

- **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 agricultural employees, 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 agricultural employees, 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: Agricultural Employee 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 and Agricultural Employees	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, on an on-going basis:

- 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:	<p>2016: Meet with Fire Chief to discuss current ability and needed equipment to fight fire above a second story. Meet with City Manager to discuss taller buildings downtown, including information gathered from Fire Chief.</p> <p>2017: With City Manger’s approval, present concept to Planning Commission. Present recommendation to Council.</p> <p>Pending Council’s approval / direction prepared appropriate Zoning Code changes.</p>
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
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.
CYCLE 5 GOAL:	Add land for 100 market rate units and 100 affordable units to City Limits (annexed and zoned).

3) Provide Future Housing Sites for Lower Income Residents and Agricultural Employees :

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 agricultural employees) should be explored.

In March of 2016 the City revised the Zoning to allow agricultural employees in both the FSC and C-2 Zones. The City is currently working with an applicant regarding a project proposal to remodel a portion of the old Meyer tomato processing facility on First Street, accommodating 214 agricultural employees under a CUP in the FSC Zoning District.

A Memorandum of Understanding (MOU) is being prepared.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	City of King
Timeframe:	2016
Objective:	Expand potential locations for Agricultural Employment Housing
Process Zone Change	Implement 2015 Zone Change in FSC (First Street Corridor) and C-2 (General Commercial) Districts.
CYCLE 5 GOAL:	Accommodation for 200+ agricultural employees 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 agricultural working 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:	Coordinate and provide 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 Agricultural working housing developers – discuss available programs.
Prepare Applications:	Participate in application for funding as identified.
DOCUMENTATION and REPORTING:	Provide Semi-annual update to Planning Commission regarding funding sources discussions, potential developers and potential funding.
CYCLE 5 GOAL:	Participate in application every other year. 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 to Planning Commission.
DOCUMENTATION and REPORTING:	Document research and upcoming recommendations to Planning Commission and Council semi-annually.
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 understanding and utilization of the County's Housing Choice Voucher Program. Include information on Website and in Newsletter.
DOCUMENTATION and REPORTING:	Document information program / landlords reached / units in Program to Planning Commission semi-annually.
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 Zoning Code (and General Plan) for hindrances including mobile/manufactured dwellings in Single Family Residential districts and Amend Code as directed
DOCUMENTATION and REPORTING:	Prepare and present recommended revisions semi-annually.
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 building regulations
- Respond to neighborhood concerns / complaints
- Address deferred maintenance in housing

In conjunction with these Code Enforcement activities, the City will provide information to homeowners via the City's Web Site regarding rehabilitation assistance by referring property owners to the City's Residential Rehabilitation Assistance Program (**See Program 9**)

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	On-going
Objective:	Continue to provide the community with building permit process information and ways to remedy code violations.
Enforcement:	Continue to respond to residents who note potential violations in their neighborhoods. Address significant code enforcement issues identified during daily permitting activities.
DOCUMENTATION and REPORTING:	Continue providing information sessions (most recent September 2016) regarding permitting process and Code Enforcement. Target is twice yearly. Include Building Department website updates and articles in City manager's newsletter.
CYCLE 5 GOAL:	Effective Code Enforcement Program, clearly understood and used 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.
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) Agricultural Employee Housing:

The City is actively involved in facilitating the development of agricultural employee housing. The City will continue to work with landowners to provide support and identify financial assistance for agricultural employee housing. Also see **Programs 2, 3 and 4.**

To facilitate permit processing, the City will amend the Zoning Ordinance to ensure compliance with Health and Safety Code §17021.5 which states that agricultural working 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”*.

SUMMARY / IMPLEMENTATION	
Funding Source	General Funds
Responsible Agency:	Community Development Department, Planning Commission, and City Council
Timeframe:	Ongoing
Objective:	Facilitate the approval process and of Identify potential funding for Agricultural Employee Housing projects.
Program:	<p>2016: Revise Zoning Code to ensure compliance with Health and Safety Codes §17021.5 and §17021.6.</p> <p>2017 and Ongoing: Work with non-profits to Identify existing state and federal funding sources specifically related to Farmworker Housing.</p> <p>Ongoing: Community Development Staff Coordinate and facilitate yearly meeting between City Manager, Farmers and Monterey County Staff to explore and facilitate partnerships. Continuous communication</p>
DOCUMENTATION and REPORTING:	Community Development Staff to include progress as part of existing City Manager’s Staff Updates reporting process.
CYCLE 5 GOAL:	Revise Zoning Code. Identify funding sources that result in subsidized housing for 50 agricultural employees

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. 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 date of completion.
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 that include the procedure and contact information for filing a Fair Housing Related Complaint.

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 as provided by Fair Housing Council Of Monterey County (Housing Resource Center) Contact information for HRC with explanation of their programs and access to their counseling and legal resources will be published in English and Spanish in the Community Development section of the City's website and in the City Manager's newsletter. City Front Counter Staff will be provide with an information packet to be provided to the public. Complaints will be directed to Community Development Staff who will record the nature of each complaint, the complainant and the date of Community Development Staff's referral to HRC. The City Manager will be apprised of complaints and HRC educational seminar / resource information as part of the existing Staff Updates reporting process.
DOCUMENTATION and REPORTING:	
CYCLE 5 GOAL:	Create an understanding of Fair Housing Standards and the HRC resources available to the public.

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:	Document progress and provide Semi-Annual updates to Planning Commission.
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 in which City can participate.
DOCUMENTATION and REPORTING:	Present concept / Program to Planning Commission, present examples that define Universal Design. Meet with Development Community to discuss potential. Document research and discussions and update discussions Semi-Annually.
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 to be included in ongoing General Plan Updates that define and implement efficient use of land.
Program:	Present proposed policies to Planning Commission. Prepare General Plan revisions as directed. Begin with Land Use Element.
DOCUMENTATION and REPORTING:	Document actions / progress and update Planning Commission Semi-Annually. Present proposed revisions to General Plan Annually.
CYCLE 5 GOAL:	"Refreshed" General Plan that guides efficient use of resources and land.

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 Smart Planning Funds.
Program:	Prepare and present proposed Program to City Manager and Planning Commission to improve competitiveness. Identify sources of funding and ways to support applications.
DOCUMENTATION and REPORTING:	Document actions / progress and update Planning Commission Semi-Annually.
CYCLE 5 GOAL:	25 Units to receive 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 using Website and Manager's Newsletter.
DOCUMENTATION and REPORTING:	Document actions / progress and update Planning Commission Semi-Annually.
CYCLE 5 GOAL:	25 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:	Ongoing discussions and cooperation with CalWater to implement the recently released (April 2016) 2015 Urban Water Management Plan. Include information and concepts from the Water Management Plan as part of development project review.
DOCUMENTATION and REPORTING:	Community Development Department to provide articles for City Manager’s Newsletter twice yearly.
CYCLE 5 GOAL:	Comply with or exceed the requirements of the Urban Water Management Plan.

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.
CYCLE 5 GOAL:	Substantially Updated 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 agricultural employees.

TABLE 8.7.1 SUMMARY OF QUANTIFIED OBJECTIVES

Programs	Income Categories				Total
	Very Low	Low	Moderate	Above Moderate	
Housing Availability and Services					
1. Provision of Future Sites	25	35	-	-	60
2. Infill Development	50	50	50	50	200
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	-	5	5	-	10
Special Housing Needs					
10. Agricultural Employee Housing	25*	25*	-	-	50*
16. Smart Planning Incentives	-	10	15	-	25
17. Energy Efficient Housing	-	10	15	-	25
Total:	110	145	85	50	390

* Indicates Individuals – not included in total “units”

APPENDIX A – COMMUNITY OUTREACH



**PLANNING COMMISSION AGENDA
REGULAR MEETING**

Tuesday May 19, 2015, 6:00 P.M.
Council Chambers, City Hall
212 S. Vanderhurst Avenue, King City, Ca
<http://www.kingcity.com>

COMMUNITY WORKSHOP

PLANNING COMMISSION WILL ADJOURN FROM THEIR REGULAR MEETING TO A
COMMUNITY WORKSHOP TO DISCUSS HOUSING NEEDS FOR THE DRAFT 2015 HOUSING
ELEMENT UPDATE

Tuesday May 19, 2015, 6:15-7:15P.M.
Council Chambers, City Hall
212 S. Vanderhurst Avenue, King City, CA

Planning Commissioners

David Nuck, Chairperson	David Mendez, Vice Chairperson	Michael Barbree, Commissioner	Margaret Raschella, Commissioner	Ralph Lee Commissioner
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1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Oral Communications - Public Comments

Any person may comment on any item not on the agenda. PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD. Action may not be taken on the topic, unless deemed an urgency matter by a majority vote of the Planning Commission. Topics not considered an urgency matter might be referred to City staff and placed on a future agenda, by a majority vote of the Planning Commission.

- a. **Administration of Oath of Office** by Michael Powers, City Clerk, to newly appointed Planning Commissioner Ralph Lee.

5. Consent Calendar

All matters listed under the Consent Calendar are considered routine and may be approved by one action of the Planning Commission, unless any member of the Planning Commission wishes to remove an item for separate consideration.

- a. **Approval of Minutes:** April 21, 2015



DATE: MAY 19, 2015

TO: PLANNING COMMISSION CHAIR NUCKS AND PLANNING COMMISSIONERS

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

RE: HOUSING ELEMENT - COMMUNITY WORKSHOP

I. RECOMMENDATION

Recommend the Planning Commission conduct a Community Workshop on the Housing Element being updated.

II. DISCUSSION

The City is in the process of updating the Housing Element. (Attachment 1 provides an overview of the project.) The Housing Element is one of seven (7) mandated elements of the General Plan. It is the only General Plan Element that must be reviewed by the State Housing and Community Development Department ("HCD").

The City adopted, and the HCD certified the 2007-2014 Housing Element in 2010.

The eight (8) year timeframe, as set by State Law, for the fifth cycle Housing Element update runs from 2015 - 2023. The City's Housing Element must be adopted by the City no later than December 2015. After adoption, the document is submitted to HCD for certification.

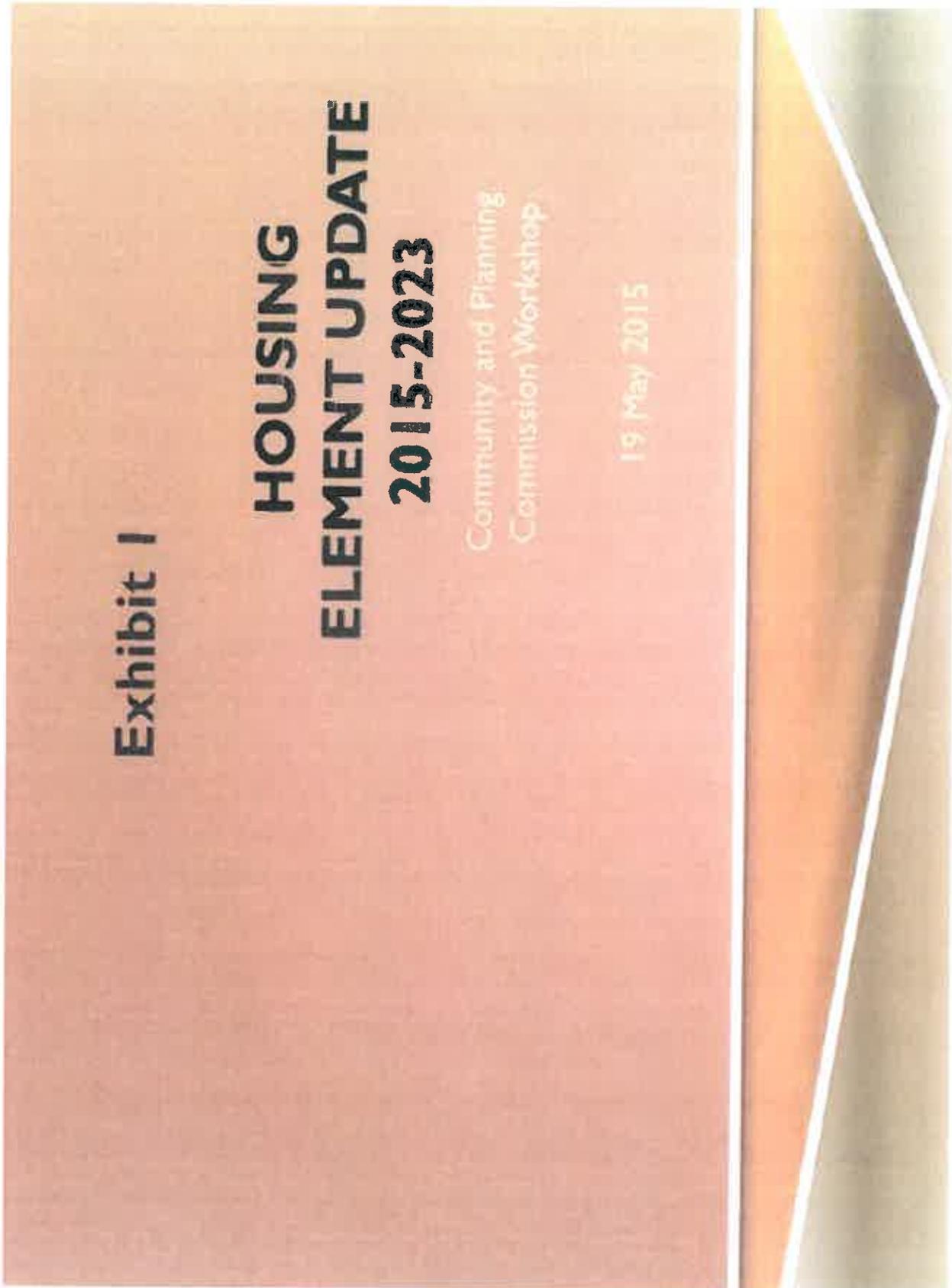
- ▶ Fifth cycle Housing Element, 2015-2023
- ▶ Fourth cycle Housing Element, 2007-2014

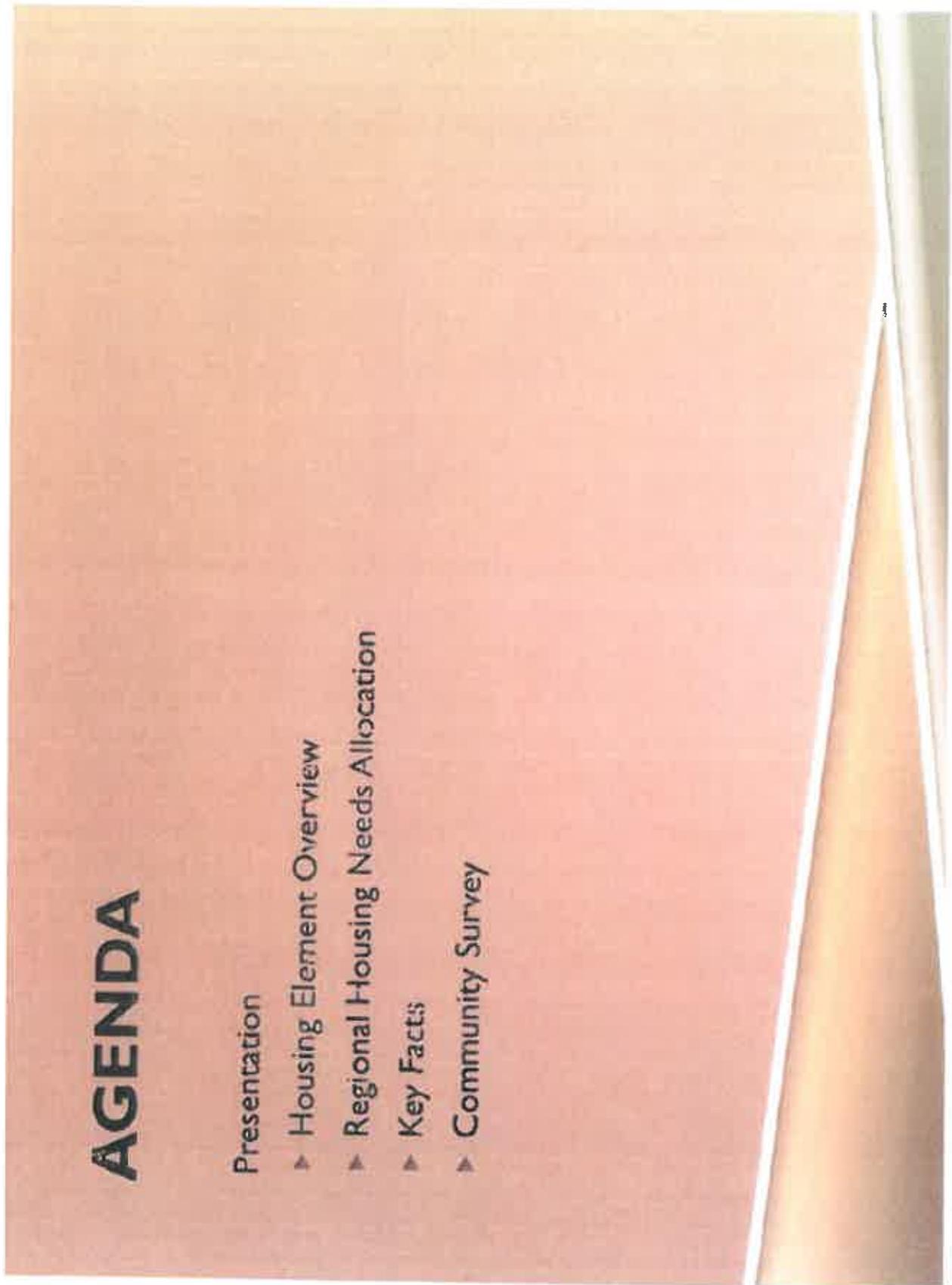
Review by California Department of Housing and Community Development ("HCD") for compliance with State law.

The purpose for the Community Meeting is to gain public input prior to finalizing the public draft Housing Element.

Attachments:

- Exhibit 1 - PPT





HOUSING ELEMENT REQUIREMENTS

One of seven (7) mandated elements of the general plan

New eight (8) year timeframe, set by State Law.

- ▶ Fifth cycle Housing Element, 2015-2023
- ▶ Fourth cycle Housing Element, 2007-2014

Review by California Department of Housing and Community

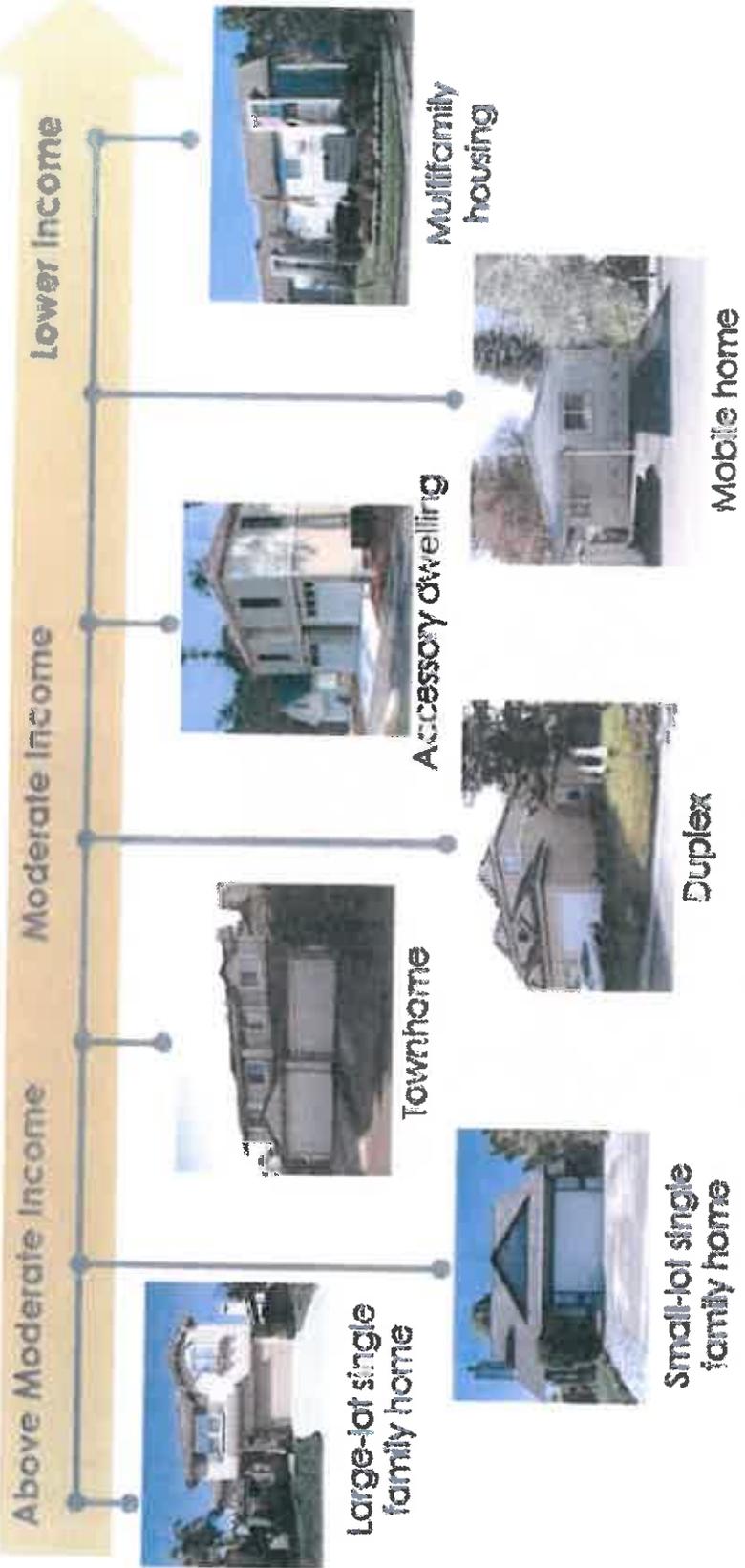
Development (“HCD”) for compliance with State law.

Plan to meet existing and projected housing needs of all economic segments of the community.

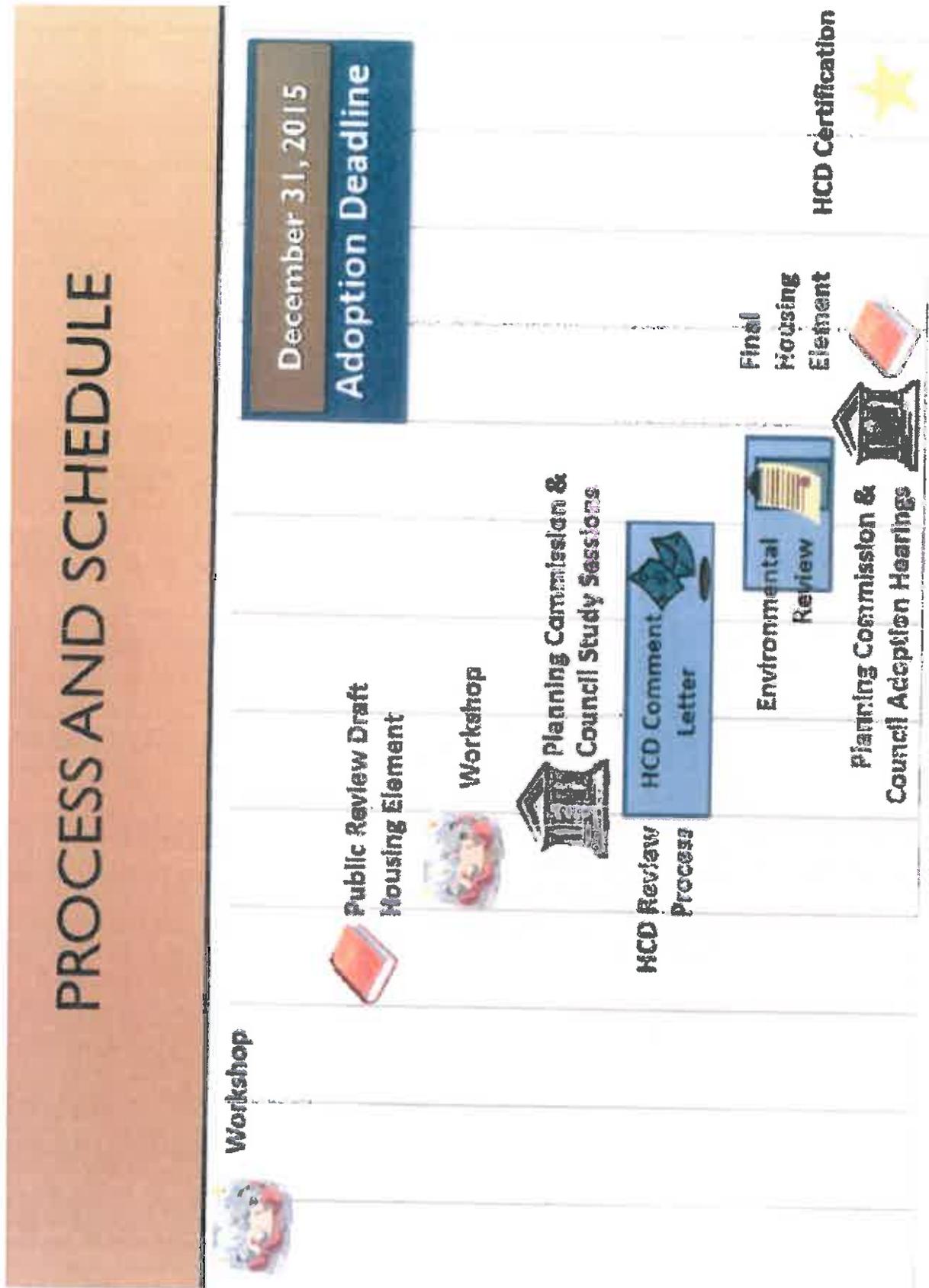
REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

AMBAG Region	10,430	2,515	1,640	1,900	4,375
Monterey County	7,386	1,781	1,160	1,346	3,099
Carmel-By-The-Sea	31	7	5	6	13
Del Rey Oaks	27	7	4	5	11
Gonzales	298	71	46	53	123
Greenfield	363	87	57	66	153
King City	180	47	38	33	75
Marina	4,308	815	205	278	550
Monterey	650	157	102	119	272
Pacific Grove	115	28	18	21	48
Salinas	2,229	538	350	406	935
Sand City	55	13	9	10	23
Seaside	393	95	62	72	164
Soledad	191	46	30	35	80
Balance Of County	1,551	374	244	282	651

Housing Element basic assumption: Density = Affordability









Housing Element Questionnaire

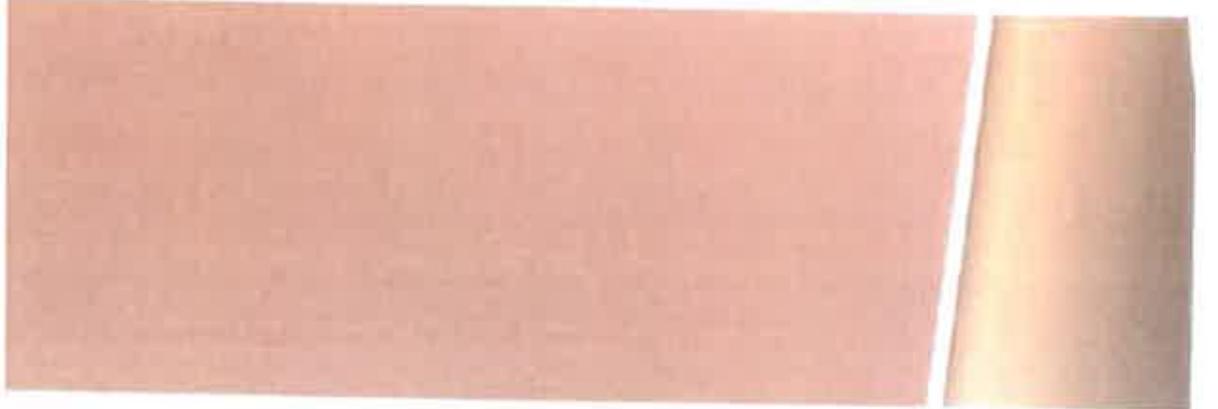
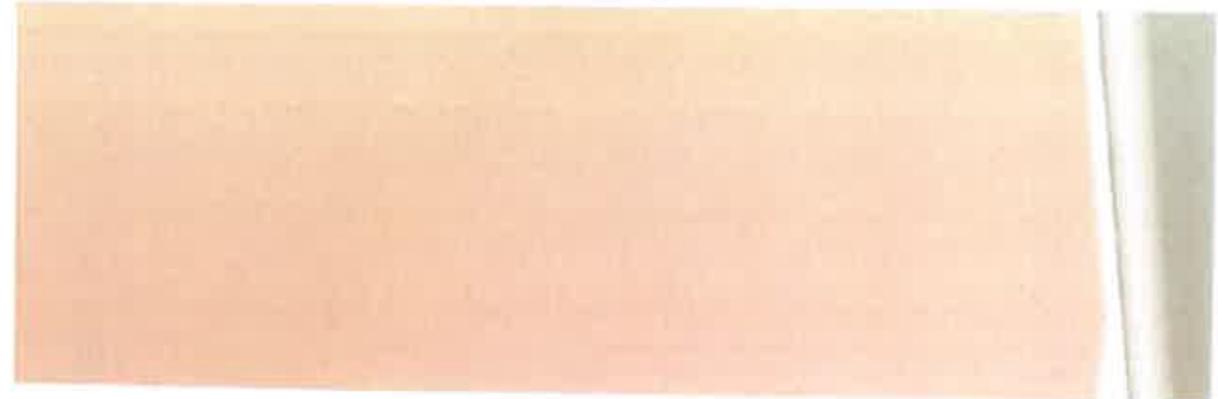
1. What are the major housing needs that should be addressed in the Housing Element? Is the community meeting the City's needs for housing? If not, why not? Why?

2. What are the barriers to affordable housing in the City of King?

3. What can be done to address these barriers to affordable housing?

Please use the space provided to provide comments on the Housing Element. Comments should be provided to the City of King Housing Element Workgroup at the following address: City of King, Housing Element Workgroup, 10000 1st Avenue, Everett, WA 98203. Comments should be provided by November 15, 2016.

City of King Housing Element Workgroup



DISTRIBUTION LISTHousing Element Public Workshop on May 19th:

Name	Mailing Address	City	State	Zip
Mayor Rob Cullen	212 S. Vanderhurst Ave	King City	CA	93930
Mayor Pro-Tem Karen Jernigan	212 S. Vanderhurst Ave	King City	CA	93930
Councilmember Darlene Acosta	212 S. Vanderhurst Ave	King City	CA	93930
Councilmember Belinda T. Hendrickson	212 S. Vanderhurst Ave	King City	CA	93930
Councilmember Mike LeBarre	212 S. Vanderhurst Ave	King City	CA	93930
Planning Commission Chair David Nuck	211 S. Mildred Ave	King City	CA	93930
Planning Commission Vice-Chair David Mendez	503 N. Mildred Ave	King City	CA	93930
Commissioner Michael Barbree	212 Kings Place	King City	CA	93930
Commissioner Margaret Raschella	333 N. Vanderhurst Ave	King City	CA	93930
Recreation Committee Chair Sharlene Hughes	106 River Drive	King City	CA	93930
Rec Commissioner Ken Kline	237 Beverly Court	King City	CA	93930
Rec Commissioner Victor Cortez	540 San Antonio Drive	King City	CA	93930
Rec Commissioner Ricky Humphreys	106 River Drive	King City	CA	93930
Airport Advisory Chair John McElmoyl	P.O. Box 3516	Greenfield	CA	93930
Airport Advisory Member Kenneth Erickson	46160 Pine Meadow Dr	King City	CA	93930
Airport Advisory Member Jeff Francis	P.O. Box 1108	King City	CA	93930
Airport Advisory Member Mark LaMascus	62901 Argyle Rd	King City	CA	93930
John M. Baucke, AICP, CNU	1812 Overlook Lane, Suite 100	Santa Barbara	CA	93103
Mike Nino, Nino Development	P.O. Box 1180	Tres Pinos	CA	95075
Wesley Beebe, Architect	P.O. Box 1743	King City	CA	93930
Big Valley Labor, LLC	102 Broadway Street	King City	CA	93930
Roger Borzini	218 Bassett Street	King City	CA	93930
John Buttgerelt	121 N. Vanderhurst Ave	King City	CA	93930
Chris Davis	121 N. Vanderhurst Ave	King City	CA	93930
King City Rustler	522 B. Broadway Street	King City	CA	93930
Mee Memorial Hospital	300 Canal Street	King City	CA	93930
Mee Memorial King City Clinic	210 Canal Street	King City	CA	93930
Tom Pettitt	121 N. Vanderhurst Ave	King City	CA	93930
Salinas Valley Fairgrounds	625 Division Street	King City	CA	93930
CalWater	1301 Broadway Cir	King City	CA	93930
PG&E	118 S. Third Street	King City	CA	93930
E&E Property Management Group	124-B N. Russ Street	King City	CA	93930
Tom Salcido	415 Broadway Street	King City	CA	93930
Rykal & Associates (King City Shopping Center)	15200 W. Sunset Blvd #204	Pacific Plsds	CA	90272
Debra Cobb, Property Management Meyer Operations	P.O. Box 606	King City	CA	93930
King City Chamber of Commerce	200 Broadway Street	King City	CA	93930
King City Union School District	800 Broadway Street	King City	CA	93930
Kathy Handley, The Lander Management Co	P.O. Box 1531	Salinas	CA	93902
Vince Lopez	815 Broadway Street	King City	CA	93930
Byron Lynn, Lynns Too	1137 Broadway Street	King City	CA	93930
Rava Business Park	P.O. Box 1600	King City	CA	93930
David Gill	1051 S Pacific Avenue	Oxnard	CA	93930
AMBAG	P.O. Box 809	Marina	CA	93933
Kate McKenna, AICP, Executive Officer LAFCO	132 W. Gabilan St #102	Salinas	CA	93901
TAMC	55 Plaza Cir	Salinas	CA	93901
Christopher Lopez, Chief of Staff to Monterey County Super	168 West Alisal Street, 3rd Floor	Salinas	CA	93901
Andrew Ausonio	11420 A Commercial Parkway	Castroville	CA	95012
Property Owners	P.O. Box 6874	Stockton	CA	95201
Oro Financial of Ca Inc	2304 West Shaw Ave,	Fresno	CA	93711
Chang Sheng & Min Mey Chang	1140 Singing Wood, DR	Arcadia	CA	91006
Manager, Holly Sugar Corporation	P.O. Box 581	Brawley	CA	92227
Jose Rodriguez	122 So. First Street	King City	CA	93930
Suzanne Rava	700 Airport Drive	King City	CA	93930
David Gill, Gills Onions/Rio Farms	48450 Lonoak Rd	King City	CA	93930
Joanna Garcia, Garcia's Mini Mart/Greyhound station	316 S. First St	King City	CA	93930
Bacclarini Reno Et Al	414 Fairview Drive,	King City	CA	93930
Andrew Ausonio/Queen Motel	702 S. First St	King City	CA	93930
Dr. Cheyne, King City Veterinary	890 S. First St	King City	CA	93930

International Tires	403 S. First Street	King City	CA	93930
Property Owners	103 Bassett St	King City	CA	93930
Property Owners	218 A North Street	King City	CA	93930
King City Pallet Co	401 N. First St	King City	CA	93930
CalWaters	620-H Broadway Street	King City	CA	93930
State Dept of Transportation Caltrans	850 S. First St	King City	CA	93930
Grove Mobilehome Park	111 Division St,	King City	CA	93930
College Ville Farm Workers Inc;	P.O. Box 6874	Stockton	CA	95201
Michael Gilles		King City	CA	93930
Larry Trevino	920 S. First St	King City	CA	93930
Amardeep Chahal	430 S. First Street	King City	CA	93930
Ray's Garage & Grocery Store	730 S. First St	King City	CA	93930
Lone Oak Land Company, LLC	1051 S Pacific Avenue	Oxnard	CA	93030
Reynolds Land & Cattle Company	439 Spring Creek Rd	Rexford	MT	59930
Rava Ranches	P.O. Box 1600	King City	CA	93930
Detels Partners, LP	4215 Roma Court	Marina Del Rey	CA	90292
Matt Kelley, Gill Ranch Company	S 1st Street AT Lonoak Road	King City	CA	93930
Bob Martin, Rio Farms	404 S. First Street	King City	CA	93930
Alfred Diaz-Infante, CHISPA	295 Main Street, Suite 100	Salinas	CA	93901

Meeting Sign In

Project: Planning Element Update Date: 11/22/16
 Community Meeting: _____ Time: 10:00 a.m.
 Host: City of King

Serial	Name	Organization	Title	Phone	Address
1	DAVID GILL	Riverview	Partner	809-942-1111	1111 1st St, Everett, WA
2	WEN BLOOM	ALUMNI		425-353-1111	1111 1st St, Everett, WA
3	DAVID GILL	Riverview	Partner	809-942-1111	1111 1st St, Everett, WA
4	DAVID GILL	Riverview	Partner	809-942-1111	1111 1st St, Everett, WA
5	DAVID GILL	Riverview	Partner	809-942-1111	1111 1st St, Everett, WA
6	DAVID GILL	Riverview	Partner	809-942-1111	1111 1st St, Everett, WA
7	DAVID GILL	Riverview	Partner	809-942-1111	1111 1st St, Everett, WA
8	DAVID GILL	Riverview	Partner	809-942-1111	1111 1st St, Everett, WA
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Housing Element Questionnaire

1. What are the major housing issues that impact or hinder in the housing element?
e.g., fair market housing, affordable senior housing, affordable family housing?

We need to eliminate substandard housing. Okamoto Court
Chateau Queen Motel & other shabby apartments & replace
them with better low-income developments. Otherwise
we see smaller units with smaller units so that they can
be affordable. All apartments & hotels need on-site
mangers as well as security cameras, gates & lights.

2. What are the barriers to affordable housing in the City of King?

Land is expensive as are development costs.
There are few appropriate locations for housing
unless we allow for more underground housing
& replace it with quality affordable housing
such as Kemp & other developments.

3. What can be done to address these issues and barriers?

We need action to provide affordable senior housing
as well as assisted living both subsidized &
private pay. Bring in all care & living-type
quality into the old hospital.

FOR MORE INFORMATION CONTACT:
MARTIN L. GARDNER, DIRECTOR, HOUSING ELEMENT,
CITY OF KING, DEPARTMENT OF COMMUNITY DEVELOPMENT,
2100 2ND AVENUE SOUTH, SEASIDE, WA 98148
206.875.1000

FOR MORE INFORMATION VISIT US AT:



Elemento de Vivienda Cuestionario

1. ¿Cuáles son los **principales problemas de vivienda** que se deben discutir en el Elemento de Vivienda (por ejemplo, la vivienda de los trabajadores agrícolas, viviendas de bajos ingresos para personas mayores, viviendas familiar y económicas)?

2. ¿Cuáles son las **barreras en viviendas de bajos ingresos** en la Ciudad del Rey?

3. ¿Qué se puede hacer para dirigir estas cuestiones y las barreras?

Por favor envíe el cuestionario a:

Maricruz Aguilar Navarro, Planificador Asistente,
Ciudad de King Departamento de Desarrollo Comunitario
212 S. Calle Vanderhurst
King City, CA 93928
Correo electrónico: maguilar@kingcity.com

MONTEREY+ PACIFIC
Applied Agricultural Technologies

Dear City Council Members;

I am writing in regard to the lack of agricultural working housing in the King city community.

Agriculture is woefully lacking places to house its workforce in south Monterey County. As such we continue to have a shortage of workers in our vineyard labor pool.

I would very much appreciate the opportunity to participate in the development of land use policy that would provide remedies for this serious deficit. Our company has been in business now for 22 years and a viable workforce is paramount to our existence.

Sincerely,



Steve McIntyre, President

40410 Arroyo Seco Rd. Soledad, CA. 93960 Phone: (831) 678-4845 Fax: (831) 678-4846 smcintyre@montereypacific

Rava Ranches
700 Airport Drive
King City, CA 93930

May 19, 2015

City of King Planning Commission
RE: Housing Issues 2015

The agriculture community faces many challenges, with a big labor shortage at the top of everyone's list. A major reason for the shortage is a lack of affordable housing, for either agricultural employees and/or families. The existing housing is becoming old and in need of repair and updates, and is also in very short supply, creating high rents and unsafe living conditions throughout the city.

The cost of new housing is a formidable challenge to both farmers and commercial developers. The bigger challenge and primary barrier to new or remodeled housing is the Planning and Building process in California. It is not only very costly, but extremely time-consuming. A project that ties up financial and labor equity for one to three years makes most developers walk away from a project, and deem the project a bad investment.

The zoning and planning processes must be modified to allow a project to move forward in a reasonable time frame. The burden placed on the economy by the planning process, along with many state bureaucratic regulations is choking our industry, along with the viability of our area. We must all come together to fix this problem, and it starts with allowing our economy to thrive by removing the choke-hold.

Regards,

Suzanne Rava for Rava
Ranches



APPENDIX B – VACANT LAND SUMMARY

VACANT LAND SUMMARY

Vacant	APN#	Zoning District	General Plan Designation	Acres
C-2 (General Commercial)				
Yes	026-242-002	C-2 (General Commercial)	GC (General Commercial)	1.08
Yes	026-261-027	C-2 (General Commercial)	GC (General Commercial)	0.35
Under Utilized	026-261-021	C-2 (General Commercial)	GC (General Commercial)	2.05
Under Utilized	026-261-001	C-2 (General Commercial) & R-4 Multi Family Residential	GC (General Commercial)	2.91
Total C-2 Acres				6.39
C-N (Neighborhood Commercial)				
Yes	026-561-001	C-N (Neighborhood Commercial)	NC (Neighborhood Commercial)	1.06
Yes	026-501-006	C-N (Neighborhood Commercial)	NC (Neighborhood Commercial)	0.69
Total C-N Acres				1.75
R-3 (Medium High Density Residential)				
Yes	026-071-070	R-3 (Medium High Density Residential)	MHDR (Medium High Density Residential)	0.48
Yes	026-071-073	R-3 (Medium High Density Residential)	MHDR (Medium High Density Residential)	0.47
Total R-3 Acres				0.95
R-4 (Multiple Family Residential)				
Yes	026-531-019	R-4 (Multiple Family Residential)	HDR (High Density Residential)	0.34
Yes	026-531-025	R-4 (Multiple Family Residential)	PD (Planned Development)	13.27
Yes	026-531-023	R-4 (Multiple Family Residential)	PD (Planned Development)	5.4
Total R-4 Acres				19.01

APPENDIX C - SOURCES

U.S. Department of Commerce, American Fact Finder : 2000, 2010 Census, American Community Survey Estimates 2009 – 2013

U.S Department of Labor: Bureau of Labor Statistics, annual farmworker income

California Department of Housing and Community Development (HCD): Pre-Approved Housing Needs Assessments

California Department of Housing and Community Development (HCD) : State Income Limits for 2014, Memo February 28, 2014

California Department of Finance (DoF): Table E-5 Population and Housing Estimates January 2011- January 2014

California Department of Housing and Urban Development (HUD): Quick Query Tool, Low Income Households

California Department of Developmental Services (DDS): Development Disabilities
www.dds.ca.gov

California Employment Development Department (EDD): Historical Employment

Association of Bay Area Governments (AMBAG): Regional Housing Needs Allocation (RHNA) for Monterey and Santa Cruz Counties 2015-2023

Housing Authority, County of Monterey: Assisted Housing www.hamonterey.org

California State University Monterey Bay (CSUMB): Homeless Point-In-Time Census and Survey, Comprehensive Report 2015, www.csUMB.edu

City of King Housing Element: 2007-2014 Approved Housing Element, June 2010.

City of King General Plan:

City of King Zoning Ordinance:

City of King Chamber of Commerce: Major Employers 2015

City of King: Community Development , Building and Safety and Police Departments

City of King Windshield Survey: Housing Conditions

Insight Center for Economic Development: Self Sufficiency Standard, Monterey County, www.cced.org

Federal Financial Institutions Examination Council: Loan application results, HMDA Data, 2013, www.feic.gov

Monterey County Association of Realtors: MLS Listings, Market Statistics, www.mcar.com

Loop Net Commercial Real Estate: Commercial Real Estate Listings, www.loopnet.com

Trulia: Real Estate Market Trends for King City, CA, www.trulia.com

Zillow: King City, CA Home Prices and Home Values, www.zillow.com

Craftsman Books: 2014 National Building Manual, 38th Edition , construction and land development costs

Building –Cost.net single and multi family construction costs

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 the growing farmworker and seniors populations, large families, single mothers, homeless, and the disabled.

- **Policy 3.1** The City shall encourage the development of housing for agricultural workers, 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 agricultural workers, large families, elderly, disabled persons, and other identified special needs groups.
- **Policy 4.4** Assist agencies and organizations that serve residents with special housing needs, including agricultural workers, 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 agricultural workers) should be explored.

The City is working with local farmers to facilitate the construction of housing for more than 200 agricultural workers. The City has initiated a revision to the Code that, if approved by the City Council, will allow agricultural workers in both the FSC and C-2 Zones. These changes are anticipated to occur by spring 2016. Given that the FSC District 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 agricultural workers under a CUP in the FSC Zoning District.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	City of King
Timeframe:	2016
Objective:	Expand potential locations for Agricultural working housing
Process Zone Change	Process Zone Change in FSC (First Street Corridor) and C-2 (General Commercial) Districts
CYCLE 5 GOAL:	Accommodation for 200+ Agricultural workers 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 agricultural working 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 Agricultural working 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
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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 agricultural working housing do not conflict with Health and Safety Code §17021.5 which states that agricultural working 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 agricultural workers. 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 Agricultural working 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 agricultural workers
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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 agricultural workers.

TABLE 8.7.1 SUMMARY OF QUANTIFIED OBJECTIVES

Programs	Income Categories				Total
	Very Low	Low	Moderate	Above Moderate	
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. Agricultural working housing (see Program 3)	-	-	-	-	-
Total:	160	170	-	-	330

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 the growing farmworker and seniors populations, large families, single mothers, homeless, and the disabled.

- **Policy 3.1** The City shall encourage the development of housing for agricultural employees, 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 agricultural employees, 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 agricultural employees, 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: Agricultural Employee 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 and Agricultural Employees	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, on an on-going basis:

- 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:	<p>2016: Meet with Fire Chief to discuss current ability and needed equipment to fight fire above a second story. Meet with City Manager to discuss taller buildings downtown, including information gathered from Fire Chief.</p> <p>2017: With City Manger's approval, present concept to Planning Commission. Present recommendation to Council.</p> <p>Pending Council's approval / direction prepared appropriate Zoning Code changes.</p>
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
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.
CYCLE 5 GOAL:	Add land for 100 market rate units and 100 affordable units to City Limits (annexed and zoned).

3) Provide Future Housing Sites for Lower Income Residents and Agricultural Employees :

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 agricultural employees) should be explored.

In March of 2016 the City revised the Zoning to allow agricultural employees in both the FSC and C-2 Zones. The City is currently working with an applicant regarding a project proposal to remodel a portion of the old Meyer tomato processing facility on First Street, accommodating 214 agricultural employees under a CUP in the FSC Zoning District.

A Memorandum of Understanding (MOU) is being prepared.

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	City of King
Timeframe:	2016
Objective:	Expand potential locations for Agricultural Employment Housing
Process Zone Change	Implement 2015 Zone Change in FSC (First Street Corridor) and C-2 (General Commercial) Districts.
CYCLE 5 GOAL:	Accommodation for 200+ agricultural employees 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 agricultural working 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:	Coordinate and provide 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 Agricultural working housing developers – discuss available programs.
Prepare Applications:	Participate in application for funding as identified.
DOCUMENTATION and REPORTING:	Provide Semi-annual update to Planning Commission regarding funding sources discussions, potential developers and potential funding.
CYCLE 5 GOAL:	Participate in application every other year. 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 to Planning Commission.
DOCUMENTATION and REPORTING:	Document research and upcoming recommendations to Planning Commission and Council semi-annually.
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 understanding and utilization of the County's Housing Choice Voucher Program. Include information on Website and in Newsletter.
DOCUMENTATION and REPORTING:	Document information program / landlords reached / units in Program to Planning Commission semi-annually.
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 Zoning Code (and General Plan) for hindrances including mobile/manufactured dwellings in Single Family Residential districts and Amend Code as directed
DOCUMENTATION and REPORTING:	Prepare and present recommended revisions semi-annually.
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 building regulations
- Respond to neighborhood concerns / complaints
- Address deferred maintenance in housing

In conjunction with these Code Enforcement activities, the City will provide information to homeowners via the City's Web Site regarding rehabilitation assistance by referring property owners to the City's Residential Rehabilitation Assistance Program (See Program 9)

SUMMARY / IMPLEMENTATION	
Funding Source	General Fund
Responsible Agency:	Community Development Department
Timeframe:	On-going
Objective:	Continue to provide the community with building permit process information and ways to remedy code violations.
Enforcement:	Continue to respond to residents who note potential violations in their neighborhoods. Address significant code enforcement issues identified during daily permitting activities.
DOCUMENTATION and REPORTING:	Continue providing information sessions (most recent September 2016) regarding permitting process and Code Enforcement. Target is twice yearly. Include Building Department website updates and articles in City manager's newsletter.
CYCLE 5 GOAL:	Effective Code Enforcement Program, clearly understood and used 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.
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) Agricultural Employee Housing:

The City is actively involved in facilitating the development of agricultural employee housing. The City will continue to work with landowners to provide support and identify financial assistance for agricultural employee housing. Also see **Programs 2, 3 and 4.**

To facilitate permit processing, the City will amend the Zoning Ordinance to ensure compliance with Health and Safety Code §17021.5 which states that agricultural working 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”*.

SUMMARY / IMPLEMENTATION	
Funding Source	General Funds
Responsible Agency:	Community Development Department, Planning Commission, and City Council
Timeframe:	Ongoing
Objective:	Facilitate the approval process and of Identify potential funding for Agricultural Employee Housing projects.
Program:	<p>2016: Revise Zoning Code to ensure compliance with Health and Safety Codes §17021.5 and §17021.6.</p> <p>2017 and Ongoing: Work with non-profits to Identify existing state and federal funding sources specifically related to Farmworker Housing.</p> <p>Ongoing: Community Development Staff Coordinate and facilitate yearly meeting between City Manager, Farmers and Monterey County Staff to explore and facilitate partnerships. Continuous communication</p>
DOCUMENTATION and REPORTING:	Community Development Staff to include progress as part of existing City Manager’s Staff Updates reporting process.
CYCLE 5 GOAL:	Revise Zoning Code. Identify funding sources that result in

	subsidized housing for 50 agricultural employees
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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. 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 date of completion.
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 that include the procedure and contact information for filing a Fair Housing Related Complaint.

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 as provided by Fair Housing Council Of Monterey County (Housing Resource Center)
DOCUMENTATION and REPORTING:	Contact information for HRC with explanation of their programs and access to their counseling and legal resources will be published in English and Spanish in the Community Development section of the City's website and in the City Manager's newsletter. City Front Counter Staff will be provide with an information packet to be provided to the public. Complaints will be directed to Community Development Staff who will record the nature of each complaint, the complainant and the date of Community Development Staff's referral to HRC. The City Manager will be apprised of complaints and HRC educational seminar / resource information as part of the existing Staff Updates reporting process.
CYCLE 5 GOAL:	Create an understanding of Fair Housing Standards and the HRC resources available to the public.

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:	Document progress and provide Semi-Annual updates to Planning Commission.
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 in which City can participate.
DOCUMENTATION and REPORTING:	Present concept / Program to Planning Commission, present examples that define Universal Design. Meet with Development Community to discuss potential. Document research and discussions and update discussions Semi-

CYCLE 5 GOAL:	Annually. Include homes with Universal Design features in each new development.
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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 to be included in ongoing General Plan Updates that define and implement efficient use of land.
Program:	Present proposed policies to Planning Commission. Prepare General Plan revisions as directed. Begin with Land Use Element.
DOCUMENTATION and REPORTING:	Document actions / progress and update Planning Commission Semi-Annually. Present proposed revisions to General Plan Annually.
CYCLE 5 GOAL:	"Refreshed" General Plan that guides efficient use of resources and land.

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 Smart Planning Funds.
Program:	Prepare and present proposed Program to City Manager and Planning Commission to improve competitiveness. Identify sources of funding and ways to support applications.
DOCUMENTATION and REPORTING:	Document actions / progress and update Planning Commission Semi-Annually.
CYCLE 5 GOAL:	25 Units to receive 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 using Website and Manager's Newsletter.
DOCUMENTATION and	Document actions / progress and update Planning

REPORTING:	Commission Semi-Annually.
CYCLE 5 GOAL:	25 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:	Ongoing discussions and cooperation with CalWater to implement the recently released (April 2016) 2015 Urban Water Management Plan. Include information and concepts from the Water Management Plan as part of development project review.
DOCUMENTATION and REPORTING:	Community Development Department to provide articles for City Manager's Newsletter twice yearly.
CYCLE 5 GOAL:	Comply with or exceed the requirements of the Urban Water Management Plan.

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.
CYCLE 5 GOAL:	Substantially Updated 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 agricultural employees.

TABLE 8.7.1 SUMMARY OF QUANTIFIED OBJECTIVES

Programs	Income Categories				Total
	Very Low	Low	Moderate	Above Moderate	
Housing Availability and Services					
1. Provision of Future Sites	25	35	-	-	60
2. Infill Development	50	50	50	50	200
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	-	5	5	-	10
Special Housing Needs					
10. Agricultural Employee Housing	25*	25*	-	-	50*
16. Smart Planning Incentives	-	10	15	-	25
17. Energy Efficient Housing	-	10	15	-	25
Total:	110	145	85	50	390

* Indicates Individuals – not included in total “units”

**Minutes
City Council Meeting
March 22, 2016**

1. CALL TO ORDER:

Meeting was called to order at 6:00 PM by Mayor Rob Cullen.

2. FLAG SALUTE:

The flag salute was led by Mayor Cullen.

3. ROLL CALL:

City Manager Adams conducted roll call.

City Council:	Council Members Hendrickson, LeBarre, Mayor Pro Tem Jernigan, and Mayor Cullen
City Staff:	City Manager Steven Adams, City Attorney Martin Koczanowicz

4. CLOSED SESSION ANNOUNCEMENTS:

Labor Negotiations pertaining to Police Officers Association – no reportable action.

Anticipated Litigation Case – no reportable action.

One claim filed against the City of King by Grace Lutheran Church – claim accepted

5. PRESENTATIONS:

Mayor Cullen introduced Colonel Norris from U.S. Army Garrison Fort Hunter Liggett. He spoke on the economic impacts of 25,000 troops incoming to Fort Hunter Liggett. The office in Pentagon has hired a group to work with local stakeholders and meeting will be held April 7, 2016. On May 4 they will be honoring Lieutenant General Hunter Liggett. On July 20, Fort Hunter Liggett will be honoring the military display. April 9th is the Fishing Derby for family and kids.

6. PUBLIC COMMUNICATIONS:

Carlos Victoria recognized Council Members and Police Department for having one more year with MBASIA.

7. COUNCIL COMMUNICATIONS:

Mayor Cullen announced that Salinas Valley Waste Management approved a small rate increase, which usually goes in effect in three to four months.

Council Member Hendrickson attended a meeting March 9th with Joe Murray and tenants of Komfort Court. Mr. Murray will pay for permits and repairs. On April 9th from 7-9 p.m., "Guitars Not Guns" will have a concert at the King City High School Auditorium.

Mayor Pro Tem Jernigan was impressed with Little League and volunteers. April 20th is Pinnacles National Birthday at 3:30-6:30 p.m. Also, 80 teenagers from Cupertino will be on vacation in King City and will be

hosting Bible services in 3 local churches. They want to encourage other kids to volunteer during their Spring Break.

Council Member LeBarre announced his visit Washington D. C. for the American Public Transportation meeting. He will attend the TAMC Board meeting, who will be considering placing the transportation sales tax on ballot on November 2016.

8. CITY STAFF REPORTS AND COMMENTS:

City Manager Adams spoke about the TAMC sales tax measure and will be reporting to Council requesting their endorsement. Important topics that are being worked on the next three months are the district election, which will be discussed during the City Council meeting, budget workshops for each department, and the medical marijuana tax measure. Survey results will be presented on the next agenda. Grant requests are being worked on related to efforts for public safety goals. MBASIA has extended insurance coverage and appreciation goes to the Interim Police Chief for efforts of the Police Department that contributed to that decision.

Interim Police Chief Sollecito will be working until April 7th, 2016. He commented that the Interim Captain is working out very well. Police recruitments needed to be discontinued until labor negotiations are completed.

Mayor Cullen and Council Member Hendrickson thanked Chief Sollecito for all his work.

Mayor Pro Tem Jernigan also thanked Chief Sollecito and expressed encouragement for re-establishing the Explorer Program.

Council Member LeBarre spoke and thanked Chief Sollecito.

City Manager Adams mentioned an informal reception will be announced for Chief Sollecito.

9. CONSENT AGENDA

- A. Minutes of March 22, 2016 Council Meeting
- B. Monthly Treasurer's Report
- C. Successor Agency Monthly Treasurer's Report
- D. City Check Register
- E. Consideration of Successor Agency Check Register
- F. Consideration of Agricultural Employee Housing in the First Corridor Zoning District
- G. Consideration of Agreement for Consultant Services to assist City in preparing Medical Marijuana Tax Measure
- H. Consideration of Resolution Affirming the City's Compliance with SB7
- I. Consideration of Liquidation of Surplus City Vehicles and Equipment
- J. Consideration of Acceptance of Public Improvements
- K. Consideration of Memorandums of Understanding for Participation in 2015 Assistance to Firefighters Grant

Mayor Cullen called for Public Comments: None

Action: Motion to approve item A,B,C,D,E,F,G,H,I,J and K by LeBarre and seconded by Hendrickson.

Mayor Pro Tem Jernigan spoke and recused herself on item F.

AYES: Council Members: Hendrickson, LeBarre and Mayor Cullen
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

Mayor Pro Tem Jernigan commented on missing minutes for February 23, 2016 having a two week period time frame.

10. PUBLIC HEARING:

10 A. Consideration of Amendments to the General Plan Elements

Doreen Liberto-Blanck, Planning presented three elements of the General Plan to be adopted. She recommended the adoption by Resolution of the Mitigated Negative Declaration and adopt the 2015-2023 Housing Element, Land Use Element amendment and Open Space, Conservation and Safety Element amendment.

Public Comments: None

Council Comments:

Mayor Pro Tem Jernigan complimented the Planning Commission on their preparedness and work.

Mayor Cullen spoke on when we became a Charter City and he said it was year 2010.

City Attorney Martin Koczanowicz will check the actual language on date of becoming a Charter City.

Mayor Pro Tem Jernigan suggested to save the documents for future Council Members and public to have access to documents.

Action: Motion to approve item 10.a. by Jernigan and seconded by LeBarre.

AYES: Council Members: Hendrickson, LeBarre, Mayor Pro Tem Jernigan and Mayor Cullen

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

11. REGULAR BUSINESS:

11 A. Consideration of Project Schedule and Line Drawing Criteria for Council Districts

City Manager Adams spoke on moving forward to the district elections, approve the schedule of meetings and the line drawing criteria for adjusting council district boundaries.

City Attorney Martin Koczanowicz spoke on the criteria for approval needed to be compliant with Federal and State Laws.

Mayor Cullen spoke on the draft schedule of hearings on April 16th, 25th, May 24th for the public to give input on draft maps. Draft maps will be posted on City website on March 30th for draft schedule.

City Manager Adams would like feedback if April 16th meeting at 1:00 p.m. in City Chambers is a good time and is open to suggestions. He recommended holding the meeting at the Council Chambers rather than the Church to be neutral rather than targeting one sector of the community.

Council Member LeBarre spoke that Senator Cannella is scheduled for a meeting on April 16th at City Chambers so it is important to confirm to avoid a conflict.

Public Comment: None

Action: Motion to approve item 11 a. by LeBarre and seconded by Hendrickson

AYES: Council Members: Hendrickson, LeBarre, Mayor Pro Tem Jernigan and Mayor Cullen

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

11 B. Consideration to Adopt Code Enforcement Priorities and Strategies

City Manager Adams recommended adoption of the categories of code enforcement issues and priorities. The City currently provides code enforcement and has a citizens' advisory committee that provides input on concerns and general areas and cases. As a result, staff is not always able to achieve compliance on every item. City Manager Adams proposed to be more effective and establish priorities one at a time. The focus could then first be on public education, warnings, courtesy notices, and then move to citations to better achieve more results.

Doreen Liberto-Blanck spoke on selecting and agreeing on a priority list. Issues that identified by the Citizens Advisory Committee were temporary outdoor structures, downtown building appearances, signs and vehicles maintenance.

Mayor Cullen spoke with concern on noise complaints and how this concern can be prioritized.

City Manager Adams indicated noise complaints would be another category and would need to be looked into separately.

Mayor Pro Tem Jernigan supports removal of outdoor structures and would like to see more involvement from the Hispanic/Latin community and participation in the Advisory Committee.

City Manager Adams spoke and supports educational flyers and networking with the Chamber to help the Spanish community better understand the citation process.

Public Comment: None

Mayor Cullen entertained a Motion to adopt the recommended category priority list with an addition of amplifiers/noise and to let the Advisory Group determine where it falls into priorities.

Action: Motion to approve item 11 b. by LeBarre and seconded by Hendrickson

AYES: Council Members: Hendrickson, LeBarre, Mayor Pro Tem Jernigan and Mayor Cullen

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

11 C. Consideration of Formation of Community Task Force to End Youth Violence

City Manager Adams spoke to approve staff's recommendation for formation of a Community Task Force to End Youth Violence when the new Chief starts. He stated it would include four basic categories of strategies: 1) increased enforcement; 2) code enforcement on gang related properties; 3) use of technology - surveillance cameras and increase in street lighting; and 4) expansion of youth gang

prevention programs. The process will take about three months and presented recommendations for the structure of the task force.

Mayor Cullen spoke in regards to not enrolling local service club members.

Mayor Pro Tem Jernigan supported Council appointments to help others to develop as leaders. She recommended meetings to be held at night to allow as many people as possible to attend.

Council Member LeBarre spoke that he would like to lower the amount of people in Committee.

Public Comment:

Community member asked if Committee will include representatives from the youth or any employers from the AG Industry.

Mayor Cullen supported the suggestion from the public speaker in regards to allowing youth and AG Industry members to join.

Action: Motion to approve item 11 C. by Jernigan and seconded by LeBarre

AYES: Council Members: Hendrickson, LeBarre, Mayor Pro Tem Jernigan and Mayor Cullen

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

11 D. Consideration for Sale of City Parcel Number 026-351-036-000

City Manager Adams recommended listing for sale City Parcel Number 026-351-036-000, which is 2.48 acres. There is a lot of interest expressed by medical marijuana providers and County for possible corporation yard. After speaking to Attorney Koczanowicz, an appraisal may be bypassed. An appraisal may be low and not accurate due to changes in the market. However, an analysis of the Successor Agency property sale prices was done and a realtor recommendation to determine price per acre, then the price was set higher. There is a possibility it may be sold by the end of the fiscal year and therefore balance the budget.

Mayor Cullen spoke about the three recommendations: 1) setting a sale price of \$425,000; 2) authorize the City Manager to enter an exclusive authorization to sell agreement with Michael Bassetti; and 3) direct staff to prepare an amendment to the medical marijuana ordinance to allow that medical marijuana cultivation, manufacturing, processing is an allowed use in the M3 zone.

City Manager Adams spoke that technically, under the Municipal Code wording, anything allowed in M1 and M2 is allowed in M3. However, the City Attorney's office has indicated it would be preferable to clarify the Ordinance to better protect the City.

Mayor Pro Tem Jernigan spoke that she would physically like to go see the property.

City Manager Adams agreed to schedule a tour for Mayor Pro Tem Jernigan to go see the property.

Action: Motion to approve item 11 D. by LeBarre and seconded by Hendrickson

AYES: Council Members: Hendrickson, LeBarre, Mayor Pro Tem Jernigan and Mayor Cullen

NOES: Council Members:

ABSENT: Council Members:

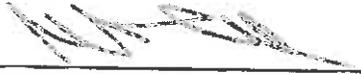
ABSTAIN: Council Members:

For the record Attorney Koczanowicz announced Mayor Pro Tem Jernigan to recusal Item 9 F. Mayor Pro Tem Jernigan declared recusing herself due to conflict of interest created by a relationship with claimant Item 9 F.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor Cullen adjourned the meeting at 8:05 pm.

Approved Signatures:



Mayor, Robert Cullen
City of King



City Clerk, Steven Adams
City of King

Exhibit 5

PLANNING COMMISSION RESOLUTION NO. 2016-164

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING
RECOMMENDING THE CITY COUNCIL APPROVE REVISION TO THE ADOPTED 2015 –
2023 (CYCLE 5) HOUSING ELEMENT AND READOPT WITH REVISIONS AS PRESENTED**

WHEREAS, on March 22, 2016 the City Council ("**Council**") adopted the 2015 – 2023 General Plan Housing Element ("**Adopted Document**") and approved the associated Mitigated Negative Declaration ("**MND**") in accordance with the requirements of the California Environmental Quality Act;

WHEREAS, the Adoption occurred prior to April 16, 2016, the final date for Adoption in order to maintain an eight year revision cycle;

WHEREAS, the City submitted the Adopted Document with evidence of Adoption by Council to the California Department of Community Development ("**HCD**") and has received confirmation of receipt and acknowledgement of Adoption;

WHEREAS, HCD has indicated that revisions to Chapter 8 "Programs" must occur prior to Certification by the Department and has provided guidance regarding the required revision(s);

WHEREAS, City Staff has prepared the Revision to the Housing Element as directed by HCD and has received verbal confirmation of accuracy and completeness;

WHEREAS, consideration of the noted Revision(s) has been duly noticed in the King City Rustler, being published on October 19, 2016; and

WHEREAS, on November 1, 2016 the Planning Commission considered all information and accepted testimony during a public hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of King does hereby recommend that the City Council approve the Revisions to the Adopted 2015 -2023 General Plan Housing Element and Re-Adopt it, with the intent of obtaining Certification of the Element by "**HCD**".

PASSED AND ADOPTED THIS 1st day of November, 2016 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAINING:

DAVID NUCK, CHAIRPERSON

ATTEST:

ERICA SONNE, Deputy City Clerk for
MARICRUZ AGUILAR-NAVARRO, ASSISTANT PLANNER /
SECRETARY TO THE PLANNING COMMISSION