors and homeowners.
DOCUMENTATION and REPORTING:	Document actions / progress and update Planning Commission Semi-Annually. (HEPPU)
CYCLE 5 GOAL:	50 pre-1990 Units retrofitted. Culture of energy efficiency.

18) Energy And Water Conservation:

Continue to monitor energy and water usage in the City and investigate other appropriate programs to conserve these and other natural resources.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	On-going
Objective:	Reduce residential (and commercial) water use in conformance with State Guidelines and reduce the overall energy usage in the City.
Program:	Identify and address City inefficiencies in water use / transport. Explore ways for City to help business owners and developers understand emerging technology and encourage / facilitate its use.
DOCUMENTATION and REPORTING:	Document results of City research and discussions with business owners / developers. Update Planning Commission Semi-Annually (HEPPU)
CYCLE 5 GOAL:	Reduce water and energy usage to levels below state requirements. Achieve culture of efficiency / conservation.

19) Green / Sustainable Building:

The City shall support and encourage Green Building design standards in new construction and redevelopment to promote increased energy conservation. The City should establish regulations requiring the development of environmentally sustainable buildings. Possible targets include:

- LEED™ certification for commercial new buildings 10,000 square feet or larger
- LEED™ certification for new Mixed Use Specific Plans
- "Environmentally Sustainable Design" in all new development

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	Ongoing
Objective:	Achieve increased energy efficiency / sustainability in all new projects
Program:	Prepare and present proposed Program to City Manager and Planning Commission. Review existing policy and regulatory documents to include "green and sustainable" guidance / standards. Present proposed changes to City Manager and Planning Commission. Make changes as directed and present for approval.
DOCUMENTATION and REPORTING:	Document and Update Progress on Semi-Annual basis. (HEPPU)
CYCLE 5 GOAL:	Revised General Plan, Zoning Ordinance, Subdivision Regulations, Design Guidelines to include direction regarding "green and sustainable" growth.

8.7 Quantified Objectives

It is the City's goal to further the provision of affordable, safe, efficient, and accessible housing to its residents during the Cycle 5 time period as identified in this Housing Element Update. This includes providing affordable housing to extremely low-, very low-, low- and moderate-income persons and households who experience housing cost burdens, live in deteriorated units, or require services to maintain a satisfactory lifestyle. **Chapter 4** addresses the City's ability to meet its 2015-2023 RHNA requirement.

Chapter 8 Programs, as identified above, are anticipated to provide a solid base for redevelopment of underutilized parcels, optimization of existing "in-town" parcels in keeping with the character of the City of King and sensitive but efficient use of vacant land at City boundaries. These Programs are also anticipated to leverage existing sources of support to create and maintain affordable housing and encourage wise use of water and energy. Implementation of the housing programs is anticipated to result in the construction, rehabilitation and conservation of units as shown in **Table 8.1.**

Many of the Programs identified in this Chapter have to do with improvements to and quality of development as well as with funding to subsidize construction and rent.

The new units identified in **Table 8.1** are in addition to those identified in **Chapter 4** and are primarily focused on providing housing opportunities for lower income residents, particularly farmworkers.

TABLE 8.7.1 SUMMARY OF QUANTIFIED OBJECTIVES

	Programs	Income Categories				
		Very Low	Low	Moderate	Above Moderate	Total
	New Construction					
	Housing Availability and Services					
1.	Provision of Future Sites	-	-	-	-	-
2	Infill Development	25	35	-	-	60
3.	Adequate Sites	100	100	-	-	200
4.	Partner with Development Community	35	35	-	-	70
5.	Limitations On Multi-Family Housing	-	-	-	-	-
6.	Housing Choice Voucher Program	-	-	-	-	-
7.	Mobile Homes	-	-	-	-	-
	Housing And Neighborhood Conservation					
8.	Code Enforcement	-	-	-	-	-
9.	Residential Rehabilitation Assistance	-	-	-	-	
	Special Housing Needs					
10.	Farmworker Housing (see Program 3)	-	-	-	-	-
	Total:	160	170	-	-	330