



Item No. 10 (B)

REPORT TO THE CITY COUNCIL

DATE: NOVEMBER 22, 2016

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: DOREEN LIBERTO BLANCK, COMMUNITY DEVELOPMENT DIRECTOR

BY: SCOTT BRUCE, PRINCIPAL PLANNER

RE: CONSIDERATION OF REVISION AND RE-ADOPTION OF THE 2015-2023 HOUSING ELEMENT

RECOMMENDATION:

Staff recommends the City Council: 1) review and consider revisions to Chapter 8 (Programs) of the previously Adopted Housing Element; 2) conduct Public Hearing; and 3) adopt the Revised Housing Element as presented.

BACKGROUND:

In March 2015, staff began work on revisions to the City's Housing Element in accordance with State Law. The goal was to adopt a revised element within the time frame set by the State, ensuring that the eight (8) year revision cycle would be maintained. If the City did not meet the deadline established by the State, the City would then be required to update the Housing Element in five (5) years rather than eight (8). The current (Cycle 5) Planning Period runs from January 31, 2015 to January 31, 2023.

The Cycle 5 City of King Housing Element (with attendant Environmental Documentation (MND)) was adopted by the City Council on March 22, 2016. The final date for adoption to maintain the eight (8) year cycle was April 16, 2016. A letter documenting the adoption, including a copy of the Element as adopted, was sent to and received by the Department of Housing and Community Development (HCD). HCD has since verified that the Element was adopted within the required timeframe.

At the time that the letter was sent, staff informed HCD that Chapter 8 (Programs) was still under revision, per direction of HCD. HCD acknowledged that the revisions were

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forthcoming, that the adopted Element would be revised, and that the revised Element would be re-adopted.

DISCUSSION:

As noted above, the Adopted Cycle 5 (2015 – 2023) Housing Element has been Revised. During the period of time since the March 2016 adoption of the Element, staff has been in contact with HCD, discussing Chapter 8 and gaining direction to revise the Chapter to better identify details, tracking, timeframes and quantified objectives. Revisions have been relatively minor and HCD has verbally confirmed that the revisions to the Chapter as prepared by staff meet HCD's requirements for certification.

On November 1, 2016, the Planning Commission entertained and discussed the revision and proposed re-adoption. At that time, Commission approved Resolution 2016 – 164 which, in a 4 – 0 vote recommended that Council re-adopt the Element.

With this revised adoption, staff will resubmit the Element to the State. At that time, HCD will provide its' letter of certification. Certification has no impact on the eight (8) year revision cycle. However, in some instances, cities whose Housing Elements are certified compete more efficiently for grant funds. It is also important to have a certified Housing Element to help avoid legal challenges to projects that are approved by the City Council and Planning Commission.

HCD had previously requested revision to Chapter 8, primarily having to do with better definition of on-going, quantifiable actions. A revised Chapter 8 was submitted to HCD in early July 2016. Upon HCD's review of that revision a limited amount of further revision was requested. More specifically, changes were requested to Programs 1, 8, 10, 12 and 16.

Program 1: Emphasize Infill Development

- Language is revised related to Planning Commission / City Council discussion of additional fire-fighting equipment to fight fire in taller structures regarding downtown height limits. Revised language is included related to potential amendment of the Zoning Code.

Program 8: Enhance Code Enforcement

- There is a focus on the actions currently taken by the City to reduce scope of the effort.

Program 10: Agricultural Employee Housing

- Introduction is revised and clarified.
- Program / Documentation and Reporting is clarified and simplified.

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Program 12: Fair Housing Program

- Revised Program / Documentation, Reporting and Cycle 5 quantified action.

Program 18: Energy and Water Conservation

- Revised Program / Documentation and Cycle 5 quantified action

Based on discussion with HCD, it is anticipated that the Element will be certified within 30 days of HCD receiving notification and the revised Element. However, it could take up to 90 days to receive Certification.

COST ANALYSIS:

There is no additional cost associated with approval at this time. Staff time for future actions (tracking, code revision, documentation) included in the revision has not been determined at this time.

ALTERNATIVES:

The following alternatives are provided for Council consideration:

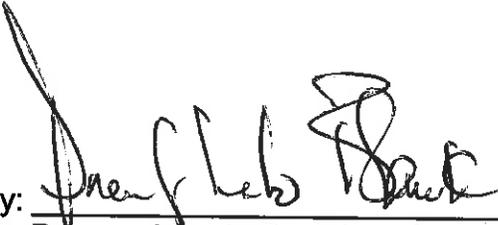
1. Review, consider, approve and adopt the Amended Housing Element;
2. Direct staff to make additional amendments to Chapter 8;
3. Do not approve the Amended Housing Element; or
4. Provide other direction to staff.

Exhibits:

1. Cycle 5 Housing Element as Amended
2. Chapter 8 from previous Adoption (March 22)
3. Current Chapter 8 as amended
4. Minutes from March 22, 2016 City Council Hearing.
5. Planning Commission Resolution 2016 – 164 from November 01, 2016
6. Resolution 2016 – 4550 for Council action

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THE CITY OF KING

HOUSING ELEMENT 2015-2023



Adopted March 22, 2016

Revised and Adopted November 22, 2016

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

CITY OF KING

HOUSING ELEMENT 2015-2023

Adoption Draft (adopted March 22, 2016)
Final Revisions Adopted (November 22, 2016)

City of King
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CHAPTER 1: INTRODUCTION

1.1 INTRODUCTION

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

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

1.2 THE CITY OF KING 2015-2023 HOUSING ELEMENT

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

The City of King faces several key housing issues:

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

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

STATE LAW AND LOCAL PLANNING

1.5 CONSISTENCY WITH STATE LAW

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

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

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

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

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

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

THE HOUSING ELEMENT

1.7 RELATIONSHIP TO OTHER PLANS AND PROGRAMS

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

1.8 HOUSING ELEMENT ORGANIZATION

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

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

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

1.11 STAKEHOLDER WORKSHOP: 19 MAY, 2015

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

Major Housing Issues and Barriers to Affordable Housing

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

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

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

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2.3 HOUSEHOLDS

Household Trends, 2000 – 2013

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

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

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

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

Households by Size

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

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

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

Tenure by Age of Householder

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

TABLE 2.3.4 TENURE BY AGE OF HOUSEHOLDER

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

Source: ACS 2009 – 2013 Estimates Table B25007

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

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

2.4 RACE / ETHNICITY

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



2.5 AGE

Age Comparison

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

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

TABLE 2.5.1 AGE DISTRIBUTION

Age	2000		2010		2013	
	#	%	#	%	#	%
Under 5	1,090	9.9	1,447	10.8	1,409	10.8
5-9	1,180	10.6	1,337	9.8	1,431	11.0
10-14	1,033	9.3	833	8.0	1,314	10.1
15-19	1,125	10.1	1,610	9.3	1,297	10.0
20-24	1,043	9.4	1,154	10.1	1,036	8.0
25-34	2,042	18.4	2,080	9.3	2,374	18.3
35-44	1,419	12.3	1,582	7.9	1,467	11.3
45-54	952	8.6	987	7.3	1,216	9.4
55-59	336	3.0	393	6.2	309	2.4
60-64	188	1.7	392	5.1	307	2.4
65-74	387	3.5	349	4.3	404	3.1
75-84	229	2.1	154	3.3	152	1.2
85 and over	70	0.6	81	2.6	280	2.2
Total	11,094*	100%	12,874**	100%	12,996***	100.2%

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

TABLE 2.7.1 EMPLOYMENT BY INDUSTRY

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

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

TABLE 2.7.3 HISTORICAL EMPLOYMENT 2000 - 2014

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

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

Median Household Income

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

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

Households by Income

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

TABLE 2.7.6 HOUSEHOLDS BY INCOME 2000 AND 2013

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

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

2.8 HOUSING CHARACTERISTICS

Housing Inventory by Unit Type

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

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

Age of Housing Stock

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

TABLE 2.8.3 AGE OF HOUSING STOCK – OCCUPIED UNITS *

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

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

Housing Conditions

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

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

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

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

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

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



TABLE 2.8.6 OCCUPANCY STATUS 2000 AND 2013

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

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

Vacancy Types

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



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

TABLE 2.8.8 OVERCROWDED HOUSEHOLDS: 2000

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

Source: City of King 2007 – 2014 Housing Element

TABLE 2.8.9 OVERCROWDED HOUSEHOLDS: 2013

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

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

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

TABLE 2.9.3 OCCUPIED HOUSING UNITS BY COST

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

Source: ACS 2009 – 2013 Estimates, Table B25104

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

Moderate Income Households

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

Lower Income Households

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

Extremely Low Income Housing Needs

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

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

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

*Source: www.bankrate.com amortization calculator

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

Ability to Pay based on City of King Median Income						
Extreme Low Income Households at 30% of 2013 Median Family Income (MFI)						
Number of Persons	1 (.70)	2 (.80)	3 (.90)	4 (1.00)	5 (1.08)	6 (1.16)
Income Level	\$9640	\$11,018	\$12,395	\$13,772	\$14,820	\$15,918
Max. Monthly Gross Rent (1)	\$241	\$275	\$310	\$343	\$370	\$398
Max. Purchase Price (2)	\$37,580	\$42,880	\$48,330	\$53,480	\$57,690	\$62,050
Very Low Income Households at 50% of 2013 MFI						
Number of Persons	1	2	3	4	5	6
Income Level	\$16,067	\$18,362	\$20,658	\$22,953	\$24,789	\$26,625
Max. Monthly Gross Rent (1)	\$402	\$459	\$516	\$574	\$620	\$666
Max. Purchase Price (2)	\$62,680	\$71,560	\$80,450	\$89,490	\$96,670	\$103,840
Low Income Households at 70% of MFI for Sale and 60% of 2013 MFI for Rental						
Number of Persons	1	2	3	4	5	6
Income Level for Sale (70% MFI)	\$22,493	\$25,707	\$28,920	\$32,134	\$34,705	\$37,275
Income Level for Rental (60% MFI)	\$19,280	\$22,034	\$24,789	\$27,543	\$29,746	\$31,950
Max. Monthly Gross Rent (1)	\$482	\$551	\$620	\$689	\$744	\$799
Max. Purchase Price (2)	\$75,150	\$85,910	\$96,670	\$107,430	\$116,000	\$124,580

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

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

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

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

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

**

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

TABLE 2.10.3 CITY OF KING: OVERPAYMENT BY INCOME CATEGORY

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

Source: 2008 – 2012 HUD CHAS Quick Query Tool. Percentages may not add up to 100 percent due to rounding.

Note**: Number of Total Households varies from ACS data. Varies from CHAS Data Set Table S10708 ACS 2006-2010

2.11 ASSISTED HOUSING DEVELOPMENTS “AT RISK” OF CONVERSION

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

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

TABLE 2.11.1 INVENTORY OF HUD ASSISTED HOUSING

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

2.12 OPPORTUNITIES FOR ENERGY CONSERVATION

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

CHAPTER 3: SPECIAL HOUSING NEEDS

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

3.1 PERSONS WITH DISABILITIES

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

- Sensory:** Blindness, deafness or a severe vision or hearing impairment
- Physical:** A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting or carrying
- Mental:** Difficulty learning, remembering, or concentrating
- Self-Care:** Difficulty dressing, bathing, or getting around inside the home
- Going Outside of Home:** Difficulty going outside the home alone to shop or visit a Doctor's Office
- Developmental Disability:** With onset prior to age 18, an impairment in three or more areas of major life activity, typically in areas of Intellectual Disability.
- Employment Disability:** Difficulty working at a job or business

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

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

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

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



TABLE 3.2.2 ELDERLY BELOW POVERTY LEVEL 2000 AND 2013

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

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

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

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

Leo Meyer Senior Center

415 Queen Street,
King City, CA 93930
(831) 384-4562

RIDES

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

Monterey County Department of Social Services

Multipurpose Senior Services
(831) 647-7899, (805) 755-3403

George L. Mee Memorial Hospital (non-profit public hospital, accredited convalescent care)

300 Canal Street,
King City, CA
(831) -385-6000

3.4 FEMALE HEADED HOUSEHOLDS

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

TABLE 3.4.1 FEMALE HEADED HOUSEHOLDS

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

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

3.5 AGRICULTURAL EMPLOYEES

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

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

Total	31,102	32,872
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Source: *City of King Housing Element 2007; ** USDA ag census us, Table 7

3.6 PEOPLE IN NEED OF EMERGENCY SHELTER

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

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

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

Zoning Ordinance Amendment

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

CHAPTER 4: PROJECTED HOUSING NEEDS

4.1 REGIONAL HOUSING NEEDS

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

RHNA Requirements

TABLE 4.1.1 RHNA ALLOCATION 2007-14 AND 2015-23

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

Source: AMBAG, RHNA 2015-2023

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

Unaccommodated Need

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

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

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

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

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

TABLE 4.1.3 PROGRESS TOWARD MEETING CYCLE 5 RHNA REQUIREMENT

	RHNA CYCLE 5			
	Very Low	Low	Moderate	Above Moderate
RHNA (2015-2023)	48	28	38	76
Total Surplus Cycle 4	67	103	573	471
Constructed Cycle 4	19	68	108	137
Remaining Surplus (Potential and Unbuilt)	48	35	465	334
Remaining Need	(5)	(7)	(432)	(258)

Source: City of King

CHAPTER 5: SITES INVENTORY AND ANALYSIS

5.1 VACANT LAND INVENTORY

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

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

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

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

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

5.2 APPROVED PROJECTS

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

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

Approved housing types are as follows:

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

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

5.3 ZONING ORDINANCE AND GENERAL PLAN AMENDMENTS

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

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

Approximately 19 units could be built on the vacant land.

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

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

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

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

5.6 REDEVELOPMENT AGENCY

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

As of February 1, 2012, the City of King had about \$3 million in the LMIF of which \$1.0 Million had been committed on June 14, 2011, when the Agency had entered into a contractual agreement with Smith-Monterey LLC for LMIF funds to assist in the development of affordable housing as part of the Downtown Addition Project. The City had anticipated collecting about \$275,000 per year until 2034, totaling another \$6.8 million in funds.

CHAPTER 6: GOVERNMENTAL CONSTRAINTS

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

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

6.1 LAND USE GOVERNMENT CONSTRAINTS

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

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

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

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

6.3 ZONING ORDINANCE

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

Zoning Districts

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

Agricultural District (A):

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

Residential Districts:

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

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

Commercial Districts:

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

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

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

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

c) *Neighborhood and Commercial Districts (C-N) (Historic Corridor and Downtown Addition Specific Plan):*

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

Table 6.3.1 outlines the Zoning Districts that Permit Residential Uses.

Residential Uses (continued)	A	R-1	R-1	R-2	R-3*	R-3**	P-D	FSC	C-2	NC****
Retirement or Rest Homes	—	—	CUP	—	—	CUP	P	p****	p****	P/CUP****
Agricultural Employee Housing	CUP	—	—	—	—	—	CUP	CUP	CUP	-
Rooming or Boarding House	—	—	CUP	—	—	P	CUP	CUP	CUP	-
Manager, Caretaker, or Proprietor Quarters	—	—	CUP	—	—	—	P	P	CUP	P/CUP****
Residential Hotel	—	—	—	—	—	CUP	CUP	P	P	-
Community Care Facility	—	—	—	—	—	CUP	CUP	P	—	P/CUP****
Emergency Shelter	—	—	—	—	—	—	—	p ¹	p ¹	-
Transitional Housing	—	—	—	—	—	—	—	p ¹	p ¹	-

Notes:

P: Permitted

P¹: Supportive / Transitional Housing is permitted in a similar manner as similar dwellings in the same zone.

CUP: Conditional Use Permitted

—: Use Not Permitted

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

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

*** Residential allowed on second floor only.

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

- (a) The project will be occupying an existing building or will require an addition to an existing structure that will not result in an increase of more than twenty-five percent of

TABLE 6.3.2 RESIDENTIAL ZONING DISTRICT DEVELOPMENT STANDARDS

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

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

Other Requirements

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

a) Open Area Density:

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

b) Landscaping Plan:

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

c) Trash:

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

d) Off-Site Vehicular Access:

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

e) Minimum Floor Areas:

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

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

Second Units:

Second units can be an important source of affordable housing since they are smaller than primary units and they do not have direct land costs. Second units can also provide

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

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

Manufactured Housing and Mobile Homes

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

Mobile Home Parks

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

Emergency Shelter/Transitional Housing

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

Agricultural Employee Housing

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

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

6. 4 ON AND OFFSITE IMPROVEMENT STANDARDS

On and Off Site Improvement Requirements

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

- a) Road improvements, including construction of sections of roadways, medians, bridges, sidewalks, bicycle lanes, and lighting.
- b) Drainage improvements, including improvement to sections of channel, culverts, swales, and pond areas.
- c) Wastewater collection and treatment.
- d) Water systems improvements, including lines, storage tanks, and treatment plants.
- e) Public facilities for fire (the City of King Fire Department), schools (the City of King Union School District), and recreation.

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

Parking

Table 6.4.1 lists applicable parking space requirements for residential developments.

TABLE 6.4.1 PARKING REQUIREMENT BY LAND USE

Land Use Type: Residential Uses	Vehicle Spaces Required
Single Family	2 spaces for each unit (Covered)
1 Bedroom Second Unit	1 space per unit

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

Governmental Constraints On Housing Production For Persons With Disabilities

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

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

TABLE 6.6.1 CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES

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

Description	Findings
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Does the City have a process for persons with disabilities to make requests for reasonable accommodation?

The City of King has not adopted a reasonable accommodation ordinance for persons with disabilities in the enforcement of building codes and issuance of building permits. However, no requests for reasonable accommodation have been received by the City. The City's Community Development Department is very small and responsive to applications. The City adopted Program 22 as part of the 2007-2014 Housing Element and will include **Program 13** as part of the 2015-2023 Housing Element.

Has the City made efforts to remove constraints on housing for persons with disabilities?

There are no special permits or requirements for homes or development for disabled persons. The City strictly enforces all ADA requirements. As mentioned above, the City adopted Program 22 (**See Chapter 8**) as part of the 2007-2014 Housing Element and will include **Program 13** as part of the 2015-2023 Housing Element.

Does the City assist in meeting identified needs?

See comments above.

How does the City process a request to retrofit homes for accessibility?	The City has not had such a request. However, the Community Development Department and Building and Safety Department are small and very responsive to applicants.
Does the City allow groups homes with six or fewer persons by right in single-family zones?	Program 20 complies with Health and Safety Code §1566.3.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Currently, the Zoning Ordinance does not address group homes with greater than six persons. Program 20 (See Chapter 8) proposes to allow these homes with a Conditional Use Permit. The Conditional Use Permit provides the public with an opportunity to review the project and express their concerns in a public hearing.
What kind of community input does the City allow for the approval of group homes?	See comments above.
Does the City have particular conditions for group homes that will be providing services on site?	No, the City does not currently have special standards for group homes regarding location, design or operation. Program 20 will be readopted as part of the updated Housing Element
Has the locality adopted the California Building Code?	<p>Yes – In January 2013, the City adopted the 2012 International Building Code that was adopted as the California Building Code. The City also adopted the 2011 Electrical Code, Mechanical Code and Plumbing Code. The City also enforces the 2013 Green Building Standards.</p> <p>No amendments have been made that affect the ability to accommodate persons with disabilities.</p>

6.8 LOCAL PROCESSING AND PERMIT PROCEDURES

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

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

TABLE 6.8.1 TYPICAL DEVELOPMENT TIMELINE CITY OF KING

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

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

Source: City of King.

TABLE 6.8.2 TIMELINES FOR PERMIT PROCEDURES

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

Source: City of King

*If required

6.9 REGIONAL DEVELOPMENT IMPACT FEES

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

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

Storm Drainage

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

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

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

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

6.11 NON-GOVERNMENTAL CONSTRAINTS

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

Land Costs

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

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

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

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

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

Total Development Costs

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

TABLE 6.11.1: DEVELOPMENT COST FOR SINGLE FAMILY HOMES

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

Source: City of King

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

Soils

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

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

Flooding

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

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

neighbors. There is no noise impact fee. The cost of construction, as well as maintenance of noise mitigation measures, is borne by the developer. The City of King aims to separate residential areas from sources of noise pollution by open land wherever possible.

Vegetation and Wildlife Habitat

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

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

Biological Resources

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

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

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

Joaquin Kit Fox shall be mitigated according to the guidelines set forth in the California Department of Fish and Game's most current staff report on San Joaquin Kit Fox mitigation.

Western Burrowing Owl

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

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

6.13 AGRICULTURAL LAND

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

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

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

Natural and Manmade Hazards

The San Lorenzo Creek and Salinas River floodplains are the greatest potential hazard, bordering the southwestern portion of the City and traversing the City in a northeasterly direction to intersect the Salinas River. The City and County regulate development within the

payments of twenty (20%) percent and credit scores higher than 680 to receive competitive interest rates. These restrictions placed homeownership out of reach for many, though in 2013 lenders began to ease the qualifications required for a competitive mortgage rate. As the economy continues its slow recovery, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008. Table 6.14.1 shows the continued slow reduction in rates between March 2014 and March 2015.

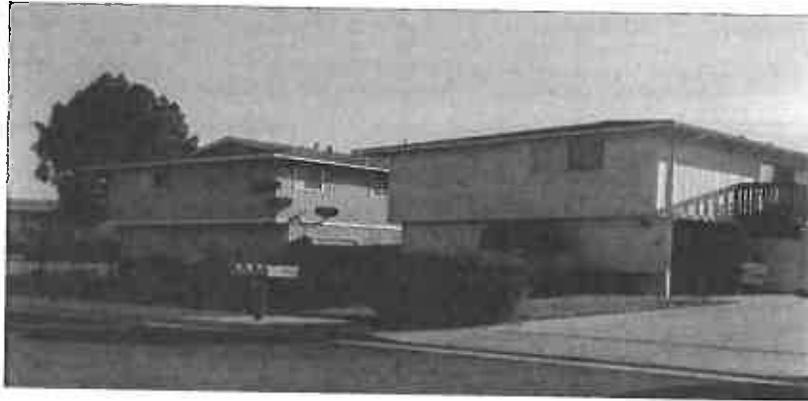
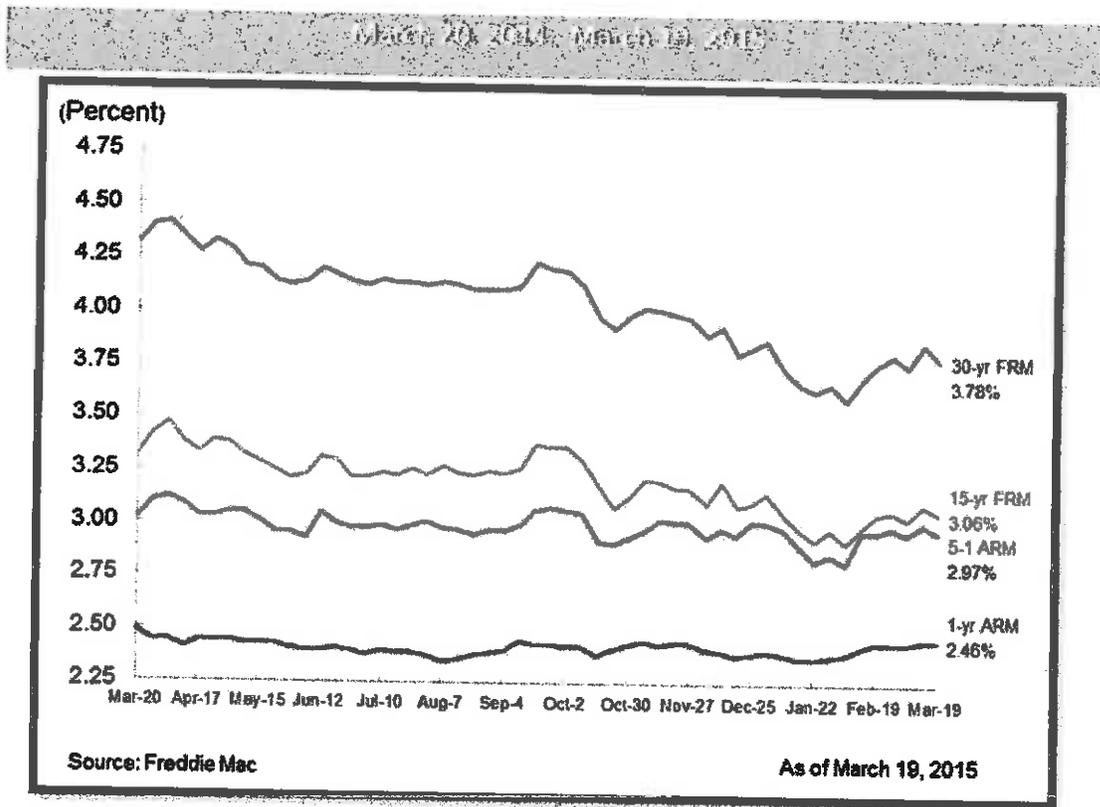


FIGURE 6.14.1 MORTGAGE RATES



CHAPTER 7: EVALUATION OF PREVIOUS HOUSING ELEMENT

7.1 SUMMARY OF PROGRESS

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

TABLE 7.1.1 SUMMARY OF PROGRESS

	Vary Low	Low	Moderate	Above Moderate
RENA (2007-2014)	123	98	108	239
Potential Units ²	136	116	41	41
Program Related Actions (see below)	-	-	-	-
Sub-Total	136	116	41	41
⁴ Units Approved and / or Permitted, not Constructed During Cycle 4				
General				
Mills Ranch	25	15	164	164
Creekbridge	15	-	92	92
Downtown Specific Plan	49*	49*	276	276
Sub-Total	40	15	532	532

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

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

Zone Change:

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

⁴Approved But Not Constructed Units:

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

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

DOWNTOWN SPECIFIC PLAN: On June 14, 2011 the Downtown Addition Specific Plan was approved by the City Council (Ordinance 2011-697) , followed by the adoption by the Community Development Agency of an Owners Participation Agreement and Affordable Housing Agreement later that day. In addition, an Inclusionary Affordable Housing Program Agreement ("Inclusionary Housing Agreement") was entered into on December 10, 2013. The agreement bound the project by the City's Inclusionary Housing Ordinance whereby a minimum of 15% of the 650 approved units (98 units) would be made available to very-low and low income households. As such, the Specific Plan was amended on January 28, 2014, and Vested Tentative Map implementing the Specific Plan was adopted on February 19, 2014, and a Development Agreement was adopted on August 8, 2014 (Ordinance No. 2014-709) The City's Development Affordable Housing Program Agreement that implements the Inclusionary Ordinance Condition of Approval allows the Developer to meet the inclusionary requirement by providing for-sale or rental housing or by paying a per-unit in-lieu fee to the City of King. The in lieu-fee may be used at the City's discretion to build, rehabilitate and/or preserve affordable housing units for low and moderate income households. Therefore, the Very-Low and Low Income units have been shown but *have not been included in the calculations. At such time as permits are pulled for individual units they will be included as appropriate."

Program 14: Code Enforcement

Program 15: Residential Rehabilitation Assistance

Program 16: Redevelopment Project Area

Program 17: Farmworker Housing

Program 14: Universal Design

Program 15: Efficient Land Use

Program 16: Smart Planning Incentives

Program 17: Energy Efficient Housing



Program 2: Infill Development

Responsible Party / Timeline	Community Development Department/Ongoing
Objective	The City will continue to encourage the development of underutilized parcels in City limits. The City will conduct an underutilized land survey to identify other suitable parcels as a first step in the process.
Status of Implementation	In July, 2011, the City amended the C-N District to allow mixed uses (commercial retail on first floor and residential on second floor) and affordable housing. Based on the amended C-N District, the City partnered with King City Pacific Associates, a California Limited Partnership to apply for HOME grant funds to build an affordable housing project called King's Station and located at 1245 Bedford Avenue. It is an infill project. King's Station provides 57 units for Low and Very-Low Income Households.

Program 3: Adequate Sites

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

Program 7: Limitations On Multi-Family Housing

Responsible Party / Timeline	Community Development Department/Planning Commission/City Council
Objective	Amend the General Plan to remove restrictions on multifamily housing.
Status of Implementation	Carried into Current Cycle

Program 8: Homing Choice Voucher Program

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

Program 9: Home Ownership Program

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

Program 13: Mobile Homes

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

Program 14 Code Enforcement

Responsible Party / Timeline	Community Development Department
Objective	Continue to work with the community to remedy code violations. Code Enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement Staff will work to enforce State and local regulations.
Status of Implementation	The City established a Code Enforcement Committee and hired a Community Service Officer to remedy code violations.

Program 15: Residential Rehabilitation Assistance

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

Program 19: Siting Emergency Shelters and Transitional Housing

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

Program 20: Program Group Home Program

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

Program 21: Fair Housing Program

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

Program 25: Smart Planning

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

Program 26: Energy Effective Mortgage Programs

Responsible Party/ Timeline	Community Development Department
Objective	Encourage projects to take advantage of incentives to install solar energy.
Status of Implementation	The City has worked with various developers to install solar energy. This includes working with King's Station developer to install solar panels.

Program 27: Energy Efficient Housing

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

Program 28: Energy and Water Conservation

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

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 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.

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.

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.

- 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

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.

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.

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.

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.

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.

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

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, 6:15-7:15 P.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 newlyappointed 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

Exhibit I

**HOUSING
ELEMENT UPDATE
2015-2023**

Community and Planning
Commission Workshop

19 May 2015

HOUSING ELEMENT REQUIREMENTS

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

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

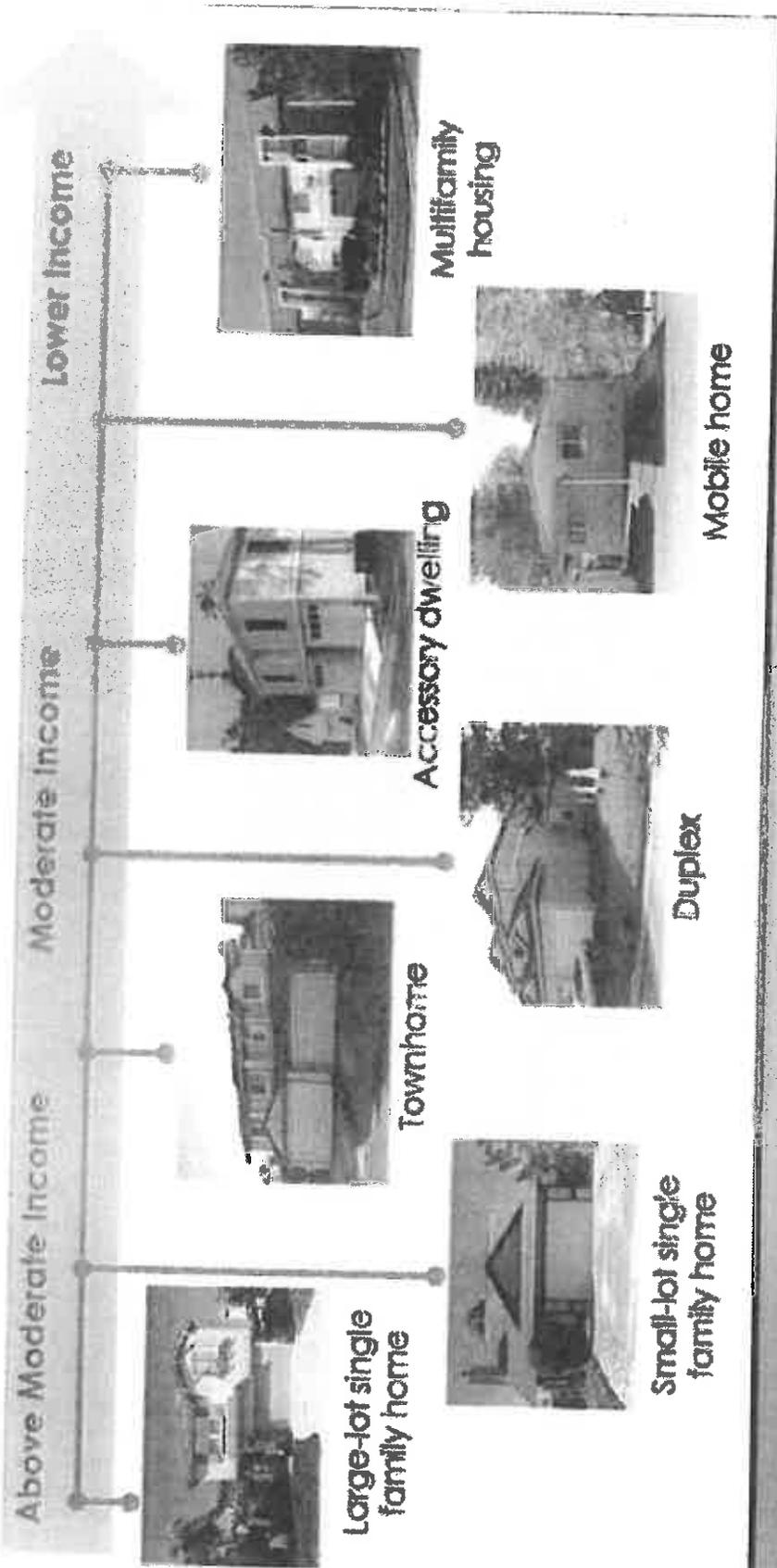
- ▶ Fifth cycle Housing Element, 2015-2023
- ▶ Fourth cycle Housing Element, 2007-2014

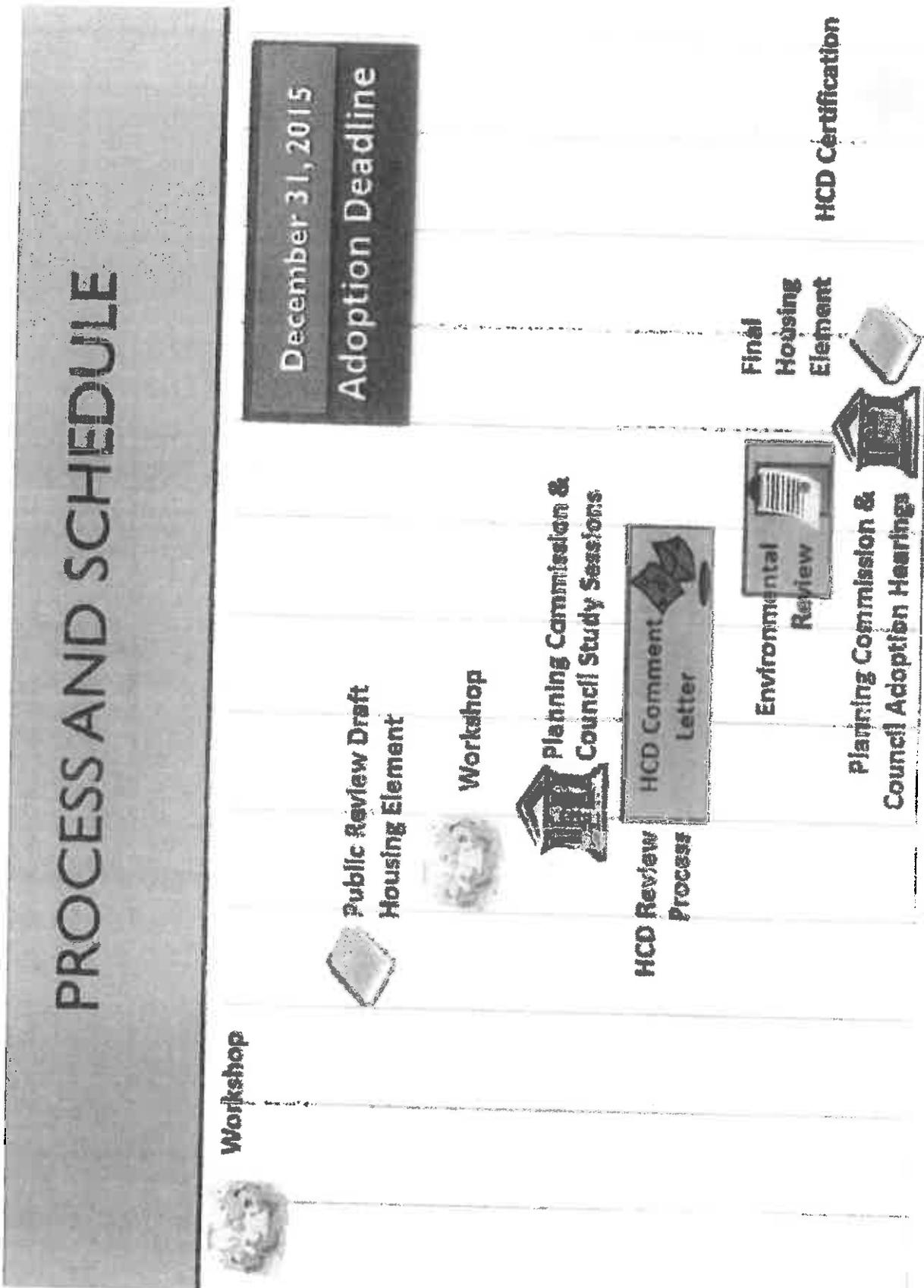
Review by California Department of Housing and Community

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

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

Housing Element basic assumption: Density = Affordability





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. Gabllan 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
Bacciarini 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



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

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

Suzanne Rava

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

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.

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.

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.

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

- 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:

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

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

9) Provide Residential Rehabilitation Assistance:

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

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

8.4 SPECIAL HOUSING NEEDS

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

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:	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.

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

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

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	Midrange	Upper Middle	
New Construction					
Housing Availability and Services					
1. Provision of Future Sites	-	-	0	-	-
2. Infill Development	25	35	0	-	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	-	0	330

CHAPTER 8: GOALS, POLICIES AND PROGRAMS

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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 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.
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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.

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.

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.

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:

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

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

	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.

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.

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:

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

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

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.

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:

**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: Nuck, Mendez, Barbree, Raschella

NAYS:

ABSENT: Lee

ABSTAINING:



DAVID NUCK, CHAIRPERSON

ATTEST:



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

Exhibit 6

RESOLUTION NO. 2016- 4550

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING TO ACCEPT THE 2015-2023 HOUSING ELEMENT (CYCLE 5) AND RE-ADOPT WITH REVISIONS AS PRESENTED

WHEREAS, on March 22, 2016 the City Council ("**Council**") adopted the 2015 – 2023 General Plan Housing Element 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;

WHEREAS, on November 01, 2016 the Planning Commission considered the Revision(s) as presented by Staff;

WHEREAS, on November 01, 2016 the Planning Commission of the City of King adopted Resolution 2016-164 recommending 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**".

NOW THEREFOR, the City Council of the City of King Resolves as Follows:

Findings:

- A. The proposed changes (excepting scrivener errors) revise Chapter 8 (Programs) to comply with direction provided to Staff by "**HCD**".
- B. The proposed revisions to the Housing Element are consistent with the City's General Plan and with the Housing Element as previously adopted.
- C. The City Council, through Initial Study, comments received and Mitigated Negative Declaration has previously found that there will be no adverse significant effect on the environment. The current revisions are minor in nature and do not affect the previous findings, and do not require minor technical changes or additions, and none of the conditions described in CEQA Guidelines section 15162 have occurred.
- D. The City Council accepts the revised 2015-2023 Housing Element, re-adopts it with the proposed amendments/revisions, and directs City Staff to take all other steps necessary to effectuate its submittal with **HCD**.

PASSED, APPROVED AND ADOPTED THIS 22nd day of November, 2016 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAINING:

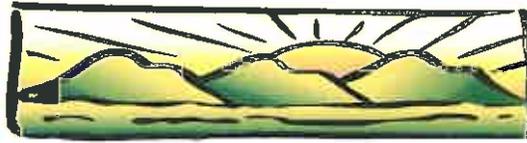
ROBERT CULLEN, MAYOR

ATTEST:

Steve Adams, City Manager

AS TO FORM:

Shannon Chaffin, Interim City Attorney



KING CITY

C A L I F O R N I A

Item No. 10 (C)

REPORT TO THE CITY COUNCIL

DATE: NOVEMBER 22, 2016

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVEN ADAMS, CITY MANAGER

**RE: CONSIDERATION OF ADJUSTMENTS TO DEVELOPMENT
IMPACT FEES**

RECOMMENDATION:

It is recommended the City Council adopt a Resolution modifying the City's development impact fees.

BACKGROUND:

New development impact fees were established in 2010. Fees were based on a study prepared by Revenue Cost Specialists, LLC. A professional engineering study is needed to establish development impact fees. They identify future growth potential, assess costs for improvements to infrastructure and facilities that will be needed to accommodate the growth, and then establish fees for development where a nexus can be identified between the improvements and the development. No adjustments have been made since that time.

In February, the City Council approved a strategy that staff successfully coordinated with the other South County cities, which resulted in a roughly 50% reduction in the TAMC development impact fee. Staff has now reviewed the City's development impact fees along with all other City fees and has developed recommendations based on the issues identified.

DISCUSSION:

First, when the fees were established, an effort was made to include a comprehensive list of potential future infrastructure and facility needs. As a result, in staff's opinion, the level of the fees have made development cost prohibitive. Profit margins on development have never returned to levels prior to the recession and those were based on a housing "bubble" that is unlikely to return. The City's fees are particularly high given values and rents for buildings in the community. The fees make construction costs prohibitive because they cannot be adequately recouped

**CITY COUNCIL
CONSIDERATION OF ADJUSTMENTS TO DEVELOPMENT IMPACT FEES
NOVEMBER 22, 2016
PAGE 2 OF 3**

through sale or rents that are feasible. Therefore, very little new development has taken place other than projects vested prior to the 2010 fees taking place. This has created a barrier to meeting the City's housing and commercial needs, economic development goals, and job creation.

Second, some of the fees will help fund improvements particularly important to accommodate future growth as set forth in the City's General Plan. Since the fees have not been reviewed or adjusted on an ongoing basis, the projections made by the original study are no longer accurate. Project costs have increased, but the fees are the same.

Therefore, staff has developed recommendations to prioritize the fees. By doing this, the objective is to lower overall fee amounts, but to adjust those most critical to ensure they keep pace with inflation in construction costs.

It is recommended the fees be divided into two categories. The first are those fees designed to fund projects with scopes that have been clearly identified and are a high priority because they must be completed in order for General Plan buildout to occur. For these fees, it is recommended that the City begin a practice of adjusting them by the California Construction Cost Index (CCCI) on an annual basis. This index is a good indicator of the increase in infrastructure project costs. The fees recommended to be included in this category are as follows:

Bridges, Signals and Thoroughfares
Wastewater Collection System
Wastewater Treatment Plant
Law Enforcement Facilities
Fire Protection Facilities

The CCCI for the past 12 month period is 3.75%. Therefore, it is recommended these fees be increased by that amount. It is not recommended to include the increase from 2010 because that would be too large of an increase at one time. After the initial increase, the rate will annually increase every January 1st thereafter based on the CCCI.

The second category of fees are those that do not currently have high priority projects identified and defined at this time. These fees are designed to fund projects that will address the impacts of growth, but can be developed over time as growth occurs. Therefore, it is proposed that some of these projects can be either deferred or funded from other revenue sources that will increase from new development, such as property and sales tax. They include the following:

General Government Facilities
Public Meeting Facilities

**CITY COUNCIL
CONSIDERATION OF ADJUSTMENTS TO DEVELOPMENT IMPACT FEES
NOVEMBER 22, 2016
PAGE 3 OF 3**

Aquatic Center Facilities
Park and Open Space Acquisition
Storm Drainage Facilities

It is recommended that these fees be reduced by 50% for a period of three years commencing January 1, 2017. If economic returns of development increase in the future, the amount will automatically adjust to the full rate as of January 1, 2020. If not, the City Council can decide to reduce the amounts at a later date.

The adjustments to the fee rates have been noticed as required by law.

COST ANALYSIS:

It is difficult to accurately estimate the financial impact of this item. There will be a substantial loss in total revenue projected from the fees when King City reaches full buildout. However, little development is currently taking place, partially due to the fees. Therefore, the short and medium term impact will hopefully be an increase in revenue. More importantly, sales tax and other revenues will continue to remain stagnant without development of new businesses and housing. Therefore, in the long-term, it is anticipated that other revenue sources will more than compensate for the reduction in fees.

ALTERNATIVES:

The following alternatives are provided for City Council consideration:

1. Adopt the Resolution;
2. Make changes to specific fee recommendations and then adopt the Resolution;
3. Do not adopt the Resolution; or
4. Provide staff with other direction.

Prepared and Approved by:



Steven Adams, City Manager

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING
APPROVING MODIFICATIONS TO DEVELOPMENT IMPACT FEES FOR 2017**

WHEREAS, the City of King established its current schedule of Development Impact Fees in 2010 based upon a comprehensive Master Facilities Plan prepared by a duly qualified engineer pursuant to State law; and

WHEREAS, the fees are established to fund improvements identified to mitigate impacts attributable to new development, including law enforcement facilities, vehicles and equipment; fire suppression facilities, vehicles and equipment; circulation system (bridges, signals and thoroughfares); storm drainage collection facilities; general facilities, vehicles and equipment; wastewater collection system facilities; wastewater treatment facilities; public use facilities; aquatics center facilities; and park land acquisition and park facilities; and

WHEREAS, the fees were established by an engineering analysis that identified costs of projects and future development potential, but fees have not been adjusted on annual basis to account for inflationary increases in the cost of construction; and

WHEREAS, it is recommended that those fees funding projects that have been identified critical to address impacts of growth be adjusted by the Construction Cost Index for California for the past 12 month period, which is currently 3.75%, and automatically be annually adjusted thereafter; and

WHEREAS, the fees associated with high priority projects identified as necessary to be constructed in a timely manner to accommodate planned growth include: Bridges, Signals and Thoroughfares; Wastewater Collection System; Wastewater Treatment Plant; Law Enforcement Facilities, Vehicles and Equipment; and Fire Suppression Facilities, Vehicles and Equipment; and

WHEREAS, when combined in their entirety, the overall fee amount has served as an impediment to development needed in the community to address housing and commercial needs, economic growth, and job creation; and

WHEREAS, to better address the overall needs and quality of life in the community, the City Council desires for a three-year period to decrease by 50% those fees funding projects that have not been identified as a top priority or immediate need, which include Storm Drainage Facilities; General Government Facilities, Vehicles and Equipment; Public Meeting Facilities; Aquatic Center Facilities; and Park and Open Space Acquisition; and

WHEREAS, such projects with insufficient funding will either be deferred and/or supplemented with other City funding sources that may increase with future development, including, but not limited to: sales tax, property tax, and medical marijuana taxes.

WHEREAS, the City duly noticed this public hearing and published notices as required by law; and

WHEREAS, the City held a public hearing on November 22, 2016, and considered all evidence in the record.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of King hereby approves an increase of 3.75% to the: Bridges, Signals and Thoroughfares; Wastewater Collection System; Wastewater Treatment Plant; Law Enforcement Facilities, Vehicles and Equipment; and Fire Suppression Facilities, Vehicles and Equipment development

impact fees effective January 1, 2017. Said rates shall thereafter automatically increase by the California Construction Cost Index (CCCI) on an annual basis effective every January 1st; and

FURTHER BE IT FURTHER RESOLVED that the City Council of the City of King hereby approves a decrease of 50% to the Storm Drainage Facilities, General Government Facilities, Vehicles and Equipment, Public Meeting Facilities, Aquatic Center Facilities, and Park and Open Space Acquisition development impact fees effective January 1, 2017 through December 31, 2019.

This resolution was passed and adopted this **22nd** day of **November** by the following vote:

AYES, Council Members:

NAYS, Council Members:

ABSENT, Council Members:

ABSTAIN, Council Members:

APPROVED:

Robert Cullen, Mayor

ATTEST:

Steven Adams, City Clerk

APPROVED AS TO FORM:

Shannon Chaffin, Interim City Attorney



Item No. 10 (D)

REPORT TO THE CITY COUNCIL

DATE: NOVEMBER 22, 2016

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVEN ADAMS, CITY MANAGER

RE: CONSIDERATION OF ADJUSTMENTS TO MASTER FEE SCHEDULE

RECOMMENDATION:

It is recommended the City Council adopt a Resolution approving the new Master Fee Schedule.

BACKGROUND:

At the July 12, 2016 meeting, the City Council approved a new Master Fee Schedule, which included increases in some of the fees. This was part of an effort to update the fee schedule and then establish a practice of reviewing all fees on an annual basis.

Staff recommended the adjustments be accomplished in two phases since more work was needed to study and develop recommendations for some of the fees. Staff is now recommending the second phase of adjustments be approved. No fees that were increased during the first phase are recommended to be adjusted at this time. All adjustments are for fees that are either new or have not been adjusted for multiple years.

DISCUSSION:

Adjustments now recommended include the following:

- The increase in the refuse franchise fee considered under the franchise agreement extension is included in the Master Fee Schedule change.
- A new annual encroachment permit fee is established for utility companies. The recommended fee is \$5,000 for electric and natural gas utilities and \$7,500 for water utilities. The difference in the fee is due to the fact that more permits for water improvements in the right-of-way are normally issued. The intent of setting the fee is to be at least revenue

**CITY COUNCIL
CONSIDERATION OF ADJUSTMENTS TO MASTER FEE SCHEDULE
NOVEMBER 22, 2016
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neutral and will increase revenue when excavation work projects are low. The advantage for the City is that it will receive a consistent amount of revenue for those agencies participating. The fee is based on past fee revenue amounts.

The new annual permit is in response to a request from PG&E because it results in significant time savings for them if they don't have to submit an application and fee every time work is completed. They will still be required to submit plans and be issued a work permit for each project. Both utilities will also have the option of continuing to apply for individual permits, which are charged based upon the City's actual costs. The annual permit fee will also only cover work on routine service improvements. Major trunk line replacements will require a separate permit and will continue to be charged based upon actual cost to the City.

- Staffing hourly costs are modified to specify actual hourly rate plus a 5% administrative fee, which will ensure accurate costs are being charged.
- A new fee is established for the Medical Marijuana Regulatory License, which will be \$20,000. The City's consultant has submitted a proposal to conduct review of all required security plans, best practices, inspections, audits and technical assistance to applicants for \$12,000 per license per year. It is estimated that the remaining City staff time to process, monitor and issue the licenses will be approximately \$8,000 per year.
- Racquetball annual, monthly and weekly fees are proposed to be reduced by 50% due to the future reduction in courts.
- Airport fees are recommended to be increased by 7.5%. They have not been adjusted since 2003. A survey of airports from comparable jurisdictions is attached. Most of the fees will remain lower than most of the other airports.
- Changes to the development impact fees are reflected in the new Master Fee Schedule, which is considered under a separate Agenda item.

COST ANALYSIS:

It is estimated that the changes to the Airport fees will generate approximately \$7,500 in additional revenue. The medical marijuana license fee will likely generate between \$100,000 and \$400,000 over the first two-year period. However, most of those funds will reimburse direct costs to the City.

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NOVEMBER 22, 2016
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ALTERNATIVES:

The following alternatives are provided for City Council consideration:

1. Adopt the Resolution;
2. Make changes to specific fee recommendations and then adopt the Resolution;
3. Do not approve providing an annual encroachment fee permit;
4. Do not adopt the Resolution; or
5. Provide staff with other direction.

Exhibits:

1. Airport Fee Survey

Prepared and Approved by:



Steven Adams, City Manager

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING
APPROVING THE MASTER FEE SCHEDULE FOR FY 2017**

WHEREAS, the City of King maintains a Master Fee Schedule of all user fees; and

WHEREAS, the purpose of user fees is for users of services to pay the cost of providing that service; and

WHEREAS, the City has evaluated its fees and recommended adjustments to make the fees more accurately reflect the cost of the service provided to increase cost recovery; and

WHEREAS, it has been determined that the Mesa Del Rey Airport fees for rents of hangars and other facilities are not commensurate with the market; and

WHEREAS, it has been determined that the City's fees do not exceed the City's direct cost of providing services.

WHEREAS, the City duly noticed this public hearing and published notices as required by law; and

WHEREAS, the City held a public hearing on November 22, 2016, and considered all evidence in the record.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of King hereby approves the Master Fee Schedule attached and included herein as Exhibit A.

This resolution was passed and adopted this **22nd** day of **November** by the following vote:

AYES, Council Members:

NAYS, Council Members:

ABSENT, Council Members:

ABSTAIN, Council Members:

APPROVED:

Robert Cullen, Mayor

ATTEST:

Steven Adams, City Clerk

APPROVED AS TO FORM:

Shannon Chaffin, Interim City Attorney

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

Fee	Per Unit	Fee	Minimum	Prior Fee
Franchise Fees				
PG&E Electric Franchise Fee		2.00%		
CATV Franchise Fee		5.00%		
Refuse Franchise Fee		16.50%		12.50%
Cal Water Franchise Fee		2.00%		
City Hall Front Counter Fees				
Bicycle License		\$10.00		
Garage Sale Permit		\$15.00		
Returned Check Charge		\$40.00		
Rebilling Fee		\$5.00		
Copies - Black and White		\$.25 per page		
Copies - Color		\$1.50 per page		
San Antonio Park Vendor Fee	Annual	\$450.00		
Fireworks Sales Application	Annual	\$35.00		
Fireworks Stand Inspection (normal business hours)	As required	\$147.00		
Fireworks Stand Inspection (outside normal business hours)	As required	\$294.00		
Fireworks Sales Stand Deposit	Annual	\$1,000.00		
Public Works Permit Fees				
Staff Time		Actual Cost Plus 5% Administrative Fee		
Encroachment Permit - General		\$375.00		
Encroachment Permit - Electric and Gas Utilities	Annual/Service Improvements	\$5,000.00	New	
Encroachment Permit - Water Utilities	Annual/Service Improvements	\$7,500.00	New	
Encroachment Permit - Utilities	Major Trunkline Replacements	Actual Cost		
Administration Services		Actual Cost		
Curb/Sidewalk/Driveway Review		Actual Cost	\$300.00	
Encroachment Permit - Sidewalk Repairs Due to Tree Damage		No Charge		

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

Fee	Per Unit	Fee	Minimum	Prior Fee
Police Department Fees				
Police Special Services		Actual Cost		
False Alarm Fee	Third false alarm in 12 months	\$200.00		
	Fourth false alarm in 12 months	\$300.00		
	Fifth false alarm in 12 months	\$400.00		
	Additional false alarms in 12 months	\$500.00		
Finger Printing		\$20.00		
Tow Provider Application		\$75.00		
Vehicle Releases		\$150.00		
Immigration Letters		\$20.00		
Citation Sign Offs		\$15.00		
Room Rental	First hour	\$25.00		
	Each additional hour	\$15.00		
Special Event Permits		\$27.00		
DUI Response Charges		\$256.00		
Police Reports	First three pages	\$15.00		
	Each additional page	\$2.50		
	Maximum charge per report	\$30.00		
	Initial	\$125.00		
	Renewal	\$25.00		
Concealed Weapon Permit				
	1 month to 1 year	\$10.00		
	13 months to 2 years	\$15.00		
	25 months to 3 years	\$30.00		
	Seniors over 60 up to 3 years	\$9.00		
	1 month to 1 year	\$40.00		
	13 months to 2 years	\$50.00		
	25 months to 3 years	\$60.00		
Animal Control Fees				
Licensing Fees (Spayed/Neutered)				
	1 month to 1 year	\$10.00		
	13 months to 2 years	\$15.00		
	25 months to 3 years	\$30.00		
	Seniors over 60 up to 3 years	\$9.00		
	1 month to 1 year	\$40.00		
	13 months to 2 years	\$50.00		
	25 months to 3 years	\$60.00		
Licensing Fees (Not Spayed/Neutered)				

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Minimum	Prior Fee
Animal Control Fees (Continued)				
Impound Fees (Spayed/Neutered)				
		First time		\$25.00
		Second time		\$40.00
		Third time		\$55.00
Impound Fees (Not Spayed/Neutered)				
		First time		\$35.00
		Second time		\$50.00
		Third time		\$80.00
Reclaiming of Impound				\$10.00
Care and Feeding of Animals (Excludes medical care)				
Dog		Per day		\$10.00
Cat		Per day		\$20.00
Late fee for renewal license				\$63.00
Euthanasia & Disposing of Animal				\$71.00
		25 lbs. or less		\$79.00
		26-50 lbs.		\$86.00
		51 - 75 lbs.		\$94.00
		76 - 100 lbs.		
		101 lbs. or more		
Adoption Charges (Does Not Include Spay/Neuter Surgery)				
Dog				\$10.00
Cat				\$10.00
Medical Care				Actual Cost
Surrender Fee				\$50.00

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Community Development Department Fees					
Staff Time					
Annexation			Actual Cost Plus 5% Administrative Fee		
Appeals			Actual Cost	\$3,000.00	
City Council			Actual Cost	\$250.00	
Planning Commission			Actual Cost	\$250.00	
Architectural Review					
New			Actual Cost	\$600.00	
Amendment			Actual Cost	\$400.00	
Certificate of Compliance			Actual Cost	\$300.00	
Conditional Use Permit					
New			Actual Cost	\$850.00	
Amendment			Actual Cost	\$650.00	
Special Event Use Permit			Actual Cost	\$300.00	
Temporary Use Permit			Actual Cost	\$300.00	
Mural Permit			Actual Cost	\$300.00	
Condominium Conversion			Actual Cost	\$650.00	
Development Agreement					
New			Actual Cost	\$5,000.00	
Amendment			Actual Cost	\$3,000.00	
Environmental Review					
Categorical Exemption			Actual Cost	\$100.00	
Environmental Impact Report Admin			Actual Cost	\$500.00	
Environmental Impact Report			Actual Cost	\$2,000.00	
		Residential - Per Lot	Actual Cost	\$250.00	
		Other - Per Lot	Actual Cost		
Environmental Impact Report Review					
Negative Declaration Fee			Actual Cost	\$600.00	
Mitigated Negative Declaration Fee			Actual Cost	\$800.00	
Negative Declaration Fish & Game			Actual Cost	\$100.00	
Filing Fee with County Clerk			Actual Cost		
General Plan Amendment			Actual Cost	\$1,200.00	

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Community Development Department Fees (continued)					
General Plan Consistency Review	Actual Cost			\$300.00	
Home Occupation Permit	\$150.00				
Interpretation from City Council of Planning Commission	Actual Cost			\$300.00	
Landscaping Plan Review	Actual Cost			\$300.00	
Lot Line Adjustment	Actual Cost			\$500.00	
Medical Cannabis Cult./Nursery/Manufact./Testing License	\$20,000	Annual			New
Miscellaneous Items					
Fence/Wall Review	Actual Cost			\$100.00	
Radius Map and Mailing (Noticing)	Actual Cost			\$250.00	
Records Research Fee	Actual Cost			\$100.00	
Plot Plan Review					
Major Plot Plan Review	Actual Cost			\$600.00	
Minor Plot Plan Review	Actual Cost			\$300.00	
Pre Application Review	Actual Cost			\$300.00	
Specific Plan and Planned Development					
New	Actual Cost			\$3,200.00	
Amendment	Actual Cost			\$1,000.00	
Planned Development	Actual Cost			\$1,000.00	
Sign Permit					
Individual Permanent Sign	Actual Cost			\$300.00	
Master Sign Program	Actual Cost			\$462.00	
Temporary Sign Permit	Actual Cost			\$100.00	
Penalty for No Sign Permit	Actual Cost			\$300.00	
Sphere of Influence Amendment	Actual Cost			\$3,200.00	
Tentative Tract Map and Parcel Maps					
Vesting	Actual Cost			\$1,100.00	
				Plus \$30.00 per lot	
Non-Vesting	Actual Cost			\$1,100.00	
				Plus \$50.00 per lot	
Time Extensions	Actual Cost			\$300.00	

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Community Development Department Fees (continued)					
Variance					
Zoning Change Text & Map			Actual Cost	\$500.00	
New			Actual Cost	\$1,200.00	
Pre-Zoning Request			Actual Cost	\$600.00	
Building Department Fees					
Staff Time			Actual Cost Plus 5% Administrative Fee		
Minimum Permit Fee		Per Permit	\$100.00		
Certificate of Occupancy			\$180.00		
Building Permit Fees		2015 International Code Council	110.00%		
Plan Check Fees		2015 International Code Council	110.00%		
Permit Issuance Fee		Per Permit	\$100.00		
Building Permit Training Surcharge		Per Permit	\$15.00		
Re-Roof Fee					
Buildup, Shingle or Wood Shake			\$170.00		
Concrete Tile, Clay Tile or Metal			\$285.00		
Fence or Wall Over 6 Feet High		Linear foot	\$5.00		
Property Inquiry Fee		Per Inquiry	\$65.00		
Annual Fire Inspection		Per Inspection	\$250.00		
Demolition Permit			Actual Cost	\$150.00	
Building Moving Fee			Actual Cost	\$350.00	
Street Address Change			\$50.00		
Waste Reduction and Recycling Plan Fee		Per Building	\$125.00		
		Per Subdivision	\$300.00		

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Recreation Department Fees					
Raquetball (Access up to four)					
		Year	\$110.00		\$220.00
		Quarter	\$30.00		\$60.00
		Month	\$10.00		\$20.00
		Day	\$2.00		\$2.50
Aquatic Center					
Open Rec Swim					
6 years and under		Day	\$2.50		
6 years and older		Day	\$3.00		
Pass		10 visits	\$25.00		
Lap Swim (16 years and older)					
Daily		Daily	\$3.00		
Pass		10 visits	\$25.00		
Summer Swim Pass					
Individual		Season	\$75.00		
Family (immediate family up to 4)		Season	\$250.00		
Each individual family member over 4			\$25.00		
Swim Lessons					
Private		45 minutes	\$30.00		
Semi-private		45 minutes	\$20.00		
Group		45 minutes	\$50.00		
Late Fee - Swim Lesson Registration		Percent of registration fee	20.00%		
Summer Day Camp (6-13 year olds)		Day	\$10.00		
		Week	\$50.00		
Soccer		Child per season	\$60.00		
		2 children per season	\$100.00		
		3 children per season	\$130.00		
Girls Softball		Child per season	\$60.00		
		2 children per season	\$100.00		
		3 children per season	\$130.00		

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

Fee	Per Unit	Fee	Minimum	Prior Fee
Recreation Department Fees (continued)				
Girls and Boys Basketball	Child per season	\$60.00		
	2 children per season	\$100.00		
	3 children per season	\$130.00		
After School Sports Club	Year	\$10.00		
	Drop-in	\$1.00		
	Late Fee - Percentage of Registration	20.00%		
Adult Sports				
Men's Basketball	Season per team	\$420.00		
CoEd Volleyball	Season per team	\$200.00		
	Individual per season	\$18.00		
CoEd Softball	Season per team	\$295.00		
	Individual per season	\$18.00		
Adult Recreation League	Month	\$20.00		
	Drop-in	\$5.00		
Facility/Amenity Rentals				
Recreation Center	Hour Non-Profit	\$15.00		
	Hour Private	\$55.00		
	Event	\$200.00		
	Day	\$75.00		
	Hour	\$25.00		
	Day	\$0		
	Day Private	\$102.00		
Security Deposit				
Set Up Fee				
Security Fee Per Guard				
Joint Facility Agreement With Other Public Agencies				
Concession Stands - Centennial/Arena/SAP				
Equipment				
Dunk Tank	Day Non-Profit	\$50.00		
	Day Private	\$60.00		
Aquatic Complex				
Wade Pool	Hour Non-Profit	\$40.00		
	Hour Private	\$52.00		
	Hour Non-Profit	\$80.00		
	Hour Private	\$100.00		
Dive Pool				

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

Fee	Per Unit	Fee	Minimum	Prior Fee
Recreation Department Fees (continued)				
Lap Pool	Hour Non-Profit	\$80.00		
	Hour Private	\$100.00		
Slide Pool	Hour Non-Profit	\$100.00		
	Hour Private	\$120.00		
Additional Supervision	Hour	Actual Cost		
Field Reservations				
Ballfields w/o Lights - Games/Tournaments	Hour Non-Profit	\$20.00		
	Hour Private	\$25.00		
Ballfields w/Lights - Games/Tournaments	Hour Non-Profit	\$28.00		
	Hour Private	\$30.00		
Ballfields w/o Lights - Practice	Hour Non-Profit	\$3.50		
	Hour Private	\$6.00		
Ballfields w/Lights - Practice	Hour Non-Profit	\$12.00		
	Hour Private	\$20.00		
Soccer-Multi-Sports Fields w/o Lights	Hour Non-Profit	\$20.00		
	Hour Private	\$25.00		
Soccer-Multi-Sports Fields w/Lights	Hour Non-Profit	\$25.00		
	Hour Private	\$30.00		
Shelter/Picnic Reservations				
Picnic Shelters	Day Non-Profit	\$40.00		
	Day Private	\$80.00		
Electricity	Event Non-Profit	\$7.00		
	Event Private	\$12.00		
Park Open Spaces	Day Non-Profit	\$12.00		
	Day Private	\$125.00		
Volleyball Court	Day Non-Profit	\$6.00		
	Day Private	\$30.00		
Miscellaneous Fees				
Personnel	Hour	Actual Cost Plus 5% Administrative Fee		

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Airport Fees					
T-Hanger	\$130.00	Monthly			\$121.00
Tie Down	\$42.00	Monthly			\$39.00
Office Space	\$54.00	Monthly			\$50.00
Commercial Operators	\$54.00	Monthly			\$50.00
	\$42.00	Each additional aircraft			\$39.00
Crop Dusting	\$68.00	Monthly			\$61.00
	\$12.00	Daily			\$11.00
Crop Dusting Storage Area	\$54.00	Monthly			\$50.00
Airplane/Helicopter Transit Fee	\$8.00	Daily			\$7.00
Vehicle Transit Fee	\$22.00	Monthly			\$20.00
Major Temporary Staging Operation	\$200.00	Daily		New	

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Impact Fees for Projects Vested as of August 21, 2010					
Law Enforcement Facilities					
Single Family Dwelling		Unit	\$881.22		
Multiple Family Dwelling		Unit	\$249.16		
Mobile Home Dwelling		Unit	\$251.45		
Commercial Lodging Unit		Unit	\$2,130.47		
Commercial		Square foot	\$0.40		
Industrial		Square foot	\$0.01		
Fire Protection Facilities					
Single Family Dwelling		Unit	\$865.22		
Multiple Family Dwelling		Unit	\$692.64		
Mobile Home Dwelling		Unit	\$692.64		
Commercial Lodging Unit		Unit	\$376.03		
Commercial		Square foot	\$0.57		
Industrial		Square foot	\$0.16		
Bridges Signals and Thoroughfares					
Single Family Dwelling		Unit	\$2,181.91		
Multiple Family Dwelling		Unit	\$1,385.26		
Mobile Home Dwelling		Unit	\$1,098.38		
Commercial Lodging Unit		Unit	\$1,160.10		
Commercial		Square foot	\$5.30		
Industrial		Square foot	\$0.87		

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Impact Fees for Projects Vested as of August 21, 2010 (continued)					
Storm Drainage Facilities					
Single Family Dwelling		Unit	\$521.29		
Multiple Family Dwelling		Unit	\$246.92		
Mobile Home Dwelling		Unit	\$289.22		
Commercial Lodging Unit		Unit	\$181.77		
Commercial		Square foot	\$0.30		
Industrial		Square foot	\$0.25		
General Government Facilities					
Single Family Dwelling		Unit	\$757.79		
Multiple Family Dwelling		Unit	\$757.79		
Mobile Home Dwelling		Unit	\$757.79		
Commercial Lodging Unit		Unit	\$757.79		
Commercial		Square foot	\$0.32		
Industrial		Square foot	\$0.32		
Library Expansion Facilities					
Single Family Dwelling		Unit	\$500.61		
Multiple Family Dwelling		Unit	\$533.76		
Mobile Home Dwelling		Unit	\$494.90		
Commercial Lodging Unit		Unit	-		
Commercial		Square foot	-		
Industrial		Square foot	-		

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Impact Fees for Projects Vested as of August 21, 2010 (continued)					
Public Meeting Facilities					
Single Family Dwelling		Unit	\$705.21		
Multiple Family Dwelling		Unit	\$754.35		
Mobile Home Dwelling		Unit	\$697.21		
Commercial Lodging Unit		Unit			
Commercial		Square foot			
Industrial		Square foot			
Aquatic Center Facilities					
Single Family Dwelling		Unit	\$697.21		
Multiple Family Dwelling		Unit	\$746.35		
Mobile Home Dwelling		Unit	\$690.35		
Commercial Lodging Unit		Unit			
Commercial		Square foot			
Industrial		Square foot			
Park and Open Space Acquisition					
Single Family Dwelling		Unit	\$3,675.75		
Multiple Family Dwelling		Unit	\$3,932.91		
Mobile Home Dwelling		Unit	\$3,639.17		
Commercial Lodging Unit		Unit			
Commercial		Square foot			
Industrial		Square foot			

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Impact Fees for Projects Vested as of August 21, 2010 (continued)					
Total Impact Fees					
Single Family Dwelling		Unit	\$11,152.92		
Multiple Family Dwelling		Unit	\$9,615.32		
Mobile Home Dwelling		Unit	\$8,903.88		
Commercial Lodging Unit		Unit	\$4,762.77		
Commercial		Square foot	\$7.13		
Industrial		Square foot	\$1.66		
Impact Fees for Projects Vested after August 21, 2010					
Law Enforcement Facilities					
Single Family Dwelling		Unit	\$1,695.28		\$1,634.00
Multiple Family Dwelling		Unit	\$269.75		\$260.00
Mobile Home Dwelling		Unit	\$170.15		\$164.00
Commercial Lodging Unit		Unit	\$386.99		\$373.00
Commercial		Square foot	\$0.745		\$0.718
Industrial		Square foot	\$0.005		\$0.005
Storage Units		Square foot	\$0.411		\$0.396
Fire Protection Facilities					
Single Family Dwelling		Unit	\$1,387.14		\$1,337.00
Multiple Family Dwelling		Unit	\$1,067.59		\$1,029.00
Mobile Home Dwelling		Unit	\$703.43		\$678.00
Commercial Lodging Unit		Unit	\$0.432		\$0.416
Commercial		Square foot	\$0.320		\$0.308
Industrial		Square foot	\$0.019		\$0.018
Storage Units		Square foot	\$0.020		\$0.019

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Impact Fees for Projects Vested after August 21, 2010 (continued)					
Bridges Signals and Thoroughfares					
Single Family Dwelling		Unit	\$7,658.83		\$7,382.00
Multiple Family Dwelling		Unit	\$5,112.80		\$4,928.00
Mobile Home Dwelling		Unit	\$4,006.83		\$3,862.00
Commercial Lodging Unit		Unit	\$4,028.61		\$3,883.00
Commercial		Square foot	\$9.269		\$8.934
Industrial		Square foot	\$5.003		\$4.822
Storage Units		Square foot	\$2.191		\$2.112
Storm Drainage Facilities					
Single Family Dwelling		Unit	\$1,321.50		\$2,643.00
Multiple Family Dwelling		Unit	\$475.00		\$950.00
Mobile Home Dwelling		Unit	\$526.00		\$1,052.00
Commercial Lodging Unit		Unit	\$240.50		\$481.00
Commercial		Square foot	\$0.452		\$0.904
Industrial		Square foot	\$0.365		\$0.730
Storage Units		Square foot	\$0.246		\$0.491
General Government Facilities					
Single Family Dwelling		Unit	\$582.50		\$1,165.00
Multiple Family Dwelling		Unit	\$582.50		\$1,165.00
Mobile Home Dwelling		Unit	\$582.50		\$1,165.00
Commercial Lodging Unit		Unit	\$161.50		\$323.00
Commercial		Square foot	\$0.204		\$0.407
Industrial		Square foot	\$0.204		\$0.407
Storage Units		Square foot	\$0.204		\$0.407

KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Impact Fees for Projects Vested after August 21, 2010 (continued)					
Wastewater Collection System					
Single Family Dwelling		Unit	\$2,463.03		\$2,374.00
Multiple Family Dwelling		Unit	\$1,458.73		\$1,406.00
Mobile Home Dwelling		Unit	\$1,458.73		\$1,406.00
Commercial Lodging Unit		Unit	\$552.99		\$533.00
Commercial		Square foot	\$0.668		\$0.644
Industrial		Square foot	\$1.002		\$0.966
Storage Units		Square foot	\$0.362		\$0.349
Wastewater Treatment Plant					
Single Family Dwelling		Unit	\$4,523.50		\$4,360.00
Multiple Family Dwelling		Unit	\$2,679.86		\$2,583.00
Mobile Home Dwelling		Unit	\$2,679.86		\$2,583.00
Commercial Lodging Unit		Unit	\$1,014.68		\$978.00
Commercial		Square foot	\$1.227		\$1.183
Industrial		Square foot	\$1.841		\$1.774
Storage Units		Square foot	\$0.666		\$0.642
Public Meeting Facilities					
Single Family Dwelling		Unit	\$946.500		\$1,893
Multiple Family Dwelling		Unit	\$1,027.000		\$2,054
Mobile Home Dwelling		Unit	\$980.500		\$1,961
Commercial Lodging Unit		Unit	-		-
Commercial		Square foot	-		-
Industrial		Square foot	-		-
Storage Units		Square foot	-		-

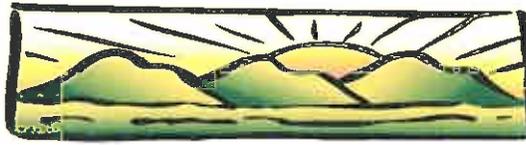
KING CITY MASTER FEE SCHEDULE
Effective 1/1/17

	Fee	Per Unit	Fee	Minimum	Prior Fee
Impact Fees for Projects Vested after August 21, 2010 (continued)					
Aquatic Center Facilities					
Single Family Dwelling		Unit	\$343.00		\$686.00
Multiple Family Dwelling		Unit	\$371.00		\$742.00
Mobile Home Dwelling		Unit	\$355.00		\$710.00
Commercial Lodging Unit		Unit			
Commercial		Square foot			
Industrial		Square foot			
Storage Units		Square foot			
Park and Open Space Acquisition					
Single Family Dwelling		Unit	\$3,323.50		\$6,647.00
Multiple Family Dwelling		Unit	\$3,602.50		\$7,205.00
Mobile Home Dwelling		Unit	\$3,442.00		\$6,884.00
Commercial Lodging Unit		Unit			
Commercial		Square foot			
Industrial		Square foot			
Storage Units		Square foot			
Total Impact Fees					
Single Family Dwelling		Unit	\$24,244.78		\$30,121.00
Multiple Family Dwelling		Unit	\$16,646.73		\$22,322.00
Mobile Home Dwelling		Unit	\$14,905.00		\$20,465.00
Commercial Lodging Unit		Unit	\$6,385.70		\$6,571.42
Commercial		Square foot	\$12.89		\$13.10
Industrial		Square foot	\$8.44		\$8.72
Storage Units		Square foot	\$4.10		\$4.42

EXHIBIT 1

COMPARISON OF AIRPORT FEES

<u>Airport</u>	<u>Population</u>	<u>Monthly Hanger</u>	<u>Monthly Tie Down</u>	<u>Overnight Tie Down</u>
King City		\$121	\$39	-
Chowchilla	17,383	\$93	\$24	\$3
Coalinga	16,755	\$115	\$22	\$5
Healdsburg	11,517	\$,077270/sq. ft.	\$52	\$6
Marina	13,248	\$225 - \$240	\$19	\$5
Oroville	16,061	\$204 - \$230		
Red Bluff	14,104	\$400 - \$600	\$30	
Reedley	25,010	\$99 - \$352	\$47	\$45
Susanville	15,546	\$150	\$50	\$5
Ukiah	15,871	\$152 - \$220	\$55	\$8



KING CITY
C A L I F O R N I A

Item No. 11 (A)

REPORT TO THE CITY COUNCIL

DATE: NOVEMBER 22, 2016

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVEN ADAMS, CITY MANAGER

RE: CONSIDERATION OF RESOLUTION OF INTENT TO PARTICIPATE IN GOVERNANCE AND FINANCING DISCUSSIONS FOR THE PROPOSED MONTEREY BAY COMMUNITY POWER JOINT POWERS AUTHORITY

RECOMMENDATION:

It is recommended the City Council adopt a Resolution of Intent to participate in governance and financing discussions for the proposed Monterey Bay Community Power Joint Powers Authority.

BACKGROUND:

The Monterey Bay Community Power project is a region-wide collaborative partnership comprised of all 21 local governments within the greater Monterey Bay area, including the Counties of Santa Cruz, Monterey, San Benito and all 18 cities located within the three counties. The purpose of the project was to investigate the viability of establishing a local community choice energy (CCE) agency. Enabled by California legislation (AB117), CCE allows cities and counties to pool their residential, business and municipal electricity loads and purchase and/or generate electricity on their behalf.

In 2013, the counties and cities involved in the project established a Project Development Advisory Committee (PDAC) with appropriate regional representation and appointed the County of Santa Cruz as the lead agency on behalf of the partnership to conduct the investigation. The PDAC has met regularly for the past three years to oversee and inform project work. This work has included raising \$404,097 to conduct a Phase 1 Technical Study and analyze the benefits and risks of creating a local CCE agency and compare that information with the current rates and services provided by PG&E.

CITY COUNCIL

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The project would establish a Joint Powers Authority to create the local agency to provide local community choice power. PG&E would continue to transmit and bill for the power for all customers. The purposes of the Joint Powers Authority would be as follows:

- Jointly administering a community choice aggregation (CCA) program for jurisdictions in the Monterey, Santa Cruz and San Benito County region;
- Reducing greenhouse gas emissions related to the use of power in the Monterey, Santa Cruz, and San Benito County region;
- Providing electric power and other forms of energy to customers at a competitive cost;
- Carrying out programs to reduce energy consumption;
- Stimulating and sustaining the local economy by developing local jobs in renewable energy and other energy related initiatives; and
- Promoting long-term electric rate stability, energy security, and reliability for residents through local control of electric generation resources.

The findings of the study have shown that the project can provide energy cost savings to residents in the three counties and funding to invest in cleaner energy sources. Staff presented the results of the study and the draft Joint Powers Agreement to the City Council at the August 23rd meeting. Council expressed concerns regarding provisions of the Joint Powers Agreement and impacts on staffing given higher priorities. Staff was authorized to participate in the planning process on a limited basis and directed to return with a recommendation.

DISCUSSION:

The City Manager attended one additional planning meeting and shared concerns expressed by Council. Similar issues were identified by other jurisdictions. As a result, some changes were made that address some of the items identified.

One concern expressed was the original proposal for the Board of Directors to be composed of staff from member jurisdictions rather than elected officials since policy decisions like rate increases would be determined by the Board. The original proposal was based on the fact that much of the work of the Board will be technical in nature so members with a professional background were desired. A compromise was agreed upon, which will include two Boards. A Policy Board of elected officials will meet three times per year to make policy decisions, such as approval of the budget, rate setting, strategic planning, and approval of large projects. An Operations Board will meet more frequently to address ongoing operational decisions.

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The makeup of the Boards would be based on the following:

- 1 seat for Santa Cruz County
- 1 seat for Monterey County
- 1 seat for the City of Santa Cruz
- 1 seat for the City of Salinas
- 1 seat for the City of Watsonville
- 1 shared seat for remaining Santa Cruz cities including Capitola and Scotts Valley selected by the City Selection Committee
- 1 shared seat for Monterey Peninsula cities including Monterey, Pacific Grove, and Carmel selected by the City Selection Committee
- 1 shared seat for Monterey Coastal cities including Marina, Seaside, Del Rey Oaks, and Sand City selected by the City Selection Committee
- 1 shared seat for Salinas Valley cities including King City, Greenfield, Soledad, Gonzales selected by the City Selection Committee
- 1 shared seat for San Benito County and cities selected by the City Selection Committee

A second concern expressed by Council was proposed eminent domain authority for the agency. To address this concern, the initial proposal at this time would be to require approval of the elected body of the jurisdiction in which the condemnation is proposed for any use of eminent domain.

Under the Monterey Bay Community Power Project, customers would retain the option of either receiving their power from the Joint Powers Authority or to opt out and continue to receive their power from PG&E. Council Member LeBarre communicated a preference that the program be established so that customers would need to opt in rather than have the option of opting out. However, all the studies have been based on the opt out option and is necessary for the program to reach the initial participation levels to be successful. Therefore, staff communicated this concern, but no changes to this aspect of the program are being considered.

Start-up costs would be paid for through loans that would be repaid from the energy sales. Each participating jurisdiction would be responsible for securing a portion of the loan. One of the advantages of a multi-county effort is that it would minimize the amount of risk involved. The amount King City will be responsible for cannot be calculated until the number of jurisdictions participating is determined. However, King City's portion will likely be small. Other advantages of partnering with multiple counties include economies of scale with regard to paying for operational and administrative costs and increased purchasing power when negotiating acquisition of energy sources.

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The City is being asked to adopt a Resolution of Intention if it wants to participate in drafting the Joint Powers Agreement and to be an initial member of the Joint Powers Authority. However, it is non-binding until the final Joint Powers Agreement is drafted, which the City would maintain the right to approve or deny. The intent of the organizers of this effort is to complete the Joint Powers Agreement in January 2017 so the Council would consider final approval on whether to participate at that time.

One of the concerns expressed by Council was the staff time involved given other priorities. City involvement could be limited if directed. It is recommended the City not pursue serving on the Board initially and allow representation by another Salinas Valley jurisdiction. King City could pursue increased involvement in the future if more staff time became available.

In this area, the Resolution of Intent has been approved by the County of Monterey, City of Salinas, City of Gonzales, City of Soledad and City of Greenfield. It is my understanding that there is a desire by the County and City of Salinas to request modifications to the governing structure.

The City has the option of waiting and participating at a later time. However, the next opportunity to participate would not be until at least April of 2019.

A representative from Monterey Bay Community Power will be attending the meeting to make a presentation. She will also be available to answer questions the Council may have.

COST ANALYSIS:

There would be no direct cost to the City to participate in this effort. The City would be responsible for securing a portion of the initial loan, which would be determined prior to consideration of the Joint Powers Agreement. There could be a reduction in City energy costs. There would be some staff time required, but it could be minimized. Staff recommends only limited staff involvement in participation in drafting the Joint Powers Agreement.

ALTERNATIVES:

The following alternatives are provided for Council consideration:

1. Adopt the Resolution of Intention;
2. Contact other jurisdictions to instead pursue an alternative of a community choice power project limited only to Monterey County, although staff has

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received no indication thus far from other agencies that they would be interested;

3. Do not adopt the Resolution of Intention and reconsider participation on 2019; or
4. Provide staff other direction.

Approved by: _____



Steven Adams, City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING AFFIRMING THE CITY OF KING'S INTENT TO PARTICIPATE IN GOVERNANCE AND FINANCING DISCUSSIONS FOR THE PROPOSED MONTEREY BAY COMMUNITY POWER (MBCP) JOINT POWERS AUTHORITY (JPA)

WHEREAS, Representatives from various jurisdictions in Santa Cruz, Monterey, and San Benito counties have been meeting for the last several years to discuss forming a JPA, under the provisions of the Joint Exercise of Powers Act of the State of California (Government Code Section 6500 et seq.), to form a community choice aggregation program through which to purchase, supply, and aggregate the electrical load of their municipal, residential and commercial customer accounts.

WHEREAS, In 2006, the State Legislature adopted AB 32, the Global Warming Solutions Act, which mandates a reduction in greenhouse gas emissions in 2020 to 1990 levels. The California Air Resources Board is promulgating regulations to implement AB 32 which will require local governments to develop programs to reduce green-house gas emissions; and

WHEREAS, The purposes for forming the JPA include:

- A. Jointly administering a community choice aggregation (CCA) program for jurisdictions in the Monterey, Santa Cruz and San Benito County region;
- B. Reducing greenhouse gas emissions related to the use of power in the Monterey, Santa Cruz, and San Benito County region;
- C. Providing electric power and other forms of energy to customers at a competitive cost;
- D. Carrying out programs to reduce energy consumption;
- E. Stimulating and sustaining the local economy by developing local jobs in renewable energy and other energy related initiatives; and
- F. Promoting long-term electric rate stability, energy security, and reliability for residents through local control of electric generation resources.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF KING AFFIRMS ITS INTENT TO PARTICIPATE IN GOVERNANCE AND FINANCING DISCUSSIONS FOR THE MONTEREY BAY COMMUNITY POWER JOINT POWERS AUTHORITY (JPA) UNDER THE FOLLOWING GENERAL TERMS:

- (1) The Monterey Bay Community Power JPA is planned to be formed in early 2017, and the JPA expected to begin providing electrical service to customers by spring 2018.
- (2) The Monterey Bay Community Power JPA will be composed of jurisdictions within the region of Monterey, Santa Cruz and San Benito Counties choosing to participate by passage of a JPA Agreement resolution and CCA ordinance as required by State statute. The target deadline for passage of said resolution and ordinance is January 31, 2017.
- (3) The proposed Governing Board structure of Monterey Bay Community Power JPA seeks to:
 - (a) Represent the interests of a large geographical area while keeping the Board size to a manageable level

- (b) Reserve important policy-level decisions for elected officials through creation of a Policy Board that would meet 2-3 times per year or as requested by the Chief Executive Officer
 - (c) Reserve Agency operational decisions for administrative managers (City managers and county administrators) through the creation of an Operations Board that would meet 8-12 times per year
 - (d) Provide fair and equitable representation to Agency members based on population size (number of ratepayers) rather than electrical load size (volume of electric usage).
- (4) The proposed MBCP Board seats would be allocated as follows:
- (a) Policy and Operations Board seats for founding JPA members (i.e. those jurisdictions that pass a CCA ordinance by January 30, 2017) which will remain in place unless the number of member jurisdictions exceeds 11
 - (b) Once the JPA reaches more than 11 member agencies, the Policy and Operations Boards' composition shall shift to a regional allocation based on population size.
 - (c) This allocation shall be one seat for each jurisdiction with a population of 50,000 and above, and shared seats for jurisdictions with populations below 50,000 allocated on a sub-regional basis.
 - (d) Under current population estimates, the Board seats in the Tri-County area would be allocated as follows:
 - i. 1 seat for Santa Cruz County
 - ii. 1 seat for Monterey County
 - iii. 1 seat for the City of Santa Cruz
 - iv. 1 seat for the City of Salinas
 - v. 1 seat for the City of Watsonville
 - vi. 1 shared seat for remaining Santa Cruz cities including Capitola and Scotts Valley selected by the City Selection Committee
 - vii. 1 shared seat for Monterey Peninsula cities including Monterey, Pacific Grove, and Carmel selected by the City Selection Committee
 - viii. 1 shared seat for Monterey Coastal cities including Marina, Seaside, Del Rey Oaks, and Sand City selected by the City Selection Committee
 - ix. 1 shared seat for Salinas Valley cities including King City, Greenfield, Soledad, Gonzales selected by the City Selection Committee
 - x. 1 shared seat for San Benito County and cities selected by the City Selection Committee
 - (e) It is proposed that the member of the Policy Board and Operations Board shall be from the same jurisdiction.
 - (f) The Policy Board of elected officials would meet three times per year with the option for special meetings as determined by the Chief Executive Officer. It is proposed that the Policy Board would provide guidance/approval in the following areas:
 - i. Strategic planning and goal setting
 - ii. Passage of Agency budget and customer rates
 - iii. Large capital expenditures outside the typical power procurement required to provide electrical service
 - (g) The Operations Board of appointed County Administrative Officers or City Managers from participating jurisdictions would meet no less than 8 times per

year and would focus on the routine operations of the Agency and provide oversight and support to the Chief Executive Officer on matters pertaining to the provision of electrical service to customers in the region.

- (5) Financial participation contemplated for members of MBCP JPA is proposed as a pro-rata share of credit support to guarantee a seed capital loan of up to \$3M to implement the program and cover the costs of Agency start up.
 - (a) The County of Santa Cruz on behalf of the proposed MBCP will issue an RFP for banking and credit services to solicit credit and terms associated with provision of said capital
 - (b) The final amount of required credit and the level of guarantee to cover pre-revenue expenses will be confirmed once ordinances are passed and the size of the program is known
 - (c) Should the program fail to launch and the Agency were to default on the loan, the city/County would be required to fund its portion of any outstanding loan balance
- (6) Any loan or capital contribution made by a member Agency to the JPA is fully reimbursable through ratepayer revenues at terms mutually agreeable by the jurisdiction and JPA
- (7) Passage of this resolution authorizes staff of the City of King to participate in discussions in anticipation of MBCP JPA formation. It does not, however, bind the City of King to membership in the JPA, allocation of general funds, or participation in a future CCA program. If the City of King chooses to move forward, it will be required to pass a resolution for JPA membership, authorize a pro-rata share of credit support, and pass a CCA ordinance by January 31, 2017.

This resolution was passed and adopted this 22th day of **November, 2016** by the following vote:

AYES, Council Members:

NAYS, Council Members:

ABSENT, Council Members:

ABSTAIN, Council Members:

APPROVED:

Robert Cullen, Mayor

ATTEST:

Steven Adams, City Clerk

APPROVED AS TO FORM:

Shannon Chaffin, Interim City Attorney