

RESOLUTION NO. 4382

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
ANNOUNCING FINDINGS AND ADOPTING A NEGATIVE DECLARATION AND
THE 2009 UPDATE OF THE HOUSING ELEMENT OF THE
SOLEDAD GENERAL PLAN**

WHEREAS, the City Council of the City of Soledad has received a draft update of the Housing Element of the Soledad General Plan, identified as the 2009 Housing Element, which was initiated by the City of Soledad in order to comply with the requirements of State housing laws; and

WHEREAS, a draft of the Housing Element was completed and submitted to the State Department of Housing and Community Development for the required public review and comment period of 60 days; and

WHEREAS, comments from the California Department of Housing and Community Development and other interested entities have been received by the City, have been considered, and are reflected as necessary through appropriate revisions to the draft Housing Element; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the draft 2009 Housing Element on June 2, 2009, considered all public comments written and oral, and considered the written recommendations of the staff report for this item, dated June 2, 2009; and

WHEREAS, the City Council conducted a duly noticed public hearing on the 2009 draft Housing Element on June 17, 2009, considered all public comments written and oral, including the comments received from the Department of Housing and Community Development, and the written recommendations of the staff report for this item, dated June 17, 2009, and the several changes to the draft Housing Element recommended by the Commission, as set forth in Attachment 2 to the staff report and incorporated in the draft 2009 Housing Element, attached hereto as Exhibit "A"; and

WHEREAS, the City has caused to be prepared a Negative Declaration for the 2009 Housing Element of the Soledad General Plan in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and related Guidelines (Title 14 California Code of Regulations, Section 15000 et seq.); and

WHEREAS, the City Council has independently reviewed the proposed Housing Element for compliance with the California Environmental Quality Act (CEQA), has reviewed the draft Negative Declaration attached hereto as Exhibit "B," has reviewed the comments received on the Draft Negative Declaration, and responses thereto as presented in Attachment 3 and as presented during the public hearing, and finds that no additional environmental documentation is required pursuant to CEQA; and

WHEREAS, the City Council finds that the 2009 update of the Housing Element of the Soledad General Plan fully documents identified housing needs for all sectors and income groups within the City of Soledad and presents appropriate policies and programs to enable the City to adequately address these needs.

THEREFORE, BE IT RESOLVED, that the City Council of the City of Soledad hereby adopts both the Negative Declaration for the 2009 Draft Housing Element and General Plan Amendment 2009-01 – 2009 Housing Element of the Soledad General Plan, subject to any further modifications directed by the City Council.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forward a certified copy of this resolution and the final 2009 Housing Element to the California Department of Housing and Community Development for certification.

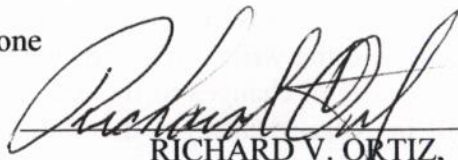
PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 17th day of June 2009 by the following vote:

AYES, and in favor thereof, Councilmembers: Richard J. Perez, Juan Saavedra, Patricia Stephens, Mayor Pro Tem Martha Camacho, Mayor Richard Ortiz

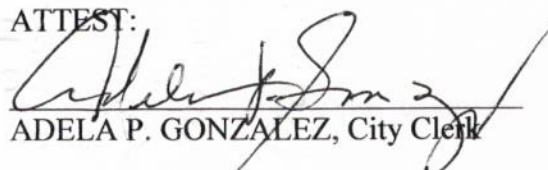
NOES, Councilmembers: None

ABSTAIN, Councilmembers: None

ABSENT, Councilmember: None


RICHARD V. ORTIZ, Mayor

ATTEST:


ADELA P. GONZALEZ, City Clerk

CITY OF SOLEDAD

HOUSING ELEMENT



Prepared for:

CITY OF SOLEDAD
248 MAIN STREET
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Prepared by:



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ADOPTED
JUNE 17, 2009

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INTRODUCTION

Under the requirements of state law, every city and county in California must prepare a housing element as part of its general plan. The housing element must document in detail existing conditions and projected needs in accordance with state housing law provisions. The element must also contain goals, policies, programs, and quantified objectives that address housing needs over the next five-year period.

This document is organized into six sections. The first section is the housing needs assessment, which includes a variety of information including population, housing stock and household characteristics, employment, income, housing costs, special needs housing, existing affordable housing, and regional housing needs allocations. The second section describes Soledad's housing resources and is where the City's vacant and underutilized sites for housing development are listed and analyzed. This section also includes descriptions of the City's existing housing programs and planned projects. The third section provides an analysis of the potential constraints to the development of affordable housing. This section comprises two subsections: governmental and non-governmental constraints. The fourth section outlines opportunities for energy conservation for residents of Soledad. The fifth section contains a matrix that identifies the accomplishments of the previous Housing Element and examines the appropriateness of continuing each program. The final section presents the updated goals, policies and programs, and quantified objectives for the 2009 Housing Element update complete with a five-year implementation timeline, an assigned department or agency, and the expected funding source for each program.

PUBLIC PARTICIPATION

The City of Soledad's efforts to involve all economic segments of the community in the Housing Element update process included:

- A public stakeholders' workshop was held on Wednesday, January 21, 2009. In preparation for the workshop, the City developed an English- and Spanish-language flyer that was posted in public places, including in City Hall and on the City's community channel. An invitation letter that described the Housing Element process was sent to a list of stakeholders in the city that included CHISPA, a local nonprofit developer, Housing Authority of the County of Monterey, Soledad Unified School District, Soledad Mission Chamber of Commerce, Old Town Soledad Business Association, Monterey County Library, Legacy Real Estate, Coldwell Banker, Mid-County Real Estate, Our Lady of Solitude Church, Liberty Chapel, Apostolic Church of the Faith in Christ, the Soledad Bee, Global Premier Development, and others. The Planning Commissioners and City Council members were also invited to the workshop. In total, five community stakeholders attended the meeting. The City's consultant presented Housing Element requirements and housing needs data in the city. The presentation also explored the potential policy and program topics of the update. Citizen input included a desire to attract well-paying jobs and educational opportunities to the city. The main topics of concern for the meeting attendees centered on jobs/housing balance issues and housing for moderate- and above moderate-income persons. Policy 1.3 and Programs 1.3.1 and 1.3.2 were added to address these concerns. The content of these programs includes a workforce housing survey to determine the housing needs of the city's workforce and to plan for affordable housing options for school district employees.
- A public workshop with the Soledad Planning Commission and City Council was held on March 12, 2009, to receive comments and direction on the draft Housing Element prior to transmittal to HCD.

Notices of this workshop and availability of the Draft Housing Element were sent to aforesaid stakeholders and public agencies in accordance with Section 65351 of the Government Code. An advertisement was also placed in the Soledad Bee.

- The draft and adopted versions of the 2009 Housing Element are available for review at the City Community Development Department as well as on the City's website. The City considered all comments on the draft that were received during the public review period, which included the State's 60-day review of the draft and up to the completion and consideration of the final draft of the Housing Element by the Planning Commission and City Council in June 2009.
- A joint study session/public workshop with the Planning Commission and City Council was convened on March 12, 2009 to present the draft Housing Element and to obtain preliminary approval prior to sending it to HCD for the initial 60-day review. The main concern expressed at the workshop related to ensuring greater integration of affordable units in new subdivisions and providing smaller and more dispersed multi-family sites. The workshop resulted in revisions to Policy 2.1 and Program 2.1.2.
- During the public review period, the City received written comments from three organizations – Monterey County Housing, Inc., a housing provider, LandWatch Monterey County and the Monterey Bay Unified Air Pollution Control District. Monterey County Housing's comments included suggestions for including a fee waiver or deferral mechanism; applying development fees in place at the time of project approval; encouraging affordable housing of all forms and not limiting it to certain housing types (Program 2.1.1); revising the Density Bonus Ordinance to require universal design standards (Program 3.1.1); providing for other types of suitable farmworker housing than just SRO's (Program 3.3.1); and including additional energy conservation/sustainable development goals to reduce vehicular trips, provide alternative modes of transportation and require drought-resistant landscaping. In response to one of Monterey County Housing, Inc.'s comments, Program 2.2.1 has been clarified to ensure that exceptions to the requirement for specific housing types are allowed for restricted affordable housing that is for rent as well as for sale. Comments from LandWatch Monterey County were all essentially requests for additional information and did not lead to any adjustments of the draft Housing Element goals, policies and programs. The comment letter from the Air Pollution Control District concerned the draft Negative Declaration for the Draft Housing Element, but recommended the inclusion of an additional Housing Element program related to AB 811, legislation passed in 2008 which authorizes cities and counties to establish assessment districts for the purpose of financing the installation of distributed generation renewable energy sources or energy efficiency improvements for already-developed residential, commercial or industrial properties.. Because such a program would require the commitment of staff resources which are not presently available, the City cannot include such a program in the Housing Element for the current housing allocation period.
- The City Planning Commission convened a public hearing on June 2, 2009 to review the revised Housing Element and to provide an opportunity for the general public to comment on the revised draft prior to adoption. A public hearing notice stating the availability of the Draft Housing Element and advertising the date of the public hearing was sent to aforesaid stakeholders and public agencies in accordance with Section 65351 of the Government Code. A public hearing notice was also published in the Soledad Bee on May 20, 2009, and the revised draft was placed on the City's website to enable broader public review. As there were no members of the public in attendance at the June

2nd public hearing, no public comments were received at that time. The Planning Commission recommended City Council approval of the draft Housing Element through adoption of Resolution 2009-02.

- A final public hearing took place on June 17, 2009 before the City Council to provide a final chance for public comment on the revised draft and to present the final draft to the City Council for adoption. No members of the public were present at the hearing and no comments were received. The element was adopted by the City Council by Resolution 4382. Notices of this workshop and availability of the Draft Housing Element were sent to aforesaid stakeholders and public agencies in accordance with Section 65351 of the Government Code. An advertisement was also placed in the Soledad Bee.

GENERAL PLAN CONSISTENCY

The 2009 Housing Element includes goals, policies, programs, and objectives that are generally consistent with the 2005 Soledad General Plan. Aside from the accommodation of new “fair share” housing goals, the policy approach contained in the 2009 Housing Element is similar to that of the existing 2003 Housing Element. Both elements call for development of multi-family housing to ensure that the ratio of multi-family to single-family housing does not decline and make affordable housing a priority; both encourage the development of units for large families and encourage the development of single-room occupancy units for migrant farmworkers; both call for close coordination between the City and affordable housing developers; and both call for the rehabilitation of older housing, and the conservation of existing affordable housing. In addition, both call for the integration of affordable housing in newly developing specific plan areas identified by the General Plan for future growth.

HOUSING NEEDS ASSESSMENT

POPULATION PROFILE

This section summarizes information about Soledad's current and future population. The information in this section comes from the U.S. Census Bureau (Census 2000), the California Department of Finance (DOF), the Association of Monterey Bay Area Governments (AMBAG), and 2008 Claritas Data, of which the latter provides projections based on 2000 Census data.

Historic Population Growth¹

The City of Soledad has a rich history rooted in the original Mission Spanish land grants of early California. Officially, the thirteenth Mission Nuestra Señora de la Soledad, located west of the city, was founded October 9, 1791, by Father Fermin Lasuen. The settlement of Soledad proper began in 1874 with the development of two small hotels, a feed lot, a post office, and a store. The population rose in 1875, to 54 residents. Soledad was located on the San Vincents Rancho (14,000 acres) owned by Esteban and Catalina Munras. In 1884, Catalina Munras donated 2 acres for the township cemetery. In 1886, the city was laid out into lots by the Munras family for sale to the general public. The arrival of the Southern Pacific Railroad led to rapid growth, due to the railroad's rapid shipping of grain for export. The City of Soledad was officially incorporated as a municipality by the State of California on March 9, 1921.

Drawn by the available agricultural work, the community experienced a marked increase in the Mexican and Filipino populations in the early 1930s and continued through the 1940s. The city's economic base diversified in the 1940s, with the establishment of the California Department of Corrections Soledad Training Facility, 3 miles to the north of the city. The facility was officially annexed to the city in 1990 and continues to be a vibrant portion of the community. In 1997, the Correctional Training Facility was expanded to include the Salinas Valley State Prison, and this expansion resulted in an increase of approximately 4,000 persons in the group quarter population reported in 1997.

Over the past years, the City of Soledad has continued to grow from its humble beginnings of 54 residents to a thriving community of an estimated 27,905. **Table 1** shows recent population growth in Soledad. Population and household growth in the city has increased steadily over the past two decades, but especially between 1997 and 2008 when household population increased by approximately 7 percent a year on average. Soledad's total population at the start of 2008 was estimated at approximately 27,900 by the State Department of Finance.

¹ This brief history was compiled from information at www.southmontereycounty.org.

TABLE 1
HISTORICAL POPULATION GROWTH
CITY OF SOLEDAD
1990 TO 2008

Year	Total Population	Household Population	Group Quarter Population	Occupied Housing Units	Population per Household	Change in Household Population ²
1990	13,369	7,161	6,223	1,581	4.529	--
1991	13,901	7,632	6,269	1,667	4.578	7%
1992	13,838	7,776	6,062	1,700	4.574	2%
1993	14,579	8,094	6,485	1,785	4.534	4%
1994	15,291	8,885	6,406	1,875	4.739	10%
1995	15,387	8,981	6,406	1,928	4.658	1%
1996	15,597	9,159	6,438	1,964	4.663	2%
1997	19,981	9,544	10,437	2,050	4.656	4%
1998	21,929	10,520	11,409	2,229	4.720	10%
1999	23,083	11,408	11,675	2,404	4.745	8%
2000 ¹	22,634	11,212	11,422	2,472	4.536	-2%
2001	22,131	11,236	10,895	2,486	4.520	<1%
2002	21,942	12,070	9,872	2,667	4.526	7%
2008	27,905	16,743	11,162	3,718	4.503	39%

¹ Adjustment to 2000 Census resulted in a decline in the reported number of persons living in Soledad; this decline was a result of error accumulated throughout the 1990s and does not represent an actual decline in population.

² The change in the population of urban Soledad is best represented by changes in household population, which excludes the group quarter population at the correctional facility.

Source: California Department of Finance (DOF) 2008; 2008 Claritas Report

Projected Population Growth

According to AMBAG's 2008 population forecasts, Soledad's household population, excluding group quarters (prison population) is expected to increase to 22,560 by 2020, and its total population is expected to increase to 33,760. Population growth estimates contained in the City's adopted 2005 General Plan project a household population growth range during the same period of 20,000 to 30,000 residents. Therefore, AMBAG's 2008 Population Forecast falls on the low end of the General Plan's growth projections.

AMBAG's 2008 population projections are reproduced in **Table 2**, which follows. Although AMBAG's published 2008 Regional Forecast does not provide a breakdown of household population versus group

quarters, correspondence with AMBAG staff indicates that the prison population was projected to remain constant at 11,200 between 2005 and 2035.

**TABLE 2
POPULATION PROJECTIONS
CITY OF SOLEDAD AND MONTEREY COUNTY**

Data	2005		2010		2015		2020		2025		2030		2035	
	City	County	City	County	City	County	City	County	City	County	City	County	City	County
Population ¹	27,365	422,632	28,853	445,309	31,115	466,606	33,760	483,733	37,112	499,341	38,801	515,549	41,405	530,362
Housing Units	3,447	137,338	4,066	147,221	4,684	156,061	5,303	162,857	5,922	169,933	6,540	176,236	7,159	182,082

Source: AMBAG, Monterey Bay Area 2008 Regional Forecast

¹ The population includes a projection of 11,200 prisoners in local correctional facilities.

Population Age Structure

According to the U.S. Census Bureau, the median age of Soledad's population was younger than that of Monterey County. In Soledad, the median age was 25.2 years in 2000, and in 2008, the estimated median age was 26.7. In Monterey County as a whole, the median age was 31.7 years. **Table 3** compares age distribution in urban Soledad to Monterey County as a whole. According to the DOF, the city's estimated 2008 population (household population) was 16,743. **Table 3** shows the age distribution of the city's population in 2000 and 2008 projections show very similar percentages. These projections show that the largest age group comprises 25- to 44-year-old persons. The smallest age category was the 75 and over group.

TABLE 3
POPULATION AGE DISTRIBUTION COMPARISON
CITY OF SOLEDAD AND MONTEREY COUNTY

Age	Monterey County		Urban Soledad	
	Population	% of Total	Population	% of Total
Under 15	95,856	23.9%	3,895	30.8%
15 to 29	93,976	23.4%	3,420	27.0%
30 to 44	93,940	23.4%	2,777	22.0%
45 to 59	65,376	16.3%	1,454	11.5%
60 to 74	33,688	8.4%	766	6.1%
75+	18,926	4.7%	333	2.6%
Total	401,762	100.0%	12,645	100.0%
Median Age	31.7		25.2	

Source: 2000 Census

According to the U.S. Census Bureau, Soledad's urban population (excluding prisons) was 84 percent Latino in 2000. This is almost double the percentage in the total population for Monterey County, which was 47 percent Latino in 2000. In 2008, 87 percent of the population in Soledad was Hispanic or Latino. While not definitive, these statistics suggest the presence of a large immigrant population in Soledad, who may be more likely to have special housing needs. For example, immigrants often work in the agricultural industry and would benefit from programs designed to increase the supply of farm labor housing. It also means that the median household income may be less than that for the county as a whole. This latter concern is important because affordability standards used by AMBAG and the California Department of Housing and Community Development (HCD) are based on median income countywide. Family income profiles for Soledad and Monterey County are discussed in a subsequent section. **Table 4** shows the racial composition of Soledad 2000 and 2008 in comparison to 2000 Monterey County numbers.

**TABLE 4
RACIAL COMPOSITION**

Race/Origin	City of Soledad				Monterey County	
	2000		2008		2000	
	Number	Percentage	Number	Percentage	Number	Percentage
Latino	10,606	83.9%	13,167	87.2%	187,969	46.8%
White	1,548	12.2%	5,011	33.2%	162,045	40.3%
Asian	227	1.8%	322	1.69%	23,203	5.8%
Black	97	0.8%	255	2.05%	14,085	3.5%
American Indian	31	0.2%	310	2.13%	1,782	0.4%
Pacific Islander	7	0.1%	12	0.1%	1,543	0.4%
Other Single Race	8	0.1%	8,529	56.51%	1,190	0.3%
Two or More Races	121	1.0%	653	4.33%	9,945	2.5%
Total	12,645	100.0%	15,092	100%	401,762	100.0%

Source: 2000 Census; 2008 Claritas Report

Note: The Claritas household population projection is slightly lower than the projection by DOF.

Household Composition

With respect to household composition, Soledad is a traditional family city. According to the 2000 U.S. Census, approximately 70 percent of all households in Soledad are headed by a married couple. This compares to only 56 percent for Monterey County as a whole. Nonetheless, Soledad has a slightly higher percentage of single parent households than Monterey County, with approximately 20 percent of households headed by a single parent as compared to 16 percent for Monterey County. **Table 5** shows household composition for Soledad and Monterey County.

TABLE 5
HOUSEHOLD COMPOSITION

Type of Household	City of Soledad				Monterey County	
	2000		2008		2000	
	Number	Percentage	Number	Percentage	Number	Percentage
Single Person	178	7%	232	7%	25,748	21%
Married Couple	1,728	70%	2,278	70%	67,843	56%
Single Female Householder	341	14%	447	14%	14,094	11%
Single Male Householder	172	7%	225	7%	5,994	59%
Non-Family Household	53	2%	91	3%	7,557	6%
Total Households	2,472	100%	3,273	100%	121,236	100%

Source: 2000 Census; 2008 Claritas Report

HOUSING STOCK CHARACTERISTICS

This section describes Soledad's housing stock characteristics, with comparisons to surrounding cities and Monterey County. The information in this section comes primarily from the U.S. Census Bureau, the California Department of Finance, AMBAG, the City of Soledad, and 2008 Claritas data.

Housing Stock Growth and Composition

Soledad grew by approximately 900 dwelling units in the decade between 1990 and 2000; this represented a 54 percent increase in the number of units during this period, at an annual average rate of growth of 4 percent. The mix of housing in Soledad remained essentially constant over this decade, with the proportion of single-family dwellings at approximately 74 percent. Between 2000 and 2008, the number of dwelling units increased by 1,267, a 50 percent increase in dwelling units. During the past eight years, the percentage of single-family dwelling units increased to 80 percent from 74 percent and multiple-family and mobile home units decreased proportionately, from 21 percent to 17 percent.

Table 6 shows the number and type of dwellings units in Soledad. The 2008 numbers in the following table reflects new multi-family construction completed in 2007 on Benito Street, the Farm Labor Center Project, with 37 new units and 36 replacement units.

TABLE 6
NUMBER AND TYPE OF DWELLING UNITS

Year	Total	Single-Family			Multiple Family			Mobile Homes	
		Detached	Attached	Percentage	2 to 4	5 Plus	Percentage	Homes	Percentage
1990	1,650	1,058	153	73%	135	156	18%	132	8%
2000	2,543	1,687	206	74%	316	211	21%	123	5%
2008	3,810	2,834	214	80%	364	275	17%	123	3%

Source: DOF 2008; 2008 Claritas Report

When compared to other Monterey County jurisdictions, Soledad's housing stock has a somewhat larger proportion of single-family units than the county as a whole (80 percent in Soledad, 70 percent countywide) and a corresponding lower proportion of multi-family housing (17 percent in Soledad versus 25 percent countywide). When compared with California as a whole, the disparity widens between the number of single-family units (80 percent in Soledad versus 65 percent statewide) and multi-family units (17 percent versus 31 percent). **Table 7** compares Soledad's housing stock to that of other Monterey County jurisdictions and to California.

TABLE 7
COMPARISON OF HOUSING STOCK COMPOSITION 2008

	Total	Single-Family			Multiple-Family			Mobile Homes	
		Detached	Attached	Percent of Total	2 to 4	5 Plus	Percent of Total	Homes	Percent of Total
Carmel-by-the Sea	3,363	2,756	114	85%	223	270	15%	0	0.00%
Del Rey Oaks	727	567	25	81%	23	109	18%	3	<1%
Gonzales	2,023	1,474	133	79%	205	169	18%	42	2%
Greenfield	3,764	2,830	282	83%	319	247	15%	86	2%
King City	3,009	1,712	282	66%	304	421	24%	290	10%
Marina	8,709	3,510	1,537	58%	1,457	1,748	37%	457	5%
Monterey	13,549	5,934	914	51%	2,265	4,415	49%	21	<1%
Pacific Grove	8,108	5,017	451	67%	990	1,559	31%	91	1%
Salinas	42,268	22,848	3,594	63%	3,479	11,061	34%	1,286	3%
Sand City	138	58	7	47%	28	40	49%	5	4%
Seaside	11,257	6,296	2,339	77%	920	1,270	19%	432	4%
Soledad	3,810	2,834	214	80%	364	275	17%	123	3%

	Total	Single-Family			Multiple-Family			Mobile Homes	
		Detached	Attached	Percent of Total	2 to 4	5 Plus	Percent of Total	Homes	Percent of Total
Unincorporated	39,571	30,406	2,695	84%	1,580	1,726	8%	3,164	8%
Incorporated	100,725	55,836	9,892	65%	10,577	21,584	32%	2,836	3%
Total County	140,296	86,242	12,587	70%	12,157	23,310	25%	6,000	4%
Total State	13,444,445	7,712,449	965,671	65%	1,064,854	3,106,519	31%	594,962	4%

Source: DOF, 2008

Notwithstanding past housing development trends, new and planned multi-family developments are expected to increase during the current planning period. With 84 new multi-family units completed and occupied in February 2009 (Gabilan Apartments) and 60 additional new multi-family dwellings completed in 2008 (Benito-Phase II and the Monterey Street project), Soledad's proportion of multi-family housing is approaching 20 percent of its total existing housing stock during the current period.

Age and Condition of Housing Stock

With its substantial growth since 1990, Soledad's housing stock is relatively new and in good condition. According to the U.S. Census Bureau, the median year in which Soledad's housing stock was constructed was 1983, but considering the building trends since the Census was taken, the median year built is now estimated to be 1995. **Table 8** summarizes information on the age of Soledad's housing stock. As this table illustrates, approximately 20 percent of the housing stock in Soledad was built prior to 1970. The older housing is likely to have substantial rehabilitation needs, and in some cases, may be so dilapidated as to warrant replacement.

**TABLE 8
YEAR STRUCTURE BUILT BY TENURE 2008**

Year Built	Total Units	Percentage
1999 to 2008	1,276	33%
1995 to 1998	456	11%
1990 to 1994	380	9%
1980 to 1989	284	7%
1970 to 1979	391	10%
1960 to 1969	273	7%
1950 to 1959	226	5%
1940 to 1949	120	3%
Before 1940	55	1%
Total	3,819 ¹	100%

Source: 2000 Census, DOF E-5 report 2000-2008

¹ The total unit number in this table is slightly higher than the total unit number given in Table 7 from the DOF because the 2000 Census provided year built unit data for 1999 and through March 2000 as one category. Units built during the remainder of 2000 are recorded by the DOF for the entire year and thus there is some overlap for the first three months of 2000.

Median Year Built = 1995

The City conducted a housing condition survey in 2002, which revealed that 21 units were either in need of substantial repairs or in dilapidated condition. This survey found that about 14 percent of Soledad's housing was in need of minor or moderate rehabilitation. Less than 1 percent (21 units) of units were in need of substantial rehabilitation or were dilapidated. The City's report recommended rehabilitation of units needing minor or moderate repair, but concluded that rehabilitation of the 21 units in worse condition would not be cost effective. **Table 9** summarizes the findings of the survey.

2009 Survey Update

The City of Soledad conducted a follow up on the Housing Condition Survey initiated by Laurin Associates in January 2002. The City has witnessed substantial changes in its single- and multi-family unit inventory over the past five years. The farm labor camps on Benito Street as well as the labor camps on Monterey Street have been demolished and replaced with affordable housing. These projects allowed the city to significantly increase the amount of affordable housing in the community.

The City of Soledad has also seen growth in single family and multi family homes with addition of new subdivisions, apartments, and town homes, mainly in the northeast side of the City.

In 2002 a total of 318 residential structures were inspected and surveyed. In 2009, 140 buildings were inspected and surveyed. Priority was given to those residential structures which scored high (as being in need of repair) by the earlier conditions survey. **Table 9** reflects the unit counts from the 2009 follow-up survey.

TABLE 9
HOUSING CONDITION SUMMARY
2002 AND 2009

Condition	SFD	Duplex	MFD	Mobile Homes	Total ⁶	Percentage
Sound	1,947	72	341	152	2,512	85%
Minor	161	14	50	2	227	9%
Moderate	55	37	13	12	117	5%
Substantial	17	0	0	0	17	<1%
Dilapidated	0	0	12	0	12	<1%
Total	2,180	123	416	166	2,885	100%

1 "Sound" is defined as "no repairs needed, or only one minor repair needed such as exterior paint or window repair."

2 "Minor" is defined as "one or two minor repairs needed, or only one minor repair needed such as patching and painting of siding, re-roofing, or window replacement."

3 "Moderate" is defined as "two or three minor repairs needed."

4 "Substantial" is defined as "repairs needed to all surveyed items, including foundation, roof, siding, windows and doors."

5 "Dilapidated" is defined as "cost of repairs would exceed the cost to replace the structure."

6 Laurin Associated counted two more total housing units than the U.S. Census Bureau.

Source: City of Soledad, 2002

Housing Tenure and Occupancy

Soledad has a high percentage of homeownership. Approximately 40 percent (1,166 units) of Soledad's housing units were occupied by renters in 2000. This is down from approximately 47 percent in 1990 and is slightly less than Monterey County's housing stock as a whole, 45 percent of which is occupied by renters. **Table 10** shows occupancy by housing type for Soledad in 2008 according to the Department of Finance's 2008 projections, which are based on building department records from the City. New tenure data is not available, but one can assume that the proportion of owner- to renter-occupied households remains constant. **Table 10** presents the numbers of owner- and renter-occupied households based on this assumption.

TABLE 10
OCCUPANCY BY TENURE AND HOUSING TYPE
2008

Type of Unit	Total	Percentage of Total	Owner-Occupied	Renter-Occupied	% of Units Renter-Occupied
SFD Detached	2,834	74%	2,208	626	22.1
SFD Attached	214	6%	131	83	38.7
2 to 4 units	364	10%	15	349	95.8
5 or more	275	7%	22	253	92.0
Mobile Home/Other	123	3%	18	105	8.5
Total	3,810	100.0%	2,394	1,416	37%

Source: DOF, 2008; 2000 Census

Vacancy Rates

Soledad's vacancy rate has fallen in the last decade. A community's vacancy rate provides a quantified measure of the health of the local housing market. A low vacancy rate indicates a tight housing market with few choices and high rents. Low vacancy rates are also an indicator of overcrowding, which is discussed more in the next section. As a general rule, a vacancy rate of 4.5 to 5.0 percent indicates a market reasonably well balanced between supply and demand. The California Department of Finance (DOF) provides a comprehensive tabulation of vacancy rates by year for Monterey County jurisdictions. According to the DOF, Soledad's vacancy rate has declined from a fairly healthy 4.4 percent in 1990 to a relatively tight 2.4 percent at the start of 2008. The only city in Monterey County with a tighter housing supply is Gonzales with a 2 percent vacancy rate. **Table 11** shows vacancy rates for Monterey County cities over the last decade.

Since January 2008, however, the number of foreclosures in the City of Soledad and nearby communities has increased dramatically. By January 2009, close to 250 homes in Soledad had undergone foreclosure and code enforcement and building staff estimate that approximately half of those were vacant (RealtyTrac, January 2009). Accounting for these recently foreclosed and vacant homes, the vacancy rate in the city has risen sharply from 2.4 percent to approximately 5.5 percent in one year alone (City of Soledad Community Development Department, pers. comm.).

TABLE 11
COMPARATIVE VACANCY RATES
MONTEREY COUNTY CITIES

	1990	1995	2000	2002	2008
Carmel-by-the-Sea	30.53	30.52	31.46	31.46	31.43
Del Rey Oaks	5.05	5.05	3.16	3.16	3.16
Gonzales	8.92	8.91	1.68	1.67	1.68
Greenfield	6.18	6.2	3.04	3.04	3.06
King City	10.76	10.77	3.05	3.07	3.09
Marina	4.27	27.74	20.99	20.99	21.0
Monterey	5.96	7.45	5.84	5.95	5.65
Pacific Grove	7.25	7.25	8.91	8.92	9.44
Salinas	3.52	3.52	3.43	3.43	3.44
Sand City	8.14	8.33	8.05	7.78	30.43
Seaside	5.31	16.91	10.65	11.15	11.67
Soledad	4.41	4.41	2.45	2.45	2.41
Unincorporated	9	12.4	8.91	8.93	8.7
Incorporated	5.95	9.83	7.57	7.57	7.53
Total County	6.81	10.56	7.95	7.95	7.86

Source: DOF, 2008

Overcrowding

An overcrowded dwelling unit is defined as one in which more than 1.01 persons per room reside (excluding kitchen and bath). According to U.S. Census Bureau, approximately 41 percent of all dwelling units in Soledad were overcrowded in 2000. This is almost double the rate of overcrowding in Monterey County and two and a half times the rate of overcrowding in California as a whole. **Table 12** summarizes the data on overcrowding in 2000.

TABLE 12
2000 OVERCROWDING

	Total Occupied Units	Overcrowded (Owner)	Overcrowded (Renter)	Total Overcrowded	Percentage
Soledad	2,484	560	466	1,026	41%
Monterey County	121,236	8,997	15,938	24,935	21%
California	11,502,870	562,016	1,186,336	1,748,352	15%

Source: 2000 Census

Overcrowding in Soledad is also indicated by large household sizes. If one assumes that Soledad's housing stock contains approximately the same mix of one-, two-, and three bedroom units as other communities in the region, then a high number of persons per household would be an indication of overcrowding. According to the U.S. Census Bureau, the median number of rooms in Soledad is the same for Monterey County as a whole (4.7 rooms), and Soledad has the second highest household size of any jurisdiction in Monterey County. **Table 13** reports the number of persons per household for all Monterey County jurisdictions based on updated DOF projections.

TABLE 13
2008 COMPARATIVE PERSON PER HOUSEHOLD
MONTEREY COUNTY JURISDICTIONS

City	Persons per Household
Carmel-by-the-Sea	1.756
Del Rey Oaks	2.311
Gonzales	4.389
Greenfield	4.719
King City	4.001
Marina	2.767
Monterey	2.100
Pacific Grove	2.083
Salinas	3.637
Sand City	2.438
Seaside	3.176
Soledad	4.503
Unincorporated	2.929
Incorporated	3.237
Total County	3.151

Source: California Department of Finance 2008

EMPLOYMENT AND INCOME

Employment/Housing Comparison

Soledad has been an employment center in the central Salinas Valley since the mid-1990s when the Salinas Valley State Prison facility first opened. In its 2008 Regional Forecast of housing and employment for the Monterey region, AMBAG reported that there were 5,500 jobs in Soledad in 2005, compared to 4,760 in 2000 and 2,443 in 1990. This increase in employment occurred primarily in the public sector and is attributed largely to expansion of the Salinas Valley State Prison, and to a lesser extent, to the expansion of the Soledad Unified School District and City government. City officials have previously expressed their belief that AMBAG's employment figures for Soledad overestimated the actual job growth that occurred in the city between 1990 and 2000, and that a portion of this growth may have occurred in areas outside of Soledad. If this is the case, then the current projections may also be overstated to some unknown extent.

Table 14 summarizes changes in job and housing growth in Soledad between 2000 and 2010 and for the year 2025; AMBAG's 2008 Regional Forecast projects 5,868 jobs in 2010 in Soledad and 4,066 housing units, indicating a relatively balanced jobs to housing ratio of 1.4 jobs for every home. Forthcoming 2010 U.S. Census data will provide needed verification of these employment estimates.

Table 14a provides AMBAG's employment projections by sector through 2035. Retail jobs are expected to nearly double in number from 2005 to 2025 due to major commercial centers in the city that are still in the planning stages or have entitlements but are not yet built.

**TABLE 14
AMBAG ESTIMATE OF JOBS AND HOUSING
2008 REGIONAL FORECAST**

Year	Jobs	Housing	Ratio
1990	2,443	1,654	1.48
2000	4,760	2,669	1.78
2010	5,868	4,066	1.4
2025	6,269	5,922	1.1
Change between 2010 and 2025	1,509	3,253	+.46

Source: 2008 AMBAG Population, Housing Unit and Employment Forecasts

**TABLE 14A
EMPLOYMENT PROJECTIONS
CITY OF SOLEDAD AND MONTEREY COUNTY**

Data	2005		2010		2015		2020		2025		2030		2035	
	City	County	City	County	City	County	City	County	City	County	City	County	City	County
Employment	5,501	193,110	5,868	196,430	5,890	203,660	6,008	211,160	6,269	218,830	6,554	226,780	6,837	235,460
Retail	292	19,000	434	19,200	471	20,040	522	20,920	581	21,840	664	22,800	734	24,110
Service	328	67,970	335	69,560	354	73,370	373	77,360	393	81,400	414	85,560	436	90,000
Industrial	60	20,690	61	21,020	62	21,580	64	22,160	66	22,750	67	23,360	69	23,970
Public	4,609	31,020	4,824	31,990	4,787	33,310	4,829	34,640	5,006	36,020	5,182	37,470	5,367	38,980
Construction	54	10,740	55	10,910	57	11,380	60	11,870	62	12,380	65	12,910	68	13,470
Agriculture	158	43,690	159	43,750	159	43,980	160	44,210	161	44,440	162	44,680	163	44,930

Source: AMBAG, Monterey Bay Area 2008 Regional Forecast

Travel Time to Work

Job growth in Soledad has not lessened commute time for city residents. Instead, employees living in Soledad are traveling longer distances to get to work. According to an analysis of travel time to work using 1990 and 2000 Census data, approximately 32 percent of workers were traveling less than 15 minutes to work in 1990. In 2000, this percentage dropped to approximately 27 percent. More recent data will be available following the 2010 Census. If one assumes that this 15-minute travel window represents persons working in Soledad, then the percentage of persons traveling outside Soledad for work has increased by 5 percent. So while jobs have increased, it appears that Soledad residents are increasingly being employed outside the city. This notion is further supported by the 2008 Claritas projections, which show a significant increase in the number of people commuting between 15 and 30 minutes. Given the region-wide appeal of Soledad's relatively affordable housing during the strong housing market of the late 1990s through 2006 and its relatively strong supply, it makes sense that persons working in Salinas and other employment centers would move to Soledad for better housing opportunities but keep their jobs outside Soledad. So while Soledad has added jobs, the approximately 1,200 housing units that were added in the last decade are apparently being occupied to a significant degree by persons who are working outside the community. **Table 15** shows the change in travel time to work by Soledad residents.

**TABLE 15
TRAVEL TIME TO WORK
SOLEDAD**

	1990	2000
Total Employed	3,299	4,675
Did not work at home	3,223	4,586
Less than 5 minutes	98	--
5 to 9 minutes	543	--
10 to 14 minutes	337	--
Subtotal	978	1,179
15 to 19 minutes	425	1,398
20 to 24 minutes	279	1491
25 to 29 minutes	159	225
30 to 34 minutes	719	1,793
35 to 39 minutes	139	83
40 to 44 minutes	162	264
45 to 59 minutes	224	344
60 to 89 minutes	118	561
90 or more minutes	20	135
Subtotal	2,245	3,407
Worked at home	76	89
Worked in Soledad	1,054	1,268
Percentage	31.9%	27.1%

Source: 2000 Census

Unemployment

According to the California Economic Development Department (EDD), Soledad had the highest unemployment rate of jurisdictions in Monterey County in 2001 at 21 percent, which is likely correlated with seasonal employment in the agricultural sector. For the purpose of comparison, **Table 16** shows employment statistics for various Monterey County jurisdictions in 2001 and 2008. Between 2001 and 2008, Soledad's unemployment rate declined while the unemployment rates of other Monterey County jurisdictions increased. Based on December 2008 data, Soledad had the fifth highest unemployment rate in the County, behind the Cities of Gonzales, Greenfield, King City, and Salinas.

TABLE 16
ANNUAL AVERAGE EMPLOYMENT AND UNEMPLOYMENT
MONTEREY COUNTY JURISDICTIONS

Area Name	Labor Force		Employment		Unemployment			
					Number		Rate	
	2001	2008	2001	2008	2001	2008	2001	2008
Gonzales	2,500	4,100	1,990	3,100	510	1000	20%	24.6%
Greenfield	6,000	6,400	5,300	5,100	700	1,300	12.0%	20.4%
King City	5,400	5,800	4,700	4,500	700	1,300	13.4%	22.4%
Marina	11,780	10,500	11,070	9,700	710	900	6%	8.2%
Monterey	17,630	16,700	17,040	15,600	590	1000	3%	6.3%
Pacific Grove	10,710	9,700	10,260	9,300	450	500	4%	5%
Soledad	4,200	5,700	3,310	4,700	890	1000	21%	17.3%
Salinas	64,500	73,700	56,680	59,700	7,820	14,000	12%	19%
Seaside	17,040	15,700	15,700	14,400	1,340	1,300	8%	8.1%
Total Monterey County	195,800	209,700	177,700	181,000	18,100	28,700	9%	13.7%

Source: California Employment Development Department, 2001 and 2008

Household Income

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing.

The state and federal government classify household income into several groupings based upon the relationship to the county adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in **Table 17**. For purposes of the Housing Element, the state income definitions are used throughout the document.

TABLE 17
STATE INCOME CATEGORIES

Income Category	Percentage of County Median Income (AMI)
Extremely Low	Less than 30%
Very Low	31-50%
Low	51-80%
Moderate	81-120%
Above Moderate	More than 120%

Source: Department of Housing and Community Development (HCD)

The 2008 State Income Limits published by the State Department of Housing and Community Development for Monterey County are shown below in **Table 18**. These are the income limits used to determine eligibility for many affordable housing programs with income qualification criteria attached to the funding. While Soledad's actual family median income may be significantly less than that of Monterey County, the State of California updates the countywide median income and corresponding county income limits each year for use in affordable housing programs. The countywide median income and related income limits are therefore considered to provide a more recent representation of the income characteristics of the area.

The median income for a family of four is used as a basis for showing how the established income categories shown in **Table 19** equate to actual household numbers in the city. The County median income for the years 2000 and 2008 for a household of four persons is:

- Monterey County Median Income (2000) = \$51,169
- Monterey County Median Income (2008) = \$64,800

TABLE 18
HOUSEHOLD INCOME LIMITS FOR MONTEREY COUNTY
2008

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Extremely Low	\$13,600	\$15,550	\$17,500	\$19,450	\$21,000	\$22,550	\$24,100	\$25,650
Very Low	\$22,700	\$25,900	\$29,150	\$32,400	\$35,000	\$37,600	\$40,200	\$42,750
Low	\$36,300	\$41,500	\$46,650	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450
Median	\$45,400	\$51,800	\$58,300	\$64,800	\$70,000	\$75,200	\$80,400	\$85,500
Moderate	\$54,500	\$62,200	\$70,000	\$77,800	\$84,000	\$90,200	\$96,500	\$102,700

Source: Department of Housing and Community Development, 2008 Income Limits

Table 19 provides 2000 Census and 2008 Claritas data for the City of Soledad and Monterey County. Soledad's median income is approximately 17 percent lower than the Salinas Metropolitan Statistical Area (MSA) figure, so the price established by HCD for a dwelling unit affordable to any particular income group (say very low-income families) may be unaffordable for many in Soledad.

As indicated by **Table 19**, a household of four earning less than \$19,450 is considered extremely low-income, and approximately 15 percent of households in Soledad fall into this category. Nearly 17 percent of households fall into the very low-income category, about 14 percent fall into the low-income category, and approximately 26 percent fall into the moderate-income category.

TABLE 19
DISTRIBUTION OF HOUSEHOLD INCOME
2000-2008

Income Category	City of Soledad				Monterey County	
	2000		2008		2000	
	No. Households	Percentage	No. Households	Percentage	No. Households	Percentage
Less than \$14,999	376	15%	285	9%	13,695	11%
\$15,000 to \$24,999	296	12%	351	11%	13,597	11%
\$25,000 to \$34,999	309	13%	386	12%	14,599	12%
\$35,000 to \$49,999	533	22%	456	14%	20,973	17%
\$50,000 to \$74,999	543	22%	801	24%	25,391	21%
\$75,000 to \$99,999	237	10%	491	15%	14,469	12%
\$100,000 to \$149,999	92	4%	383	12%	11,872	10%
\$150,000 +	49	2%	120	4%	6,603	5%
Total	2,435	100%	3,273	100%	121,199	100%

Source: 2000 Census, 2008 Claritas Report

As indicated by Table 19, the number of households with annual incomes below \$50,000 has decreased between 2000 and 2008, from 1,514 households to 1,478 households, equivalent to 62 percent and 46 percent, respectively, of total households.

HOUSING COSTS, AFFORDABILITY, AND OVERPAYMENT

Housing Sales

Housing prices in Soledad, like those throughout the Central Coast Region, have decreased dramatically over the last few years. According to Data Quick, a firm that monitors real estate activity nationwide and provides information to consumers, educational institutions, public agencies, lending institutions, title companies, and institutional lenders, home prices in Monterey County have decreased by approximately 45 percent from 2006 to 2008. **Table 20** shows the median sold prices of homes for jurisdictions within Monterey County from 2006 to 2008. Greenfield experienced the largest decline of home prices over the three-year period, with a percentage decline in the median sales price of 66 percent.

In 2006 the median sales price for homes in Soledad was \$530,000. By 2007, the median sales price declined 21 percent to \$420,000 and by 2008 the median sales price had fallen to \$250,057. The dramatic decline in housing sales prices over the three-year period is not unique to Soledad and Monterey County. According to Data Quick, in California home sale prices between 2007 and 2008 declined by 36 percent, on average, and in Soledad the median sales price between 2007 and 2008 declined by 40 percent.

TABLE 20
MEDIAN PRICED HOUSING IN MONTEREY COUNTY, 2006–2008

City	2008	2007	2006	% Change 2006–08
Aromas	\$331,000	\$735,000	\$725,000	-54%
Carmel	\$815,000	\$1,175,000	\$1,175,000	-31%
Carmel Valley	\$889,000	\$920,000	\$1,000,000	-11%
Castroville	\$224,500	\$447,500	\$630,000	-64%
Gonzales	\$205,264	\$400,000	\$550,000	-62%
Greenfield	\$170,984	\$393,000	\$505,500	-66%
King City	\$183,795	\$359,000	\$460,000	-60%
Marina	\$350,000	\$575,000	\$660,000	-47%
Monterey	\$570,000	\$684,500	\$775,000	-26%
Pacific Grove	\$538,000	\$785,000	\$777,750	-31%
Pebble Beach	\$945,000	\$1,630,000	\$1,376,000	-31%
Salinas	\$231,870	\$535,000	\$589,000	-61%
Seaside	\$292,745	\$585,000	\$651,000	-55%
Soledad	\$250,057	\$420,000	\$530,000	-53%
Monterey County	\$330,500	\$565,000	\$605,000	-45%

Source: Data Quick News and Trulia Real Estate

Note: 2006 and 2007 median sales prices are reported by Data Quick. 2008 median sales prices are reported by Trulia. Both sources report median sales prices from public records.

Rental Market

In February 2009, PMC conducted a market rental survey of single-family and multi-family homes in the City of Soledad. The results of the survey are shown in **Table 21**. The market survey consisted of evaluating and compiling data from a variety of sources. A total of 38 units were evaluated, which consisted of 17 apartments and 21 single-family homes. According to the findings of the survey, the median rental price is \$1,500 per month for a three-bedroom single-family home and \$1,275 for a three-bedroom apartment. The median price is \$875 per month for a two-bedroom apartment and \$1,175 for a two-bedroom single-family house. There were no one-bedroom single-family homes found, nor were any apartments larger than three bedrooms found.

Comparing the rental rates in **Table 21** with the rental affordability rates for the income levels described in **Table 23**, extremely low-income and low-income households do not earn enough income to afford the monthly rental rates described in **Table 21** without paying more than 30 percent of gross monthly income on housing cost. For example, an extremely low-income four-person household can afford \$486 per month on rent and the median rental price for a three-bedroom apartment is \$1,275. The average rental rates for single-family homes are much higher than for apartments, and therefore single-family homes are also not affordable to extremely low-income and low-income households. Low-, moderate-, and above moderate-income households do earn enough income to afford the median rental rates of all bedroom sizes for apartments. However, only the moderate- and above moderate-income households can afford the rental rates of single-family homes.

TABLE 21
RENTAL RATES

Number of Bedrooms	Single Family		Multi Family	
	Median Rent	Number of Units Surveyed	Median Rent	Number of Units Surveyed
Studio	--	--	\$613	2
1 Bedroom	--	--	\$925	5
2 Bedroom	\$1,175	4	\$875	6
3 Bedroom	\$1,500	7	\$1,275	4
4 Bedroom	\$1,613	8	--	--
5+ Bedroom	\$2,125	4	--	--
Total	--	21	--	17

Source: PMC Rental Survey, February 2009

Affordability

Currently, housing prices for existing for-sale units in Soledad are generally affordable to families earning a moderate-level income. Based on the countywide median income of \$64,800 for 2008, a moderate-income family would make up to \$77,800 annually. An affordable purchase price for this family would be approximately \$242,300 assuming 10 percent down payment and a 6.125 percent 30-year fixed interest rate. The median 2008 resale price of existing for-sale units was \$250,057, which is in congruence with this maximum affordable price for a moderate-income family. Lower-income families would still experience difficulty obtaining homeownership with these prices.

New construction is typically more expensive than a resale homes and, therefore, would be less affordable even for moderate-income families. Based on PMC's housing cost survey, the median price for a new construction home was \$390,000. This would be unaffordable to the lower- and moderate-income families and even some above moderate-income families. **Table 22** shows ownership affordability for all income groups in the Soledad area.

TABLE 22
OWNERSHIP AFFORDABILITY

	Area Median Income (\$64,800)¹	Mortgage²	Affordable Monthly Payment	Price of Affordable House²
Extremely Low Income	\$19,450	\$65,430	\$514	\$72,700
Very Low Income	\$32,400	\$109,080	\$858	\$121,200
Low Income	\$51,850	\$174,510	\$1,373	\$193,900
Median Income	\$64,800	\$218,0700	\$1,716	\$242,300
Moderate Income	\$77,800+	\$261,720+	\$2,059+	\$290,800+

¹ Based on a four-person household.

² Affordability was calculated utilizing the assumption of a 6.125 percent, 30-year fixed interest rate with a 10 percent down payment.

³ Taxes and utilities would be included in the affordable monthly payments.

Sources: California Department of Housing and Community Development and Mortgage101.com.

Based on housing prices shown previously in **Table 20** and affordability information shown in **Table 22** above, there are few single-family detached homes that are affordable to families earning less than the median income in current housing market conditions. There would be virtually no ownership housing choices for extremely low-income and very low-income homebuyers.

As indicated by **Tables 20** and **21**, rental housing in Soledad is considerably more affordable than for-sale housing. The family earning the Monterey County area median income can afford approximately \$1,620 in monthly rent or mortgage. This is based on the cost of housing not exceeding 30 percent of the family's income. Even if the lower area median income for Soledad is taken into account, the median-priced rental (\$1,475) was affordable as detailed in **Table 21**, which shows current rental rates in Soledad for both single- and multi-family housing types.

Table 23 shows rental affordability for all income groups in Soledad. In 2008, the median rental price for a single-family home was \$1,475 and for a multi-family housing rental unit was \$1,228. The lower quartile of contract rent in Soledad in 2008 was \$932 and the upper quartile contract rent was \$1,635. As discussed earlier, the lack of affordable rental housing (i.e., multi-family units instead of single-family rentals, which are more expensive) causes many households to live outside of Soledad. This indicates a need for additional multi-family units that are priced appropriately for a variety of income levels.

TABLE 23
RENTAL AFFORDABILITY
MONTEREY COUNTY

	HCD Annual Income Limit ¹	Affordable Monthly Rent²
Extremely Low Income	\$19,450	\$486
Very Low Income	\$32,400	\$810
Low Income	\$51,850	\$1,296
Median Income	\$64,800	\$1,620
Moderate Income	\$77,800+	\$1,944+

Notes:

¹Income limit for a four-person family as defined by HCD in 2008

²Assumes 30 percent of monthly income

Sources: California Department of Housing and Community Development, 2008

Overpayment for Housing

Overpayment for housing was calculated using data from the U.S. Census Bureau and HCD guidelines for calculating overpayment. As a rule of thumb, housing is considered affordable if less than 30 percent of household income is spent on rent or mortgage. **Table 24** compares overpayment for housing between owners and renters for different income categories.

According to 2000 Census data, almost 40 percent of both renter and owner households pay more than 30 percent of their income on housing costs. The table below shows the number of households by income range that pay between 30 and 34 percent (constituting a cost burden) on housing and also those that pay more than 35 percent (constituting a severe cost burden) on housing in the city.

Based on the 2000 median household income of \$42,602, lower-income households (those earning up to 80 percent of the median income) are those making up to \$34,081 per year. These households are shown in the table below in the first three income range categories. According to this data, there were approximately 592 lower-income households (owners and renters) that suffered from cost burdens in paying housing costs, representing 25 percent of all households. Of the 929 renter households, 341 or 36 percent pay more than 30 percent of their income on housing. Of the 1,394 owner households, 251 or 18 percent of them overpaid for housing. The exact percentages of households that overpay for housing in 2009 are unknown without updated data to analyze. However, it is likely that due to recent housing market changes and the number of foreclosures that the actual incidence of overpayment in 2009 is higher than those percentages shown in **Table 24**.

TABLE 24
CITY OF SOLEDAD HOUSEHOLD OVERPAYMENT
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME

Income Range	Households Paying 30- 34% of Income	Households Paying More Than 35% of Income	Total Households	% of Total Households Overpaying
Owner-Occupied Households				
\$0-10,000	0	7	16	44%
\$10,000-19,999	0	76	92	83%
\$20,000-34,999	0	168	244	69%
Subtotal Lower Income	0	251	352	71%
\$35,000-49,999	88	90	311	57%
\$50,000 +	79	44	731	17%
Subtotal All Owners	156	385	1,394	39%
Renter-Occupied Households				
\$0-10,000	0	106	135	79%
\$10,000-19,999	17	161	238	75%
\$20,000-34,999	33	24	162	35%
Subtotal Lower Income	50	291	535	64%
\$35,000-49,999	22	0	182	12%
\$50,000 +	0	0	212	0%
Subtotal All Renters	72	291	929	39%
TOTAL	228	676	2,323	39%

Source: U.S. Census 2000

SPECIAL NEEDS HOUSING IN SOLEDAD

An assessment of the housing needs of individuals that may have special needs within the community is a required part of a Housing Element as mandated by the State. Special need individuals are defined in the following categories:

- Elderly persons over 65 years of age
- Persons with disabilities
- Families or persons in need of emergency shelter or transitional housing
- Farmworkers
- Single-parent-headed households
- Large families

Persons with Disabilities

As seen in **Table 25** below, Soledad's total population of persons with disabilities (17 percent) is slightly less than that of the county as a whole (20 percent). Among people ages 16 to 64, employed persons with a disability made up the majority of the disabled population in both the City (7 percent) and in the County (8 percent). Six percent of the total population (non-institutional) reported unemployed with disabilities in both the City and Monterey County. **Table 26** illustrates the total disabilities reported by the U.S. Census in 2000 for all persons with disabilities. The total number of disabilities tallied differs from the total persons with disabilities in Table 25 because some people report more than one type of disability. The most prevalent type of disability was an employment disability among persons ages 5 to 64. Twenty-nine percent of the disabilities tallied for that age group were employment-related. For the person 65 and older, physical disabilities were the most prevalent.

The number of disabled persons has increased slightly in Soledad since 1990 when 13 percent of the population reported a mobility or self-care limitation or work disability. In the late 1990s, through limited grant funding, the City of Soledad was able to initiate a program to upgrade some of the older city street curb cuts with ADA-accessible ramps. While only a portion of the program was completed under the limited grant funding, the City continues to pursue other grant monies to complete the upgrade program when possible.

The special needs of disabled persons depend on the particular disability that a person has. For example, a wheelchair bound individual with a mobility disability will have differing housing needs from a person who experiences blindness. Within Soledad and the surrounding area, there are a number of services and agencies assisting persons with disabilities.

- The Central Coast Center for Independent Living (CCCIL) is a private, not-for-profit organization controlled by persons with disabilities, who offer services that include housing location referral assistance and independent living skills training. The CCCIL also advocates for retrofitting of homes

with Universal Design hardware for disabled persons and for disclosures by developers of any accessible units constructed. The area office is based Salinas and serves all of Monterey County.

- LINKAGES is a program of the Monterey County Department of Social Services providing modifications and retrofitting of homes to assist disabled persons similar to the MPSS program offered to the elderly. It provides assistance home care needs such as modifications and retrofitting of homes for Universal Design such as wheelchair accessibility and installation of hardware that reduces hazards aggravated by a disability.

In addition, affordable multi-family housing recently completed in Soledad offers fully accessible units consistent with federal and/or state accessibility requirements. The Gabilan Apartments, for example, provide six fully accessible units and one unit accessible for hearing and/or sight-impaired individuals, equivalent to 8 percent of the total units.

TABLE 25
PERSONS WITH DISABILITIES BY EMPLOYMENT STATUS, 2000

	Soledad		Monterey County	
	Number	Percentage	Number	Percentage
Age 16-64, Employed Persons with a Disability	706	7%	28,697	8%
Age 16-64, Not Employed Persons with a Disability	574	6%	22,188	6%
Persons Age 5-15 with a Disability	75	1%	3,143	1%
Persons Age 65 Plus with a Disability	340	3%	15,870	4%
Total Persons with a Disability	1,695	17%	69,898	20%
Total Population (Civilian Non-institutional)	10,043	100%	353,434	100%

Source: U.S. Census Bureau 2000

TABLE 26
DISABILITIES BY DISABILITY TYPE, 2000

	Soledad		Monterey County	
	Number	Percentage	Number	Percentage
Disabilities for Ages 5 - 64				
Sensory disability	252	8%	5,358	4%
Physical disability	365	12%	13,160	11%
Mental disability	228	8%	9,707	8%
Self-care disability	72	2%	4,720	4%
Go-outside-home disability	502	17%	20,913	17%
Employment disability	885	29%	35,731	30%
Total Disabilities for Ages 5-64	2,304	76%	35,350	29%
Disabilities for Ages 65 and Over				
Sensory disability	123	4%	5,562	5%
Physical disability	270	9%	10,587	9%
Mental disability	113	4%	4,472	4%
Self-care disability	100	3%	3,404	3%
Go-outside-home disability	130	4%	7,301	6%
Total Disabilities for Ages 65 and Over	736	24%	31,326	26%
Total Disabilities Tallied ¹	3,040	100%	120,915	100%

Source: U.S. Census Bureau, 2000

¹ This represents the total number of disabilities reported by all persons with one or more types of disabilities, not the total number of person with a disability.

Some updated estimates of special needs population are available from Claritas. Based on 2008 Claritas projections, the total number of persons in Soledad within each of the special needs categories is shown in Table 27. The percentages are based on Claritas' estimated household population of 15, 092, which is less than DOF's 2008 estimate of 16,743.

TABLE 27
SUMMARY OF SPECIAL NEEDS HOUSING IN SOLEDAD
2008

Special Needs Category	Number of Households/Persons Claritas 2008	Percentage of Population Claritas 2008
Number of Elderly Persons	887	6%
Large Households (5+ persons)	1,429	9%
Female Householder with Children (no husband present) (Number of Households)	261	8%
Male Householder with Children (no wife present) (Number of Households)	110	3%
Married-Couple Family, with Children (Number of Households)	1,605	49%
Female Householder with Income Below Poverty Level (Number of Households)	184	6%
Male Householder with Income Below Poverty Level (Number of Households)	54	2%
Married-Couple Family with Children (Number of Households)	176	6%
Persons Below Poverty Status		
Households Below Poverty Level	464	16%
Persons in occupation of farming, fishing or forestry occupations and persons in agriculture, forestry, fishing/hunting, mining industries	2,234	39%
Total Population	15,092 ¹	

Source: U.S. Census Bureau, 2008 Claritas

¹ This is the Claritas estimate for household population in 2008, which is a little lower than the DOF's estimate of 16,743. As such, the actual proportions may be slightly lower.

Housing for the Elderly in Soledad

The population of persons over the age 65 in Soledad was 767 persons in 2000 or 7 percent of the overall population. Monterey County's percentage of persons age 65 and older was higher than that of Soledad's with 10 percent of the population qualifying as elderly. More than half of persons 65 years or older lived independently; 274 of them owned their home and 130 were renters. Recent 2008 population estimates by Claritas indicate that the number of elderly persons in Soledad is now approaching 890, but still comprises 6 percent of the population. The proportion has remained virtually the same over the past eight years and therefore the housing needs for this population group has not changed.

Most of the elderly in Soledad (75 percent) live with another person or persons in an owner-occupied household. In 2003, there were 51 elderly persons living in a skilled nursing facility in Soledad, the Eden Valley Care Center located on Main Street. In October 2008, there were 49 people living in the facility.

Ten percent of the elderly in Soledad (66 out of 670 persons) were or are living below poverty level in 2000 according to the U.S. Census Bureau. Fifty percent of all elderly in Soledad reported that they also suffer some type of disability. Of the 670 elderly persons living in Soledad in 2000, 18 percent (118) were the primary responsible caregiver for a grandchild under the age of 18 living with them.

There are several resources in and around Soledad providing services to the elderly ranging from home modification and retrofitting programs for elderly with disabilities to skilled nursing facilities. The following are the types of services available to the elderly in Soledad:

- The Monterey County Department of Social Services, Office for Aging Adult Services provides the Multi Purpose Senior Services (MPSS) program. This program gives state-funded assistance to the elderly for home modifications and retrofitting for Universal Design including wheelchair accessibility and installation of hardware to reduce hazards aggravated by a disability.
- Alliance on Aging, with a south county field office located in the Leo Meyer Senior Center in King City approximately 30 miles south of Soledad, has a number of programs providing assistance to the elderly including a Senior Homeshare Program that matches seniors who want to share their homes. Although no placement in Soledad has occurred to date, the service is provided countywide and is supported by state and federal funds.
- Meals on Wheels, based in Salinas, provides delivery of frozen meals to the elderly in Soledad on a weekly basis.
- Eden Valley Care Center is a 51-bed skilled nursing facility for elderly persons requiring 24-hour nursing care, located on Main Street in Soledad.
- The Soledad YMCA, located at the South County Community Center, offers daily activities for seniors and the elderly.
- Kinship Program is part of the Family Service Agency of Monterey County. Located in Salinas but serving all of Monterey County, it provides support services for a grandparent solely raising grandchildren.
- Soledad Senior Apartments, located at 530 Andalucia Drive, offers 40 apartments for senior living.

Farmworker Housing Needs

The number of persons within Soledad reported by the 2000 U.S. Census employed in "farming, fishing and forestry occupations" along with persons employed in agriculture, forestry, fishing/hunting, mining industries was 3,290 or 29 percent of the population. In 2008 approximately 2,234 people, or 15 percent of the total estimated household population of 15,092 according to Claritas estimates, were employed in agriculture. Using the DOF's household population estimate, this proportion would be slightly lower (13 percent). This represents 39 percent of the workforce age 16 or older. However, as indicated in the

AMBAG Draft Regional Housing Needs Plan (2002), there are several factors that make it difficult to determine absolute numbers of farmworkers in the region and result in undercounting of this population. Those factors affecting accurate reporting in numbers of farmworkers include:

- The diversity of job types that fall under the category of “farming, fishing and forestry occupations” and “agriculture, forestry, fishing/hunting, mining industries.”
- Annual and seasonal fluctuations in the agricultural economy.
- The often transient nature of the agricultural economy.

To better understand the special housing needs of farmworkers, the Monterey County Department of Social Services completed a Farmworker Needs Assessment Study in 2002. The study was based on personal interviews of 780 farmworkers in Monterey County along with information compiled by the National Agricultural Workers Survey (NAWS) of the U.S. Department of Labor and the California Migrant and Seasonal Farmworker Enumeration Profiles Study released in July 2000. As indicated in the study, the median annual income reported for farmworkers in Monterey County was \$11,000 at that time. Those earnings were lower than any occupational category in Monterey County. Similarly, the annual earnings were less than other measures of income adequacy such as the California Self Sufficiency Standard and the federal poverty guidelines for a family of four. This data was similar to the findings of AMBAG that noted Monterey County farmworkers had a mean annual income of \$13,355, well below the \$40,482 annual income required to meet basic needs without public or private subsidies.

The needs assessment study also reported that farmworkers in Monterey County spent on average 40 percent of their income on housing, well above the Housing and Urban Development (HUD) Standard of 30 percent of income. The study also reported that only half of those interviewed utilized social services for which they are eligible.

Currently, there are a number of residential developments in Soledad that provide housing specifically, or proportionally, for farmworkers. The organizations providing and/or managing housing units specifically for farmworkers in Soledad include the Soledad Local Development Corporation (SLDC), the Soledad Housing Authority, and the Community Housing Improvement Systems and Planning Association (CHISPA). Up to 143 units of assisted housing are currently available specifically to farmworkers and their families. Specific information concerning available farmworker housing is provided below.

- The Soledad Local Development Corporation (SLDC) is a nonprofit development entity established to assist in construction of low-income housing, particularly with a focus on serving the needs of the farmworkers in the community. In 1997, the SLDC built the Las Jicamas multi-family development providing 46 units of two, three, and four bedrooms. The majority of the units are for lower-income persons, including farmworkers.
- The Soledad Housing Authority owns two affordable housing sites in Soledad. Benito Street Housing is a 72-unit apartment complex built in 1968 with priority given to farmworkers; the Housing Authority redeveloped this site in 2008 with 143 units total. Seventy-three of those units are targeted for farmworkers and their families.

- CHISPA constructs, owns, and manages affordable multi-family developments. CHISPA also administers a U.S. Department of Agriculture (USDA) Rural Housing fund that supports a self-help homeowner program where families build their own homes. CHISPA developed Rancho San Vicente, which includes 82 homes, of which 45 are for very low- and low-income families and 37 are for moderate-income families. CHISPA also owns and manages several other development projects that provide farmworker housing in whole or in part. Jardinas de Soledad is a 50-unit townhome project on Andalucia Drive with 40 units providing farmworker housing, and Market Street Townhomes on Benito Street provides 34 units, all for farmworkers.

Single-Parent-Headed Households

Households with children under 18 years of age headed by a single parent are another group that may have special needs for housing. The U.S. Census Bureau reported that there were 392 female-headed households with children, with no husband present, and 194 male-headed households with children and with no wife present. Recent data from the 2008 Claritas Report showed that there are 110 male-headed households with children with no wife present and 261 female-headed households with children with no husband present in Soledad.

The housing needs of a single-parent-headed household range from affordability of a home to availability of nearby services such as licensed day care to support individual parents who work. The Homeless Services Plan prepared by the Monterey County Department of Social Services, citing a February 2001 study by the National Association of Home Builders, noted that Monterey County is the third most expensive housing market in the country, often requiring two incomes to help pay monthly housing expenses. U.S. Census data from 2000 also reported that approximately 30 percent of the households in Soledad were paying 35 percent or more of their monthly income for rent or mortgage.

Nationwide, housing trends such as co-housing are increasingly being implemented that specifically allow groups such as single-parent households, the elderly, and families to help support one another. Co-housing typically advocates affordable shared housing with community resources available such as group dining facilities, shared maintenance, and day care. To date, there are no such co-housing communities in or near Soledad.

Some of the agencies located in or near Soledad that provide other types of support services to single-parent-headed households include:

- Head Start operates two centers in Soledad, providing half-day preschool services as well as nutrition and health services for families that meet federal poverty guidelines or children with disabilities, children considered "at risk," or with other special needs.
- There are several licensed day care facilities located in Soledad that provide programs for families including Windy Acres, Apostolic Christian Academy, SAPID Child Care Center, Head Start, and Liberty Chapel Day Care.
- The Monterey County Housing Authority affordable housing project on Benito Street includes both a day care center and community center.

- Homework Center/Soledad offers free after-school homework assistance for students grades 1 through 12 at the Soledad Community Library.
- Trucha, Inc. located on Monterey Street provides a variety of community services including men's and women's support groups, counseling services, information and referral services, and income tax preparation in either English or Spanish.
- ACT Program (Adolescent Family Life Program) provides in-home management services to adolescents who are pregnant or parenting and under the age of 18 who reside in Monterey County.

Large Families

The U.S. Census Bureau reported that in the year 2000 of the 1,555 owner-occupied housing units in Soledad, 43 percent (674) had households with five or more persons. Similarly, the Census reported that 43 percent (403) of the 929 renter-occupied housing units had households with five or more persons. The U.S. Census Bureau data also indicates a median-sized home in Soledad is a four-bedroom home. According to the 2008 Claritas Report, the number of large households has remained high. The number of households with five or more people per household is estimated at 1,429 units or 44 percent. The average household size in Soledad is 4.59 people per household, the second highest household size in Monterey County.

Persons in Need of Emergency Shelter or Transitional Housing

Estimating the number of homeless persons and their housing needs in Soledad is challenging to quantify in that most homeless individuals have no permanent address and therefore may not be fully accounted for within the U.S. Census data. However, the U.S. Census Bureau reported 2,057 persons (or 24 percent of the population) living below poverty level in Soledad. In 2007, it was estimated that 336 chronically homeless people are on the streets on any given night and that 3,766 people were homeless at some time during the year in Monterey County. No homeless count numbers are available for Soledad alone, however, Soledad comprises 6 percent of the total Monterey County population and if this proportion is applied to the County's estimate from 2007, approximately 20 of these persons may reside in Soledad. In October 2008, Shelter Outreach estimated that at the end of 2007, there were 1,178 homeless in Monterey County. In 2008, they estimated that the number was closer to 2,000 and there has been an increase in homelessness due to the current economic downturn (pers. comm., Shelter Manager).

A Homeless Services Plan prepared by the Monterey County Department of Social Services in 2002 noted that there were more persons using homeless shelter services based in Salinas than those on the Monterey Peninsula (38 percent and 7 percent, respectively). Although there are no functioning homeless shelters within Soledad, there are homeless shelters serving all of Monterey County with accessibility from Soledad:

- The Victory Mission located in Salinas provides rooms for 52 men. In October 2008, Victory Mission estimated that 80 to 100 people per day are fed and on average 38 to 45 men are housed each night.

- The Interfaith Homeless Emergency Lodging Program (I-HELP) includes over 64 church congregations and community groups who provide shelter and meals for up to 20 homeless men, along with assistance in self-sufficiency such as finding housing, medical care, and employment.

Shelter Outreach Plus, located in Salinas, provides several services including a Mobile Outreach Service Team (MOST) van for those who want emergency shelter, including a safe house for homeless mothers with children. However, no services are presently provided in Soledad because the current need in the south County is not considered great enough relative to available resources. Office Manager Carol Gurin stated in October 2008 that emergency shelters have been full. Shelter Outreach operates two shelters for single women and women with children: one shelter has 19 rooms and another shelter has 17 beds. It operates a men's shelter for 25 to 29 men per night. The men are picked up in a 30-passenger bus at different locations and are able to sleep in a different church each night. Shelter Outreach also provides transitional housing for up to two years for applicants. There are 36 units of transitional housing for women and children and single men with children. There are also 14 rooms of housing for men for up to 18 to 24 months.

ANALYSIS OF EXISTING ASSISTED HOUSING

Pursuant to Government Code Section 65583, an analysis of assisted housing was conducted for Soledad to determine which, if any, assisted housing projects are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. According to the analysis, there are two assisted housing projects that have funding expiration dates within the next 10 years, leaving these units at risk of conversion to market rate rents. However, these two projects are owned and managed by CHISPA, a local non-profit and the risk of conversion is, therefore, very low.

At-Risk Assessment

Jardinas de Soledad, a 50 unit housing project subsidized with an HCD Farm Worker Housing Grant (FWHG) and FmHA Section 515 funding is at-risk of converting to market rate in 2018. Jardinas de Soledad was completed in 1988 and is managed by CHISPA. The project consists of 2-, 3-, and 4-bedroom units ranging in size from 825 to 1,258 square feet. Rental rates are dependant on funding made available for rental assistance and households must be considered low-income to be eligible for occupancy. According to CHISPA, the current rents are \$665 for a two-bedroom, \$715 for a three-bedroom, and \$755 for a four-bedroom.

The Market Street Townhomes, a 34 unit housing project subsidized with funding from HCD, the USDA Section 514/516 programs, and the City of Soledad is at risk of converting to market rate in 2019. Soledad Townhomes was completed in 1991 and is also managed by CHISPA. The project consists of 2-, 3-, and 4-bedroom units ranging in size from 818 to 1,221 square feet. Rental rates are restricted to 30 percent of gross household income and units are made available to low-income families. Based on the rules governing the differing funding mechanisms used to provide rental assistance, at least one member of qualifying households must maintain employment as a farm worker.

Combined, there are 84 affordable housing units at risk of converting to market rate units.

The City has conducted an analysis of the cost to preserve or replace the affordability of the 84 units at risk of conversion.

Preservation

The cost associated with preserving the affordability of the at risk units in the City, is the estimated rehabilitation cost of each unit and the difference between the market rate for each unit and the affordable rate of each unit. The 84 at risk units were constructed no earlier than 1988, which means that they are roughly 20 years old. CHISPA has been in operation since 1980 and has managed both complexes at risk of conversion. Both complexes are inspected annually to ensure that the units are maintained. Cost to preserve the affordability of the units through rental subsidies would vary depending on the income of residents but based on the affordable rental payment of a low-income 4-person household and market rates as described below, the estimated cost for preservation is \$23,520 per month for all 84 units.

Currently, all 84 units are restricted to households at or below 50 percent of Monterey County median income. The rent charged at Soledad Townhomes is 30 percent of household income, which means that the rent level for each unit is specific to the income of the household residing in the unit. The maximum amount that a family of four leasing a unit at Soledad Townhomes pays each month for a three bedroom unit is \$995 (30 percent of 50 percent of the area median income). The rental rates offered by Jardinas de Soledad vary widely, but do not typically exceed 30 percent of gross household income. For the purposes of determining the estimated cost of subsidizing both units, 50 percent of the median income of each household size (ranging from 2 to 4) is used to calculate the maximum rent affordable to each income group. The subsidy required is the difference between the market rental rate and the maximum affordable rent for low-income tenants.

- Low-income 2-person household: 50 percent of the median income (\$63,700) for a 2-person household in Monterey County is \$31,850 or \$2,654 per month. Thirty percent of the monthly income is \$796 dollars, which is the maximum amount affordable for this household. As identified in **Table 21**, the market rate for a 1-bedroom apartment is \$925 per month. The cost to subsidize the affordable amount and the market rate cost is \$129 per month.
- Low-income 3-person household: 50 percent of the median income (\$71,600) for a 3-person household in Monterey County is \$35,800 or \$2,983 per month. Thirty percent of the monthly income is \$895 dollars, which is the maximum amount affordable for this household. As identified in **Table 21**, the market rate for a 2-bedroom apartment is \$875 per month. The maximum amount affordable is \$895 so these household would find it less difficult to find an affordable rental, but those households earning much less than 50 percent of the area median income will require subsidies.
- Low-income 4-person household: 50 percent of the median income (\$79,600) for a 4-person household is \$39,800 or \$3,316 per month. Thirty percent of the monthly income is \$995 dollars. As identified in **Table 21**, the market rate for a 3-bedroom apartment is \$1,275 per month. The cost to subsidize the affordable amount and the market rate cost is \$280 per month.

The subsidy amounts provided above are the minimum amount of subsidies that would be required to maintain the affordability restrictions of the 84 units. The actual subsidy amounts are dependant on the household income of each household.

Replacement

Replacement costs are also a consideration when affordable units are at risk of converting to market rates. The cost of replacing units is determined by estimating the cost to construct new units based on recent development. Gabilan Apartments, a recent multifamily project completed in 2007 by Global Premier, consists of 84 units including one manager's units. The total cost (not including land cost) was \$20,430,894 or \$186,796 per unit. Based on the cost to construct each unit, it is estimated that the cost to replace 84 at risk units would be roughly \$15,690,894 excluding costs of land.

There have been four newer developments constructed since January 1, 2007, to add to the previous Housing Element's list of assisted units. Another two projects were added to the list that were not new developments but do include assisted units. Some units were also demolished since the previous Housing Element update. Two projects with a total of 98 units were demolished, but all of these units were replaced by new units for an overall gain in affordable units. Currently there are 647 assisted housing units in Soledad. **Table 28** summarizes the status of assisted housing in Soledad.

TABLE 28
AFFORDABLE HOUSING IN SOLEDAD

Project Name	Address	No. of Units	Type of Assistance	Earliest Date to Convert	Number of Units At Risk in 10-Year Period	
					Elderly	Non-Elderly
Market Street Townhomes	438 Benito St.	34	USDA Section 514/516	2019	n/a	34
San Vicente Townhomes	150 Andalucia Dr.	50	Tax Credit	2052	n/a	n/a
Jardinas De Soledad	501 Andalucia Dr.	50	HCD Farmworker Housing Grant Program; FmHA 515	2018	n/a	50
Soledad Senior Apartments	530 Andalucia Dr.	40	USDA Section 515; Tax Credit	2049	n/a	n/a
Las Jicamas	112 Martinez Pl.	53	RDA; Tax Credit; CDBG	2046	n/a	n/a

HOUSING ELEMENT



Project Name	Address	No. of Units	Type of Assistance	Earliest Date to Convert	Number of Units At Risk in 10-Year Period	
					Elderly	Non-Elderly
Market Street Apartments	Market St.	60	Tax Credits	2057	n/a	n/a
Rancho San Vicente Subdivision	San Vicente Rd	82	Union Bank; USDA, Rural Development 502 Self Help, Home, Joe Serna, AHP ¹	2047	n/a	n/a
Monterey St. Affordable/MCHA	133 Monterey St.	52 ²	Project Based Section 8; Tax exempt bonds; Tax Credit	n/a	n/a	n/a
Benito Phase II/MCHA	438 Benito St.	70 ³	RDA set-aside; Project Based Section 8; Tax exempt bonds; Tax Credit	n/a	n/a	n/a
Benito Farm Labor (Phase I)/MCHA	438 Benito St.	73 ³	RDA set-aside; Project Based Section 8; Tax exempt bonds;	n/a	n/a	n/a
Gabilan Apts./Global Premier	Gabilan Drive and Orchard Ln.	80 ⁴	HOME, RDA, LIHTC	2064	n/a	n/a
Total Existing Affordable Units		644				
Demolished Units (units replaced by new projects)						
Farm Labor Center	439 Benito St.	72	USDA Section 514/516	n/a	n/a	n/a

Project Name	Address	No. of Units	Type of Assistance	Earliest Date to Convert	Number of Units At Risk in 10-Year Period	
					Elderly	Non-Elderly
Hacienda De San Vincente	201 Front St.	26	HUD	n/a	n/a	n/a
Total No. Units Lost to Demolition		98				
Net Affordable Units		546				

Notes: ¹ 37 units are for moderate-income families and 45 units are for low-income families.

² The Monterey Street project includes a total of 52 units. It replaced the 26 demolished units formerly of the Hacienda De San Vincente for a net gain of 26 affordable units.

³ The Benito project had two phases. The first was 73 units for farmworkers and the second was 70 affordable units for families for a total of 143 units. These units replaced the 72 units demolished that were formerly known as the Farm Labor Center units for a net gain of 71 affordable units (37 farmworker and 34 family).

⁴ Gabilan Apartments also includes four market-rate units for a total of 84 units.

Source: Soledad Housing Authority, Soledad Local Development Corporation, CHISPA, City of Soledad

REGIONAL HOUSING NEEDS

Soledad's Share of Regional Housing Needs

The Projected Housing Needs for Soledad originate with the California Department of Housing and Community Development (HCD). HCD first estimates a statewide need for housing, which is broken down into regions, each of which then has an assigned share of estimated housing needs. The Association of Monterey Bay Area Governments (AMBAG) is the local agency mandated by California Government Code Section 65554(a) to distribute the "Fair Share Allocation" of the regional housing need to each jurisdiction in Monterey and Santa Cruz counties. The Regional Housing Need Allocation (RHNA) for the Monterey region is 15,130 housing units for the planning period 2007 to 2014. The Fair Share Allocation of housing is a specific number of residential units, in different income categories, assigned by AMBAG to each local jurisdiction in the region including Soledad.

These fair share allocations are based on AMBAG's 2004 Population, Employment, and Housing Unit Forecast. AMBAG estimated that the number of households in Soledad will increase by 1,552 during the period 2007 through 2014. The estimate of "household increase" was based on a "trend rate" of population growth for Monterey County, as determined by AMBAG along with the California State Department of Finance (DOF) and HCD.

Using residential growth projections, AMBAG assigned a proportionate share of county growth to all Monterey County cities, including Soledad. This percentage was derived by dividing Soledad's projected household increase by the anticipated countywide growth. According to AMBAG, Soledad's estimated

household growth represents 7.4 percent of Monterey County's anticipated residential growth. Based on this projection of household growth and using the procedures established by state law, AMBAG allocated 897 units as Soledad's Fair Share Housing Allocation for the period 2007 through 2014. This allocation is equivalent to approximately 6 percent of the region's RHNA. Table 29 summarizes AMBAG's projected housing needs for Soledad.

TABLE 29
PROJECTED HOUSING NEEDS
2007-2014

Household Increase between 2007 and 2014	Soledad's Percentage Share of Countywide Household Growth	Total "Fair Share" Housing Need for Soledad by 2014
1,552	7.4	897

Source: The Association of Monterey Bay Area Government 2008

Housing Need by Income

The statewide housing need determined by HCD and each region's housing need is determined by factors such as vacancy rates, potential growth rates, and demolition of existing housing stock. The AMBAG region's share of the statewide need is divided into income categories, and AMBAG distributes these numbers to jurisdictions at the percentages provided by HCD.

Each jurisdiction's fair share allocation is distributed in the proportions specified by HCD across the income categories shown in Table 30.

TABLE 30
INCOME CATEGORIES DEFINED

Income Category	Income Group Range
Extremely Low	0 to 30 percent of the Area Median Income (AMI)
Very Low	31 to 50 percent of the Area Median Income (AMI)
Low	51 to 80 percent of the AMI
Moderate	81 to 120 percent of the AMI
Above Moderate	more than 120 percent of the AMI

Source: California Department of Housing and Community Development, 2008

In addition to the above, Chapter 891, Statutes of 2006 (AB 2634) requires jurisdictions to include housing needs projections for extremely low-income households (ELI), which are households earning less than 30 percent of the AMI. AMBAG's 'fair share' allocation to each jurisdiction does not include an allocation for ELI households. According to HCD, jurisdictions are responsible for determining the number of ELI households that must be accommodated for in the planning period. The City may either

use census data to calculate the percentage and number of very low-income households that would qualify as ELI households or presume that 50 percent of its very low-income households qualify as ELI households. Since the RHNA is essentially a projection of housing need for households by income level, it is determined that Soledad's extremely low-income housing need will be half of its very low-income RHNA. Soledad's very low-income housing need as allocated by AMBAG is 200. Using the methodology described above, the City's ELI need is 100. The remaining 100 households will remain as the very low-income allocation that must be accommodated during the planning period. The City's 'fair share' RHNA is summarized in **Table 31** by income level.

**TABLE 31
HOUSING NEEDS IN SOLEDAD
BY INCOME CATEGORY**

Income Category	2007-2014 RHNA	Percentage of Total RHNA
Extremely Low	100	11%
Very Low	100	11%
Low	151	17%
Moderate	170	19%
Above Moderate	376	42%
Total	897	100%

Source: California Department of Housing and Community Development, 2008

As indicated in **Table 31**, 546 units or 61 percent of the City's fair share allocation comprises units that should be affordable to moderate-income (80 to 120 percent of AMI) and above moderate-income (earning more than 120 percent of AMI) households. Workforce housing or housing affordable to teachers, prison employees, and other employed persons that earn at least 80 percent of AMI, or \$77,800 for a family of four, would fall into these two categories.

Table 32 indicates the City's progress to date in meeting its Regional Housing Needs Allocation and shows the number of units built within the current RHNA period (2007-2014) for each income level and the balance of the allocation that the City must demonstrate capacity to accommodate. Four projects were built since January 2007 that include units affordable to lower-income households. The Gabilan Apartments include nine units affordable to households earning up to 30 percent of median income (extremely low-income), 49 units for households earning up to 50 percent of median income (very low-income), and 22 units for households earning up to 60 percent of median income (low-income). The Monterey Street project contains 52 units that are affordable to households earning 60 percent and less of area median income (low-income) and replaced 26 affordable units for a net increase of 26 affordable units. The Benito Street projects were built in two phases; the first included 73 units for farmworkers (very low-income or less than 50 percent of area median income), replacing 36 demolished affordable units, and the second phase included 70 units for low-income family households, replacing 36 demolished affordable units.

TABLE 32
PROGRESS TOWARD RHNA
BY INCOME CATEGORY

Income Category	2007-2014 RHNA	Units Constructed Since January 1, 2007*	Balance of Existing Need
Extremely Low	100	9	91
Very Low	100	86	14
Low	151	82	69
Moderate	170	2	168
Above Moderate	376	69	307
Total	897	248	649

Source: Association of Monterey Bay Area Governments, Soledad Community Development Department, 2008

* Extremely low-income construction: 9 units at Gabilan Apartments. Very low-income construction: 49 units at Gabilan Apartments and 37 units (net increase) at the Benito Street Farm Labor project. Low-income construction: 22 units at Gabilan Apartments, 26 units at the Monterey Street project, and 34 at Benito Street Phase II. Moderate-income construction: 2 attached second units (a.k.a. "granny" units). Above moderate-income construction: 69 units have been constructed, mainly single-family residential.

HOUSING RESOURCES

AVAILABILITY OF SERVICES AND LAND

This section evaluates the availability of public services and facilities and the potential for residential development in Soledad.

Public Services

The City of Soledad provides water service to areas within the city through a system of municipal wells, water treatment, aboveground storage, and distribution pipes, which provide water to all areas of the city. According to the Soledad Water Master Plan (December 2005), the City has sufficient water capacity for all areas within the existing city limits and within areas designated for growth ("Expansion Areas") by the 2005 General Plan. Specifically, the Water Master Plan indicates that an average daily demand of approximately 3,190 gallons per minute (gpm) would be required to serve existing and new development either proposed (Miravale III Specific Plan) or already approved (Miravale II); this demand falls within the system's total supply capacity of 5,200 gpm. The City has been proactive with respect to improving and developing its water supply system and continues to construct new wells in advance of demand.

The City of Soledad also maintains and operates a wastewater collection system that serves all properties within the city, including two state prison facilities as well as a nearby agricultural processing facility on Camphora-Gloria Road outside the city limits. The City maintains and is currently improving its sanitary sewer system to increase capacity and provide tertiary treatment of wastewater. According to the City's 2006 Long-term Wastewater Management Plan, the City's total permitted wastewater treatment and disposal capacity is 3.6 million gallons per day (mgd) of sewage effluent. Of this capacity, 2.1 mgd is dedicated to the Salinas Valley Prisons and the remaining capacity is available to the City for existing and new development. The City of Soledad's unused sewer capacity is sufficient to accommodate housing development on the city's vacant and underutilized residential sites as shown in **Table 33** below. Upgrades to the sewer treatment facility, currently under construction, will be completed in 2010 pursuant to the 2006 Long-term Wastewater Management Plan. Upon completion, these improvements will increase sewer treatment capacity to 5.5 mgd, allowing for additional growth beyond the current city limits.

Vacant Residential Sites

According to a survey completed in January 2009, Soledad has approximately 78.589 acres of vacant and underutilized land currently zoned for residential use which can accommodate a maximum of 988 units at currently zoned densities. Of the 78.589 acres, approximately 26.443 acres are zoned for R-3, High Density Multi-Family Housing, approximately 5.239 acres are zoned for R-2, Medium Density Multi-Family Housing, 45.27 acres are zoned for R-1 and R-1.5, Low Density Residential development, and 1.61 acres are for mixed-use residential development.

The realistic capacity of each of the sites was determined by considering currently permitted projects and Community Development Department information. An assumed buildout of 85 percent is considered appropriate based on the following recent development examples. The Gabilan Townhomes Subdivision allows 71 units on a 4.6-acre site for a density of 15 dwelling units per acre, and the Gabilan Apartments next to the townhomes consist of 84 dwelling units on 3.6 acres for a net density of 23.3 dwellings units

per acre. The combined average density of the two projects is 19 dwelling units per acre, which is equivalent to 86 percent of maximum allowable density at 22 dwelling units per acre. A handful of sites in the table currently have pending or approved applications for residential development tied to them, and the realistic capacity for these sites is determined by the number of units identified in the application or entitlements. For example, in line 1 of **Table 33**, the vacant parcel is currently permitted to allow 28 units to be constructed.

The commercial mixed-use sites listed in **Table 33** are also included in the Mixed-Use Development Plan for Downtown Soledad completed in May 2007. Only a few sites from the plan's broader list of sites having potential for mixed use have been selected for inclusion in **Table 33**. These particular sites are located outside of the downtown core and have been rated as being highly "underutilized" and/or are actually zoned for commercial mixed use (i.e., C-R Commercial Residential Zone District).

None of the sites listed in **Table 33** are significantly constrained by environmental factors, including floodplains, geological hazards or the present of riparian or endangered species, thus allowing for residential development to occur in a timely manner.

The expected or assumed affordability category by income for development of these vacant sites is based largely upon anticipated density, with the notable exception of sites with approved development projects. Higher density sites presently lacking entitlements must meet the minimum target density of 20 housing units per acre to be considered affordable for lower income households. The affordability category for vacant sites with approved projects should be based on their anticipated rent and sales prices or other mechanism establishing affordability. For Sites 1 and 2, both of which have necessary entitlements, affordability has been determined based upon the anticipated rent or sales price during the planning period. As indicated by **Tables 21** and **22**, the estimated median monthly rent for a three-bedroom unit in south Monterey County would be affordable to both moderate and low income households (with four persons).

Site 1 was approved for development of an apartment project (rental) at a density approaching 22 units per acre and would be considered to be affordable to low- and moderate- income households. Site 2 received approvals for development of a 71-unit town house project, which could either be constructed for sale or for rental purposes. Given the current sales prices of detached single-family homes in Soledad during the latter half of 2008 and first part of 2009, for-sale town homes built during the planning period would likely be affordable to moderate- income as well as above moderate- income households. As indicated by **Table 21**, multi-family housing constructed on Site 2, if built as rental units, would be affordable to moderate income households and may be affordable to lower income households as well, especially if the current owner is successful in obtaining needed tax credit funding to construct assisted affordable housing.

Anticipated rental rates for these sites are within the affordability range for low- and moderate-income households. The closest comparable development in the City is a group of three- bedroom townhomes built since 2007 that are renting for approximately \$1,250 to \$1,300. The proposed developments on sites 1 and 2 are made up of two- bedroom units and a mix of one- and two-bedroom units, respectively. Housing on both sites will therefore likely rent for less than these three bedroom rents. It is probable that the two- bedroom unit rents will mirror those of available rental units in nearby Greenfield, the rents for which, in June 2009, ranged from \$1,075 to \$1,185 for two- bedroom units and \$850 to \$960 for one-bedroom units. These rents would also be within the affordability range of low- and moderate-income

households. The one-bedroom rents could potentially be affordable to very low-income households as well (see affordable rents in Table 22).

**TABLE 33
VACANT AND AVAILABLE SITES**

Map Ref.	APN/Site Address if applicable	Res. Acres	Zoning	GP Designation	Maximum Buildout Potential	Realistic Unit Capacity	Assumed Income Category or Assigned Units	Environmental Constraints	Comments
High Density Sites ¹									
1	022-064-012 <i>RDA</i>	1.29	R-3	HDR	28	28	Low, to moderate	None	Vacant; CUP approved in February 2003 allowing up to 28 units (21.7 du's ac.)
2	022-441-016	4.61	R-3	HDR	71	71	Moderate (density at 15 units/acre); possibility of affordability to very low and low income households due to possible tax credit application.	None	Gabilan Townhomes tentative map and CUP amendment approved in April 2007 for development of 71 townhomes at 15.4 du's/acre. Current owner seeking tax credit funding to build affordable project for low- and very low-income households.
3	22-441-017	8.55	R-3	HDR	136 - 188	159	Extremely low, very low, and low	None	One of three residential sites designated and zoned for multi-family use as part of the approved Miravale and Miravale I subdivision and development.
4	22-441-011	4.96	R-3	HDR	79 - 109	92	Extremely low, and low	None	One of three residential sites designated and zoned for multi-family use as part of the approved Miravale and Miravale I subdivision and development.
5	022-051-014	.3	R-3	HDR	7	5	Moderate	None	Vacant
6	022-051-015	.26	R-3	HDR	6	4	Moderate	None	Vacant

HOUSING ELEMENT



Map Ref.	APN/Site Address if applicable	Res. Acres	Zoning	GP Designation	Maximum Buildout Potential	Realistic Unit Capacity	Assumed Income Category or Assigned Units	Environmental Constraints	Comments
Subtotal		19.97			327-409	359	Extremely low , very low , low , moderate	None	
Medium Density Sites									
7	022-183-030	2.87	R-2	MDR	34	28	Moderate	None	Vacant
8	022-051-011	0.79	R-2	MDR	9	7	Moderate	None	Vacant
9	022-051-023	1.24	R-2	MDR	15	13	Moderate	None	Vacant
10	022-012-002	0.41	R-2	MDR	5	4	Moderate	None	Vacant
11	022-013-017	0.26	R-2	MDR	3	2	Above moderate	None	Vacant
Subtotal		5.57			66	54	Moderate and above moderate	None	
Low Density Sites									
12	022-171-020	0.32	R-1.5	SFR	3	3	Above moderate	None	Vacant
13	022-061-019	0.5	R-1	SFR	3	3	Above moderate	None	Vacant
14	022-074-004	0.17	R-1	SFR	1	1	Above moderate	None	Vacant
15	022-074-002	0.17	R-1	SFR	1	1	Above moderate	None	Vacant
16	022-022-008	0.09	R-1	SFR	1	1	Above moderate	None	Vacant
17	257-111-001; -020; 022-441-019	29.4	R-1	SFR	180	172 ¹	Moderate and above moderate	None	Orchard Villas Tentative Map approved in 2004; map extension granted in 2007. 17 inclusionary units on smaller lots included in approval.
18	022-512-001 through -072	Appro x. 12 acres	R-1	SFR	87	73	Above moderate	None	Vacant: Final Map approved for 72 lots ranging in size from around 5,000 to 6,000 square feet.
19	022-281-001	4	R-1	SFR	29	24	Above moderate	None	Vacant: parcel, not yet subdivided.

Map Ref.	APN/Site Address if applicable	Res. Acres	Zoning	GP Designation	Maximum Buildout Potential	Realistic Unit Capacity	Assumed Income Category or Assigned Units	Environmental Constraints	Comments
20	022-514-001 through -073	Approx x 10 acres	R-1	SFR	87	73	Above moderate	None	Vacant: Final Map approved for 73 lots of 5,000 or larger (Bella Terra subdivision, part of Miravale II)
21	022-441-013	21.5	R-1	SFR	156	110	Above Moderate	None	Vacant: Tentative map approved for 110 lots.
Subtotal		87.06			548	461	Moderate and above moderate	None	
Total Residential Sites		112.6	--		941-1023	874	--	None	--
Mixed-Use Sites ²									
22	022-032-007; 137	.13 (5,900 s.f.)	C-R/Service Commercial		2-4	3	Above moderate	None	Single Family unit
23	022-033-017	.17 (7,200 s.f.)	C-R/Service Commercial		3-4	3	Above moderate	None	Single Family unit
24	022-441-014	1.0	C-R/Neighborhood Commercial		15	15	Extremely low to low	None	Vacant: Gabilan Square—included as part of CUP approved in 2004. Commercial use and up to 15 units allowed by CUP.
Subtotal		1.3			20-23	21	Extremely low, very low, low, and above moderate	None	
TOTAL		113.9			992-1077	895	Extremely low very low, low, moderate, and above moderate	None	

Source: Association of Monterey Bay Area Governments and the Soledad Community Development Department.

¹ Zoning would allow a maximum of 217 units on this parcel but the General Plan limits maximum density to 6 units per acre, which makes the maximum number of units 180. This equals a built density of 95 percent for Orchard Villas.

A map of the vacant sites identified in Table 33 is provided in Appendix A of this document.

Vacant Residential Sites by Income Category

In addition to listing all vacant and underutilized sites by zoning, sites were organized by qualifying income category to determine if the City of Soledad has adequate sites for all income categories. For the purpose of this analysis, sites zoned R-3, with the exception of the Gabilan Townhomes site (line 2 of **Table 33**), which is anticipated to be available to above moderate- and moderate-income households, are expected to be developed at higher densities to qualify as affordable to lower-income households. Vacant sites in the R-2, R-1.5, R-1, and mixed-use zones have been used in the analysis as the appropriate zones to plan for housing units for moderate- and above moderate-income households, with the exception of Gabilan Square (line 24 of **Table 33**), which is planned to accommodate 15 lower-income households.

Soledad's fair share of above moderate-income housing is 376 units, and 69 units have already been built since January 2007 for a remaining need of 307 as shown below in **Table 34**. The City has enough sites to accommodate this need with a surplus of approximately 135 units on residential sites alone. The City has made considerable progress toward its lower-income allocations as shown in the table below. Altogether the remaining allocation for the extremely low-, very low-, and low-income is 174 units. **Table 31** above, listed R3 sites appropriate for this need. The R-3 sites may also be developed at somewhat lower densities to accommodate the portion of the remaining moderate income allocation of 168 units that is not accommodated by the available R-2 sites. As **Table 34** illustrates, there are enough R3 and R2 (for moderate-income) sites to accommodate the lower- and moderate-income remaining need with a surplus of 71 units.

Additionally, the City has some parcels zoned for mixed use, specifically in the C-R zone, that may accommodate additional moderate- and above moderate-income units. There is actually one site in this category that has 15 units planned for lower-income households (site 24).

TABLE 34
SUMMARY OF VACANT LAND POTENTIAL AND RHNA OBLIGATION

	AMBAG Allocation	Units Built Since 2007	Remaining AMBAG Allocation	Unit Capacity/ Vacant Sites	Surplus
Extremely Low Income	100	9 ¹	91	359/54 ⁵	+71
Very Low Income	100	86 ²	14		
Low Income	151	82 ³	69		
Moderate Income	170	2	168		
Above Moderate Income	376	69 ⁴	307	463 ⁶	+156
Total	897	248	649	875	+226

Source: Association of Monterey Bay Area Governments, Soledad Community Development Department, 2008

¹ 9 units at Gabilan Apartments.

² 49 units at Gabilan Apartments and 37 units (net increase) at the Benito Street projects.

³ 22 units at Gabilan Apartments, 26 units at the Monterey Street project, and 34 at Benito Street Phase II.

⁴ 69 units have been constructed, mainly single-family residential but 8 townhomes that were likely affordable to above moderate-income households when initially sold.

⁵ There is capacity for approximately 359 units on vacant R3 sites. These sites are appropriate for a variety of housing types that may accommodate lower- and moderate-income households. In addition, there is capacity for approximately 54 units on R2 zoned sites that are appropriate for moderate-income households.

⁶ 461 potential units from low density (R1) sites and one smaller (2 units) R2 site (site 11 listed in **Table 33**)

REDEVELOPMENT AGENCY FUNDS

In 1983, the Redevelopment Agency of the City of Soledad was formed to promote redevelopment of Soledad's core area. Since that time, the agency has assisted numerous affordable housing projects and conducted a rehabilitation program that resulted in the improvement of numerous units.

In 2003, the City completed a five-year Implementation Plan for the City's Redevelopment project area. The plan provides goals and housing data and information for the periods between 2003 and 2008 in the project area. The Redevelopment Agency plays an important role to ensure the development of affordable housing within and outside of the project area.

Redevelopment Agency and Housing Funds

The Soledad Redevelopment Agency (RDA) maintains three basic funds to organize agency finances: the Redevelopment Agency Fund (80% fund), the Low/Moderate Income Housing Fund (20% fund), and the Debt Service Fund. The 80 percent fund is used to retire long-term debt incurred by the RDA in the form of tax increment bonds. **Table 35** provides a summary of revenues and expenditures for the RDA's low- and moderate-income housing fund.

TABLE 35
LOW/MODERATE INCOME HOUSING FUND
REVENUES AND EXPENDITURES, FY 2003-04 THROUGH FY 2007-08

Fiscal Year	Tax Increment Revenue to Agency ¹	Housing Fund Revenues ²	Housing Fund Balance (Cumulative Total)
2001-02	\$959,989		\$3,567,057
2002-03	\$979,189	\$195,838	\$3,762,895
2003-04	\$998,773	\$199,755	\$3,962,649
2004-05	\$1,111,922	\$222,384	\$4,185,034
2005-06	\$1,134,160	\$226,832	\$4,411,866
2006-07	\$1,156,844	\$231,369	\$4,643,234
2007-08	\$1,179,980	\$235,996	\$4,879,231
2008-09	\$1,203,580	\$240,716	\$5,119,947
2009-10	\$1,227,652	\$245,530	\$5,365,477
2010-11	\$1,252,205	\$250,441	\$5,615,918
2011-12	\$1,277,249	\$255,450	\$5,871,368
2012-13	\$1,302,794	\$260,559	\$6,131,926
Total	8,954,081	1,790,641	

Source: City of Soledad Five-Year Implementation Plan, May 2003

1. Assumes a 2.00 percent annual growth rate; in FY 2004-05, the tax increment base is infused with an additional \$91,374, which will be contributed by the Mission Shopping Center

2. Represents 20 percent of the gross tax increment.

RDA Housing Activity

The primary responsibility of the RDA housing fund is to provide needed resources to developers of affordable housing as a means of maintaining and constructing affordable housing. The following projects were completed during the Five-Year Implementation Plan Period FY2003-04 through 2007-08.

Housing Rehabilitation Program (\$1,619,190)

The Soledad Housing Rehabilitation Program is primarily funded with Community Development Block Grant (CDBG) funds from the California Department of Housing and Community Development (HCD) General Allocation funds. During the five-year implementation period, the City applied for two rounds of

funding of \$400,000 each. The Agency funded the program with \$498,075. The Redevelopment Housing Rehabilitation Program made 45 homeowner loans. HOME funds in the amount of \$321,115 were another source which was used for extensive rehabilitation of eight dwelling units.

Rancho San Vicente Subdivision (\$1,040,000)

Rancho San Vicente is an affordable housing subdivision located between West Street and San Vicente Road. The project was developed by Community Housing Improvement Systems and Planning Association, Inc (CHISPA). The project consists of 82 single-family affordable housing units divided between 41 low- and very low-income units and 41 moderate-income units. A 62-unit townhome complex was constructed for low- and very low-income households. The Agency invested \$500,000 dedicated to the subdivision as Write-Down Assistance to lower the purchase price and \$540,000 for the townhome project.

Benito Farmworker Affordable Housing (\$500,000)

The Benito Street renovation housing development is a two-phase farmworker housing project. In the first phase, the project has constructed 73 farm labor housing units and in the second phase will develop an additional 72 units. The project demolished 72 existing housing units. Construction started in December 2007 on the second phase. The Redevelopment Agency provided \$500,000 from the Low/Moderate Income budget.

Future Affordable Housing and Infrastructure Projects

The Agency sold \$13,335,577 in tax allocation bonds in August 2007: \$6,520,995 in tax-exempt bonds, \$5,394,548 in taxable bonds, and \$1,420,034 allocated for Agency's direct expenses, bond insurance underwriter's discount, trustee's fees, bond counsel, and other expenses.

RDA Housing Resources

As a means of ensuring that all funding opportunities are sought, the City has been aggressive in regard to pursuing a variety of funding opportunities. In total, during the Five-Year Implementation Plan period, the Agency was awarded \$8,903,845 for housing and complementary projects. The following is a list of grant sources and projects that the Agency has been awarded.

Community Development Block Grant (CDBG) Program

- Sewer Line Replacement – This project replaced collapsed sewer lines in the older neighborhoods in the project area.
- First-Time Homebuyers Program – This program provided a second down payment loan to moderate-income first-time homebuyers in the San Vicente subdivision.

HOME Program

- Housing Rehabilitation Program – This program provided larger loans for housing units that required considerable rehabilitation.

- Benito Street Farm Labor Housing – The City submitted an application to the California Department of Housing and Community Development for gap financing to construct 73 units.
- Gabilan Apartments – The City submitted an application to (HCD) for gap financing to construct 80 units.

Safe Routes for Schools Program

- Sidewalk Project – Sidewalks were constructed making the city safer for school children.

State Transportation and Improvement Program

- Street Resurfacing – This was general maintenance repairing streets throughout the project area.

Planned Housing Projects

In the coming five-year period (2008-09 to 2012-13), the Soledad Redevelopment Agency plans to continue its partnerships with CHISPA, Soledad Housing Authority, Benito Affordable Housing LLC, Monterey Affordable Housing LLC, Global Premier Development, and other developers to develop and rehabilitate housing. The following is a list of construction and rehabilitation projects and programs:

- First-Time Homebuyers Program (\$1.4 million) – The Agency proposes to provide assistance to 82 new homeowners with First-Time Homebuyer Down Payment loans. In addition to bond proceeds, the Agency is committed to pursuing additional grant funds.
- Gabilan Apartments – Global Premier recently completed an apartment complex consisting of 80 affordable units and 4 market-rate units.
- Housing Rehabilitation Programs – The City will continue to support housing rehabilitation and housing façade programs (40) in the project area.
- The City will be implementing its inclusionary housing program in its entitlement processing for future subdivisions. The Ten-Year Implementation Plan envisions an additional 300 units of affordable housing and 50 units of rehabilitated housing in the second five-year period (2008-09 to 2012-13).

CONSTRAINTS TO THE DEVELOPMENT OF AFFORDABLE HOUSING

GOVERNMENTAL CONSTRAINTS

While local governments have little influence on such market factors as interest rates, their policies and regulations can affect both the amount of residential development that takes place and the affordability of housing. Since governmental actions can constrain development and 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 Section 65583(c)(3)). The City’s primary regulations affecting residential development and housing

affordability include the Land Use Element of its General Plan (2005), the Soledad Zoning Ordinance and the City's processing procedures, standards, and fees related to development.

General Plan

The City of Soledad's principal land use policy document is the General Plan, which was adopted in 2005. The 2005 General Plan has four land use designations that allow for residential use up to 20 dwelling units per gross acre. These are show in **Table 36** as follows.

TABLE 36
RESIDENTIAL LAND USE DESIGNATION

Type	Dwelling Units Per Acre	Description
Single-Family Residential	1 to 6	This land use designation allows for single-family residential development with up to six dwellings per acre and allows a range of other uses which includes schools, churches, and public facilities.
Medium Density Residential	7 to 12	This designation allows for the construction of duplexes (two attached units on the same lot) and attached housing clusters.
High Density Residential	13 to 20	The designation allows for the development of multi-family housing such as apartments, condominiums, and townhouses.
Downtown Commercial	Varies depending on construction type	A mix of retail, office, and other service uses appropriate for the central business district, also potentially including some residential uses on upper floors.

Source: City of Soledad, Zoning Ordinance

Zoning

In accordance with state law, cities and counties have broad latitude in establishing zoning standards and procedures. Outside of a general requirement for open space zoning and several specific requirements governing residential zoning, state law establishes only broadly the scope of zoning regulations and sets minimum standards for their adoption and administration.

The Soledad Zoning Ordinance has five residential zone districts, with the highest density of up to 22 dwelling units per acre allowed in the R-3 District. While the ordinance contains standard requirements for setbacks and lot design, there are a few features that may pose a constraint to the development of affordable housing. These include:

- No minimum density is prescribed for residential uses in medium (R-2) and high density (R-3) zoning districts.

- Multi-family dwellings larger than three units and mobile home parks must be processed as a planned residential development (as they are not listed as a conditionally permitted use) and require a conditional use permit in the R-3, High Density Zoning District.
- Condominiums are not listed as an allowable use allowed in the R-3 High Density Zoning District.
- Second units are not allowed in the R-1.5 Low Density Multifamily Zoning District.

Table 37 summarizes residential development regulations contained in the Soledad Zoning Ordinance, Title 17 of the Soledad Municipal Code.

**TABLE 37
SYNOPSIS OF
REGULATIONS FOR RESIDENTIAL DEVELOPMENT**

Item	R-1 Single Family Residential District	R-1.5 Low Density Multifamily Residential District	R-2 Med. Density Multifamily Residential District	R-3 High Density Multifamily Residential District	C-R Comm. Residential
Allowable Density (Units/Net Acre)	1 to 7 units per acre Density shall not exceed one dwelling for each 6,000 square feet of lot area. For planned developments, density shall be calculated on gross lot area. minus public streets.	1 to 9	1 to 12	1 to 22	1-14
Minimum Area/Unit	5,000 sq. ft. w/PD; 6,000 sq. ft	4,500 sq. ft.	3,500 sq. ft.	1,980 – 2,720	3,000 square feet
Permitted Residential Uses	SFDs, Mobile Homes	SFDs, Duplexes	SFDs, Duplexes and Triplexes	SFDs, Duplexes and Triplexes	None
Conditionally Permitted Uses	Condos, Second Units, Mobile Home Parks	Condos	PD, Condos, Mobile Home Parks	PD, Mobile Home Parks	SFDs, Two-family, and Multi-family
Front Yard Setback	20 ft.	15 ft.	15 ft.	15 ft.	10 ft.
Side Yard Setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.

Item	R-1 Single Family Residential District	R-1.5 Low Density Multifamily Residential District	R-2 Med. Density Multifamily Residential District	R-3 High Density Multifamily Residential District	C-R Comm. Residential
Rear Yard Setback	10 ft.	15 ft.	15 ft.	15 ft.	10 ft.
Lot Coverage	40 percent	50 percent	60 percent	60 percent	60 percent
Building Height	2 stories/30 ft.	2 stories/30 ft.	2 stories/30 ft.	2 stories/30 ft.	2 stories/35 ft.
Off-Street Parking					
Single Family Dwellings (SFD)	2 covered spaces, 360 square feet	2 covered spaces, minimum driveway area of 360 square feet	2 covered spaces, minimum driveway area of 360 square feet	2 covered spaces, minimum driveway area of 360 square feet	2 covered spaces
Multi-Family Dwellings (MFD) ≤2 bedrooms	n/a	2 covered spaces	2 covered spaces	2 covered spaces	2 covered spaces
MFD's ≥3 bedrooms ¹	n/a	2½ spaces	2½ spaces	2½ spaces	2½ spaces
PD	n/a	2 covered spaces	2 covered spaces	2 covered spaces	covered

Source: City of Soledad, Zoning Code

¹ MFDs of 3 or more bedrooms must have 2 covered plus ½ uncovered spaces per unit.

Farmworker Housing

As discussed in the section on special needs, Soledad has a significant need for farmworker housing. As indicated by Table 37, the Soledad Zoning Ordinance currently allows development of farmworker multi-family housing in the R-2 and R-3 zoning districts with a conditional use permit. The city's review of housing projects is primarily concerned with the type and density of housing and not necessarily with the intended occupants.

While the City's zoning and development standards contain no special provisions designed to encourage farmworker housing, Soledad has approved a significant number of new farmworker housing units recently. For example, the Las Jicamas project, which was constructed in 1997, included farmworker units. More recently, two Monterey County Housing Authority projects were completed that also provide farmworker housing, i.e., the Monterey Street Project and the Benito Project. Phase I of the Benito Street project, which was completed in December 2007, was specifically targeted for farmworker housing and included a total of 73 new multi-family units, replacing 36 units that were demolished. All of the 73 units are reserved for farmworkers and their families.

Provision for a Variety of Housing Types

Pursuant to Section 65583 of the Government Code, the City is tasked with allowing for the development of an array of housing types that are suitable for all economic segments of the community. The Housing Element must describe how the City's Municipal Code allows for different types of housing and related uses to meet the needs of its residents. Housing types and related uses include single-family dwellings, duplexes, day nurseries, mobile homes, boardinghouses, multiple-unit dwellings, condominiums, and single-room occupancy units. **Table 38** below summarizes the housing types permitted by right and those that require a conditional use permit under the City Municipal Code.

TABLE 38
HOUSING TYPES PERMITTED BY ZONING DISTRICT
RESIDENTIAL/SPECIAL PURPOSE/OVERLAY ZONES

Land Use	R-1	R-1.5	R-2	R-3	C-R
Day nursery, commercial, >12 children	CUP	CUP	CUP	CUP	CUP
Day nursery, small, 1-6 children	PU	PU	PU	PU	CUP
Day nursery, institutional, > 12 children when operated in conjunction with a school	CUP		CUP	CUP	CUP
Day nursery, large, 7-12 children	CUP	CUP	CUP	PU	CUP
Planned residential development, including mobile home parks	CUP	CUP	CUP	CUP	CUP
Boardinghouses				PU	CUP
Second residential units	CUP		CUP	CUP	CUP
Condominiums	CUP	CUP	CUP		CUP
Mobile home on a permanent foundation	PU	PU			CUP
Senior citizen congregate care housing					CUP
One-family dwelling units, not more than one dwelling per lot	PU	PU	PU	PU	CUP
Multi-family dwellings				CUP	CUP
Duplexes		PU	PU	PU	CUP
Triplexes			PU	PU	CUP
Emergency shelters					CUP
Transitional housing				CUP	CUP
Supportive housing				CUP	CUP
Rest homes	CUP	CUP	CUP	CUP	CUP

Source: City of Soledad, Zoning Ordinance
 PU: Permitted Use; CUP: Conditional Use Permit

Multi-family Housing

As indicated by **Tables 37 and 38**, multi-family housing is permitted in the R-3 and C-R districts with approval of a conditional use permit (CUP) by the Planning Commission. The City does not presently have a formal architectural or design review process or design guidelines for residential development. Therefore, architectural and site design review occur during the course of staff and Planning Commission review of the overall project and requested CUP; there is no separate design review consideration and approval required prior to consideration and action on the CUP. If a tentative map is also involved, approval by the City Council would also be necessary following a noticed public hearing. Where a project must be processed and approved as a planned development due to proposed departure from zoning district standards, common open space and amenities may be required such as a community room and/or common recreational areas.

Larger projects may require preparation of a Mitigated Negative Declaration to address potential impacts identified by the project's Initial Study. Others, such as the Gabilan Apartments project, may be found to be categorically exempt pursuant to CEQA, especially where an earlier EIR may have been completed and certified for a larger 'parent' project of which it was originally a part.

With planned developments and/or affordable housing projects, the City has demonstrated greater flexibility with respect to applicable zoning regulations. For example, parking requirements for both the Gabilan Apartments project and the Benito Street project were reduced or modified to facilitate these affordable housing developments. Accordingly, the CUP process when considered along with the R-3 District regulations has not been found to constrain the development of multi-family housing in Soledad. Nevertheless, as the City seeks to facilitate the continued development of affordable housing, it is committed to revising the R-3 District regulations to allow future multi-family housing by right in the R-3 District pursuant to Program 5.1.2.

Second Residential Units

Chapter 1062 of the Statutes of 2002 requires development applications for second units to be "...considered ministerially without discretionary review or a hearing..." or, in the case where there is no local ordinance in compliance with subsections (a) or (c), a local government must "...accept the application and approve or disapprove the application ministerially without discretionary review..." In order for an application to be considered ministerially, the process must apply predictable, objective, fixed, quantifiable, and clear standards. These standards must be administratively applied to the application and not subject to discretionary decision-making by a legislative body. (For clarification, see the attached definition of "ministerial" under California Environmental Quality Act (CEQA) Guidelines, Section 15369). An application should not be subject to excessively burdensome conditions of approval, or require a public hearing or public comment, and should not be subject to any discretionary decision-making process. There should be no local legislative, quasi-legislative, or discretionary consideration of the application, except provisions for authorizing an administrative appeal of a decision (see appeal discussion below).

The City's Zoning Code (17.38.260) allows for second residential units to be constructed in the R-1, R-2, and R-3 districts with approval of a conditional use permit. However, for several years, the City has been processing permits for second units ministerially in accordance with state law. Program 5.1.3 describes

the actions that the City will take to ensure that application approval to construct second dwelling units will continue to be ministerial and not by the Planning Commission.

Constraints for Persons with Disabilities (SB 520)

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities. Housing element law requires each jurisdiction to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints. Currently, the City does not have an official exception process for persons with disabilities, but Program 5.1.4. provides a timeline for the City to develop a procedure in its upcoming Zoning Ordinance update.

The definition of “family” as described in the Zoning Ordinance includes “residents of a boardinghouse or group home for persons with common disabilities or handicaps.” Review of the Soledad Zoning Ordinance for the Housing Element update reveals there are no constraints applied to the development of care facilities for disabled persons beyond the regulations set forth for other types of residential development. The City currently does not have any specific standards in place for the development or siting of group homes and there have not been any development application for this type of use to date. Group homes for fewer than six persons are permitted by-right in residential zones per state law. The City’s Zoning Ordinance update will specifically identify smaller group homes as permitted by-right in all residential zone districts. Larger group homes would require a CUP in higher density districts such as the C-R and R-3 Districts, and public input would be afforded per the City’s standard public hearing noticing and hearing requirements. The City has adopted the 2007 California Building Codes but has not established a separate set of universal design standards.

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (e.g., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and performance standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may address:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;

- The size and location of exterior and interior on-site waiting and client intake areas;
- The provision of on-site management;
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

As emergency shelters must be explicitly identified as a permitted use without discretionary review, Program 5.1.5 outlines the timetable and assigns the task to the City to ensure that the Zoning Code is in compliance with SB 2 and allows emergency shelters as a permitted use in at least one zone.

Possible zone districts which could be considered for location of emergency shelters by-right in the City include the H-C Highway Commercial District and the M -Industrial District. The potential of any of these districts to accommodate an emergency shelter by-right will require further analysis of the suitability of specific sites. Program 5.1.5 commits the city to allowing emergency shelters in one or more of these districts based upon more detailed evaluation. A brief description of these districts follows.

H-C District. The first potential district that could be considered is the City's H-C Highway Commercial District located primarily between Highway 101 and Nestles Road in the southerly part of the city and along the east side of Front Street in the northerly section of town. There are currently approximately 4.3 acres of H-C zoned land in the City. Although this district is intended to serve the needs of travelers or visitors to the City, there are some potential sites in the H-C District that are presently developed with residential uses. One or more of these particular locations could potentially be suitable for emergency shelter use and development due to their location near supportive commercial retail stores and services.

M District. The city's "M" Industrial District also presents a potentially suitable district for siting an emergency shelter due to the proximity of land in this district to supporting commercial services (supermarket, urgent medical care, etc) For example, there are approximately 60 acres in the Los Coches Drive/Relleium Drive corridor, currently zoned "M" in which an emergency shelter could conceivably be sited. Although a number of the sites are still vacant, the necessary infrastructure –roads, sidewalks and utilities –are in place.

Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the California Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the Zoning Code.

Transitional housing may be permitted as a conditional use in the C-R Commercial Residential District and the R-3 High Density Multi-Family Residential District. However, Soledad's zoning regulations do not explicitly identify transitional and supportive housing as allowable uses in any of the city's residential zones. This Housing Element update is the first update after the provisions of SB 2 took effect, and the City has established Program 5.1.6 to ensure that transitional and supportive housing is allowed by right in all residential zones.

Extremely Low-Income Households

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. This need is indicated by the information in **Table 19**, which shows that 285 households earn less than \$14,999 and 351 households earn between \$15,000 and \$24,999. The extremely low-income limit is \$19,450 for a family of four. Adding the 285 households in the first income range and assuming approximately half (175) of the second category earning less than this limit, the approximate number of extremely low-income households in Soledad is 460, equal to 1.4 percent of total households.

Extremely low-income households typically comprise persons with special housing needs including, but not limited to, persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. In addition to analyzing need, elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs) to house extremely low-income persons. The Institute for Local Government's (ICG) Housing Resource Center defines an SRO as "a type of residential hotel offering one-room units for long-term occupancy by one or two people...and may have a kitchen or bath facilities (but not both) in the room." Soledad's Zoning Ordinance does not explicitly define an SRO use type, but includes standards for the development of "boardinghouses" (Section 17-38.030).

The Soledad Zoning Ordinance defines a boardinghouse as a "dwelling or part thereof, where lodging and/or meals for three or more persons not transients is provided for compensation." Section 17.38.030 of the Municipal Code excludes boardinghouses from being permitted to allow residents to use hotplates, which places the burden of meal preparation on the managing body of the boardinghouse.

The Zoning Ordinance allows for the development of boardinghouses as a permitted use type in the R-3 district and as a conditionally permitted use in the C-R Commercial Residential District. In other residential districts, boardinghouses are not included as either a permitted or conditional use type. Signs advertising the use type of boardinghouses are not allowed. Program 3.3.1 ensures that the City is in full compliance and encouraging the development of SRO housing as described in AB 2634.

On- and Off-Site Improvement Requirements

Like all cities in California, the City of Soledad requires new development to provide a variety of necessary on- and off-site improvements necessary to maintain public health, safety, and welfare. Improvements required by the City of Soledad are standard for California cities and, although they may add to the cost of development, they do not pose a significant constraint to residential development. Developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements within their projects. Development agreements may also be used to negotiate other public improvements, such as park and school sites that are needed to serve residents of larger developments. Because these costs may ultimately be passed on to buyers in the form of higher home prices, they may create challenges for the development of affordable housing. Nonetheless, they are necessary given California's system of local finance, which limits the ability of property taxes and imposition of other taxes to fund needed improvements.

Table 39 summarizes typical improvements required for residential development.

**TABLE 39
REQUIRED IMPROVEMENTS FOR RESIDENTIAL DEVELOPMENT**

Subject	Project Related Improvements and Fees
Street Improvements	Provide all on-site streets, curbs, gutters, sidewalks, fire hydrants, and street lighting. Pursuant to the 2005 General Plan, the typical new local residential street will have a 54-foot right-of-way with a 34-foot pavement area, a 5- to 6-foot sidewalk with attached vertical curb, and a utility corridor or planter strip. If existing street network does not provide adequate access or circulation to accommodate project, provide necessary off-site streets, curbs, gutters, sidewalks, and street lighting consistent with the design standards and standard specifications adopted by the City of Soledad to adequately accommodate project.
Park Site Dedications (Subdivisions)	Provide one acre of park space on-site for every increase of 250 to 333 persons.
Landscaping	New subdivisions are required to install street trees. The City typically requires 15-gallon trees on 40-foot centers, which provides about one and a half trees per house. Plants selected should include native species because of their tolerance to local climatic conditions and their resistance to drought.

Subject	Project Related Improvements and Fees
Public Services	Provide all on-site water, sewer, and storm drain infrastructure improvements to accommodate project. New subdivisions must retain stormwater on-site. If existing infrastructure system does not have capacity to serve project, provide necessary off-site water, sewer, and storm drain infrastructure to adequately accommodate project.
Miscellaneous	Sound walls are required for new development only when an environmental analysis has determined that there is a significant noise impact that could be mitigated by the construction of a sound wall. The City requires public art for new commercial development.

Source: City of Soledad. 2009

Building Codes and Code Enforcement

The City of Soledad requires new construction to conform to the 2007 California Building Standard Codes. Amendments incorporated in the City's adopted version of the code are primarily minor and/or administrative in character with the possible exception of those related to grading/excavation activities and water conservation. With respect to grading and excavation, the City's amendment included substitution and continued application of the 2001 Code regulations in this area. In the area of water conservation, an amendment was included to require the use of water conserving plumbing fixtures and irrigation systems in new construction or remodeling/additions that increase the assessed value of the property by more than 50 percent.

Enforcement of these codes has been both proactive and complaint-based. The City's code enforcement officer often accompanies the City's building inspector when not responding to complaints. Per Program 4.2.1, the City will continue to perform code enforcement in neighborhoods to ensure violations are abated and will provide referrals to the City's housing rehabilitation program.

Development and Permit Processing Fees

Like all cities in California, the City of Soledad collects fees to cover the cost of permit processing, inspections and environmental review. State law requires that permit processing fees charged by local governments not exceed the estimated actual cost of processing the permits. In addition to the fees that the City assesses to process planning related permits, it also charges fees related to actual development of projects. These consist of plan checking and building permit fees, water and sewer connection fees, and a range of impact fees. Plan checking and building permit fees are established by state guidance and are similar to or lower than what other jurisdictions in the region charge. Water and sewer connection fees are based on engineering cost studies that have established the actual costs of maintaining the City's water and sewer systems. Development impact fees are based on facilities master plan(s) and detailed estimates of the costs of providing additional public facilities and infrastructure to offset the impacts of new development. The costs of the new facilities are then spread in an equitable manner to new development.

The City of Soledad may have higher development impact fees than some of the other cities in Monterey County because there are major roadway and infrastructure (e.g., sewer plant upgrade) projects that must be complete to adequately serve new growth. Although land costs are typically lower in the Salinas Valley than in metropolitan areas, infrastructure costs can be quite high since most of the available land is raw ground without any of the infrastructure in place that is needed to support and serve new housing development. Ensuring that essential public infrastructure and facilities are adequately funded and can be built is necessary to maintain public safety, ensure the viability of the community, and address applicable impact mitigation requirements pursuant to the California Environmental Quality Act.

Although City development fees may seem high for the immediate area, they are not substantially different than average fees within the region. In 1999, HCD published its "Pay to Play" comprehensive review of impact and building fees around the state. In 1999, the average impact fees the Monterey Bay Area were \$21,721 for single family residences in new subdivision tracts and \$20,850 for apartments. Cost of living increases in the ten-years that have passed since the study was completed is about 33 percent. Most cities adjust fees annually to keep up with inflation. Assuming a 33 percent increase in fees across the board, then the average fee today would be \$28,890 for single family dwellings and \$27,730 per unit for multi-family units.

While the costs of these projects have been distributed to anticipated future developments within the City's growth areas pursuant to its adopted 2005 General Plan, they have also been significantly adjusted to facilitate both affordable housing in new developments and infill housing construction within the existing City's Redevelopment Area. For example, the city's full traffic impact fee for a market-rate single family home in the City Expansion Area is currently \$11,140, while the fee for a single-family dwelling affordable to a low income household would be \$8,913, and the fee for a market rate single-family home in the City's Redevelopment Area is even lower at \$5,571.

In addition to City impact fees, other agencies also impose fees that are outside the City's ability to control. School impact fees (as set by the State Allocation Board and applied by the Soledad Unified School District) are currently set at \$3.65 per square foot of residential space for new housing construction. More recently, the Transportation Agency of Monterey County (TAMC) adopted regional traffic impact fees in 2008 in order to achieve certification by Caltrans as a self-help County and to fund targeted regional transportation improvements. The City of Soledad, along with other member jurisdictions, has agreed to pass on these fees through adoption of a local ordinance.

Table 40 summarizes typical development impact fees for single-family and multi-family housing in Soledad. **Table 41** details permits processing fees and general processing timeframes at the City of Soledad. Single-family residential subdivisions on sites within the City limits at the time of application typically will be processed and approved in approximately four to six months depending upon the size of the project. The timeframe for final approval of larger subdivisions requiring completion of an environmental impact report pursuant to CEQA and/or located outside of current City boundaries can take up to a year or more. The processing and approval of multi-family residential projects typically takes three to six months or longer, depending upon whether environmental review pursuant to CEQA is necessary and the extent and nature of needed site plan revisions. Site design and architectural review occur concurrently as part of the consideration of project entitlements.

The Gabilan Apartments project, completed in 2009, provides one example of the City's timeframe for processing multi-family housing development applications. A conditional use permit/development application was received on December 31, 2003, and was reviewed by staff for compliance with the city's

development and zoning standards the following week. Certain site plan revisions were needed to attain compliance with the City's development and zoning standards. The applicant submitted a revised site plan in August 2004 and was directly scheduled for a public hearing and action, with approval of the CUP granted by the Planning Commission the following month. The timely processing of this and other residential projects in the City support the conclusion that the City's permit fees and timelines for permit approval do not impose significant constraints to developing housing for all income levels in the city and are comparable to those imposed in other jurisdictions in the area.

TABLE 40
TYPICAL DEVELOPMENT FEES
NOVEMBER 2008

Type of Fee	Single-Family Unit	Multi-Family Unit
Development Impact Fees		
Traffic Facilities	\$5,571 to \$11,140	\$4,456 to \$8,913
Water Impact Fee	\$3,533	\$2,417
Water Hook-up	\$541	\$541
Sewer Impact Fee	\$8,353	\$5,968
Sewer Connection	\$350	\$350
Storm Drainage Impact Fee	\$1,651	\$941
Park Facilities Impact Fees	\$3,045	\$3,045
Police Fee	\$1,774	\$1,774
Fire Fee	\$1,052	\$1,052
General Government Fee	\$4,272	\$4,272
Subtotal	\$30,143 to \$35,712/unit	\$24,815 to \$29,272/unit
Pass-through Impact Fees		
School Impact Fee ¹	\$7,300	\$4,380
TAMC Regional Impact Fee	\$5,168	\$2,004
Subtotal	\$12,468	\$6,384
Total	\$42,611 to \$48,180	\$31,199 to \$35,656

Source: City of Soledad 2008

¹ School impact fees are \$3.65 per square foot. The school impact fees presented above assume a 2,000 sq. ft. single-family unit and a 1,200 sq. ft. multi-family unit.

**TABLE 41
PROCESSING FEES AND TIME
NOVEMBER 2008**

Item	Cost	Processing Time
Zoning Approvals		
Map Amendment	\$350.00	3-6 months
Text Amendment	\$500.00	3-6 months
Conditional Use Permits (CUPs)		
Class I (includes itinerant vendors, video games)	\$50.00	1-2 to 6 months
Class II	\$350.00	3-6 months
Variances	\$250.00	3 months
Planned Development	\$350.00	3 months to 1 year
General Plan Amendment		
0-5 Acres	\$350.00	3-6 months
5+ to 10 Acres	\$425.00	3-6 months
10+ to 15 Acres	\$500.00	3-6 months
15+ Acres	\$575.00	3-6 months
Map and Text Amendment	\$350.00 to \$575.00	3-6 months
Site Plan Review (Building Permits)		
Single-Family Residential (includes additions, alterations, accessory buildings)	\$10.00	2-4 weeks
Other Residential	\$12.00 per unit	2-4 weeks
Commercial	\$0.005 per square foot of gross lot area	2-4 weeks
Industrial	\$0.007 per square foot of gross lot area	2-4 weeks
Others such as Churches, Schools	5% of total building permit fee	2-4 weeks

Item	Cost	Processing Time
Subdivision		
Lot Line Adjustment	\$200.00	1 month
Parcel Maps	\$200.00 Base (plus \$50.00 per lot)	3-4 months
Subdivision	\$500.00 Base (plus actual cost incurred by City for processing application) ¹	6 months to 1 year
Environmental Review		
No EIR (Categorical Exemption Determination)	\$100.00	1 week
EIR (See Resolution No. 1744)	Direct Costs (City costs plus consultant costs)	6 months to 1 year
Other		
Sign Permits	\$35.00	2 weeks
Architectural Review	\$100.00	1-2 months

¹ Cost varies depending on the size of the project and the work that needs to be completed.
Source: City of Soledad, 2009

Building Permit Process

The City of Soledad's Building Division has implemented the Building Plan Check Track System in recent years to expedite the review and approval of building permit requests based on the complexity of proposed projects. The plan check system was established to ensure that the cost of a project was not increased due to a delay in the building permit review stage.

To facilitate permit processing and approval, permit applications are categorized into the following categories:

- **Track I** – Issued the same day or within 24 hours. Over-the-counter and incidental permits includes re-roofs, furnaces, minor plumbing or electrical, service changes, siding, window installations, or other permits that do not require plan check or referral to other departments.
- **Track II** – Issued in 14 to 21 days. This category includes simple single-family dwellings, decks, porches, carports, garages, and small residential additions and remodels.

- **Track III** – Issued in approximately 30 days. Complex residential and commercial projects not defined in items I and II above. Required revisions to plans for Track III or Track II permits will increase the time frame for permit approval.

One recent example of a project's permit processing time is provided by the 84-unit Gabilan Apartments project. This project involved the review of 12 building permit applications and related construction plans. Building plans were submitted for plan check review in mid-November 2006. Three sets of plan revisions were necessary prior to final approval. Revised plans were approved by the City's contract building official toward the end of May 2007.

Inclusionary Housing Ordinance

The Soledad Inclusionary Housing Ordinance is one of a number of mechanisms utilized by the City to ensure the provision of affordable housing for the long-term. An inclusionary housing program generates affordable, long-term housing production for the jurisdiction in question and becomes increasingly important during housing boom periods such as that which occurred during the first part of this decade.

The City's Inclusionary Housing Ordinance was adopted by the City Council in July of 2005, at an all-time peak of the housing market, when new homes in Soledad were priced at \$600,000 and higher; a price unaffordable to the great majority of individuals and families in the Salinas Valley region as well as in the City of Soledad. Adopted as 17.42 of the Soledad Municipal Code, the ordinance establishes a 20 percent affordable housing requirement for new housing developments in the City (excluding affordable housing projects), whereby 8 percent of the units must be affordable to moderate- income households, 6 percent to low- income households and 6 percent to very low- income households. The Ordinance provides for considerable flexibility in how its inclusionary requirement may be met, subject to approval of the City Council:

- The developer may construct the required number of affordable housing units; or
- Dedicate real property for affordable housing; or
- Pay in-lieu fees; or
- Use a combination of the above methods, subject to approval of the City Council.

If the developer elects to construct affordable units, the Inclusionary Ordinance imposes concurrency and "like-for-like" requirements with respect to said development.

The Inclusionary Ordinance also provides incentives for development of affordable housing: "Such incentives may include density bonus, waiver/modification of development or zoning standards, priority of application processing . . . , deferral of city required fees . . . , or other incentives or concessions agreed to between the developer and city council" (Section 17.41.100), provided that such incentives or concessions are set forth in an affordable housing agreement.

Projects for which an approved tentative map or vesting tentative map exist, or for which a construction permit was issued prior to the effective date of the ordinance, are exempted from the city's inclusionary

requirements. In addition, small residential projects of four units or less as well as affordable housing developments are also excluded. Since the ordinance took effect in August 2005, all new residential development has fallen into one or more of these “excluded” categories. Accordingly, no inclusionary units have been developed to date.

The City recognizes that the recent housing market has dramatically increased affordability of for-sale units for moderate- income households; however, there remains an unmet need for housing production affordable to lower- income households. In order to prevent an over-concentration of lower- income housing in any one area of the City and provide for an adequate variety of housing types, the City will continue to strive for an integrated housing mix in its newly developing areas. The Inclusionary Housing Ordinance, in combination with the affordability threshold and “mix” requirements of Policy 2.1 and Program 2.1.2 of this Housing Element, provide the necessary mechanisms that will help ensure the affordability of Soledad’s housing stock for lower- and moderate- income households over the long term. As such, the city’s Inclusionary Housing Ordinance facilitates and ensures affordable housing production for existing and future Soledad residents.

NON-GOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints. This assessment can serve as the basis for actions which local governments might take to offset the effects of such constraints. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing. These costs can be broken down into three categories: land, construction, and financing. The following paragraphs briefly summarize these components of the local market and the statewide market.

Land Costs

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in very small developments or in areas where land is scarce. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangement made between the buyer and seller.

Land costs vary significantly in accordance with a variety of factors, including proximity of urban services. According to a 2008 PMC survey, average land costs are approximately \$7.74 per square foot in Soledad. Overall, land costs have declined since 2002 when they were as high as \$12 per square foot.

Construction Costs

Construction costs vary widely depending on the type of structure being built. For instance, the total construction cost of a multi-family structure will cost significantly more than a single-family home, though the cost of each unit in the multi-family structure will generally cost less due to economies of scale.

According to the Producer Price Index, compiled by the U.S. Department of Labor, housing has declined from 55 percent in 2005 to 40 percent in 2008 of the total construction market. Public works projects, which are on the rise, continue to sustain the price of construction materials during the downturn of

housing construction. Between 2004 and 2006, the price of residential construction cost rose by 22 percent. By 2008, the housing market slowed and halted the rising cost of residential construction materials.

According to local developers and construction estimating calculators, total construction costs can range from \$125.00 to \$144.000 per square foot. The range depends on type of builder, size of the house, and materials used to build the home. This cost includes architecture and engineering but does not include permits, impact fees, and financing.

Building-cost.net, a housing construction cost resource that calculates the total estimated cost of building a new home using the National Building Cost Manual, was used as a means of estimating the total construction cost (not including land or City fees) of constructing a new single-family home.

The estimate for constructing a new home under competitive conditions in October 2008 includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, utility hook-ups, the contractor's contingency, overhead and profit. A 1,200 square foot home with an attached garage and average building materials is estimated to cost roughly \$172,709. This includes \$100,137 for material cost, \$70,014 for labor cost, and \$2,558 for equipment cost.

Cost and Availability of Financing

The cost and availability of capital financing affect the overall cost of housing in two ways: first, when the developer uses capital for initial site preparation and construction, and second, when the homebuyer uses capital to purchase housing.

The capital used by the developer is borrowed for the short term at commercial rates, which are considerably higher than standard mortgage rates. Commercial rates nonetheless drop when the overall market rates decrease, so low interest rates have a positive effect on the housing construction market. At present, construction financing for single-family and market-rate multi-family construction is limited and difficult to obtain.

The typical homebuyer uses capital financing in the form of long-term mortgage loans, and the ability to obtain this kind of financing is very sensitive to interest rates. While interest rates are at a historic low (October 2008), interest rates can fluctuate significantly during the course of the Housing Element planning period, and as interest rates go up, buyer power decreases. **Table 42** shows the price of a house affordable to the moderate-income family in Soledad at various interest rates.

TABLE 42
FLUCTUATION IN BUYING POWER
PRICE OF HOUSE AFFORDABLE TO THE MODERATE-INCOME FAMILY
BY INTEREST RATE

Interest Rate	Mortgage	Down Payment	Affordable Sales Price
5.5%	\$277,215	\$30,801	\$308,016
6.0%	\$262,530	\$29,169	\$291,699
6.5%	\$273,923	\$27,669	\$276,692
7.0%	\$236,583	\$26,287	\$262,870
7.5%	\$225,109	\$25,012	\$250,121
8.0%	\$214,509	\$23,834	\$238,343

Moderate-Income Limit for a Four Person Family = \$77,800

Notes: Assumes a 30-year fixed-rate mortgage term with 10 percent of price as down payment and \$400/month is other liabilities.

*Source: California Department of Housing and Community Development, 2008;
<http://mortgages.interest.com/content/calculators/afford-borrow.asp>*

Interest rates currently (February 2009) are at about 5.3 percent for a 30-year fixed-rate loan and 4.9 percent for a 15-year fixed-rate mortgage. At these interest rates, the moderate-income family of four can afford a house priced in a range between \$238,343 and \$308,016 assuming good credit. Should interest rates increase during the next few years, however, buying power will decrease significantly. As shown in the table above, an increase in mortgage interest rates from 5.5 percent to 8 percent decreases the buying power of a moderate-income family by approximately 23 percent.

Private financing is the primary source for residents to purchase a home. In **Table 43**, home purchase loan data from the Home Mortgage Disclosure Act (HMDA) is presented to show the city's loan application history and status between the years 2005 and 2007. The number of loan applications within particular jurisdictions in a Metropolitan Statistical Area (MSA) is reported by census tract.

According to the HMDA information, the total number of loan applications processed in the Salinas MSA/MD between 2005 and 2007 was 29,385. Of those, 19,068 (65 percent) were approved and 6,642 (23 percent) were denied. In Soledad between 2005 and 2007, there were a total of 1,873 applications, of which 1,110 (59 percent) were approved and 420 (22 percent) were denied.

Overall, financing in the City of Soledad is as readily available as financing in the other jurisdictions in Monterey County. As seen in **Table 43**, the margin at which loans are being requested and processed each year is declining, which may mean that the availability of financing could or has become a constraint to people becoming homeowners in the city.

TABLE 43
HOME PURCHASE LOANS, 2005-2007

Home Purchase Loans														
Year	Approved				Denied				Withdrawn/Incomplete				Total Loan Applications	
	Soledad City	Salinas MSA/MD	% Purchase Loans, Soledad	% Purchase Loans MSA	Soledad City	Salinas MSA/MD	% Purchase Loans Soledad	% Purchase Loans MSA	Soledad City	Salinas MSA/MD	% Purchase Loans Soledad	% Purchase Loans MSA	City of Soledad	Salinas MSA/MD
2005	634	9,401	68%	67%	193	2,749	21%	20%	103	1,817	11%	13%	930	13,967
2006	306	6,271	59%	64%	145	2,352	22%	24%	64	1,172	10%	12%	515	9,795
2007	160	3,396	57%	60%	82	1,561	29%	28%	40	666	14%	12%	282	5,623
Totals	1,100	19,068	57%	64%	420	6,642	24%	24%	203	3,655	12%	12%	1,873	29,385

Source: Home Mortgage Disclosure Act, 2005, 2006, 2007

Note: Loans Approved include loans originated and loans approved, not accepted. "MSA" abbreviates "Metropolitan Statistical Area" and "MD" abbreviates "Metropolitan Division."

OPPORTUNITIES FOR ENERGY CONSERVATION

As mandated by Government Code Section 65583(a)(7), each housing element must include an analysis of energy conservation opportunities in residential development. Such analysis must include a discussion of the subsidies and incentives that are available from public and private sources for energy conservation. An assessment of any changes that could be made to local building codes to increase energy conservation is also required while not placing undue constraints on affordable housing in the form of increased costs associated with building code changes.

EXISTING RESIDENTIAL ENERGY USE IN SOLEDAD

According to 2000 U.S. Census Bureau statistics, the predominant method for household heating fuel in Soledad is utility (natural) gas, with 68 percent of the households reporting use of this method. Electricity was the second most common type of heating fuel used in Soledad with 24 percent of the population reporting. Approximately 4 percent of the households in Soledad reported "no fuel used." Other methods such as solar energy accounted for only nine-tenths of one percent (0.9%) of home heating fuel.

Since the 1990 U.S. Census, use of utility gas throughout all households in Soledad actually dropped 10 percentage points, while use of other methods such as electricity increased 7 percent. Use of solar energy increased slightly and those reporting "no fuel used" increased from 5 households to 100.

Soledad's predominant use of gas and electricity as home heating fuel nearly mimics that of the statewide level with 70 percent of statewide residents using utility gas and 22 percent using electricity. Soledad's per capita use of solar energy for home heating fuel is higher than the statewide percentage.

Implications of Energy Use

With energy costs expected to rise in the future and with the majority of homes in Soledad and California utilizing gas and electric fuel, the need to understand fuel consumption and the opportunities for energy conservation are never more pressing.

To place home fuel consumption in perspective, the Local Government Commission (LGC), a nonprofit organization promoting sustainable and livable communities, noted that the average California household's annual use of electricity produces the same amount of smog as the average car when driven across the country from Los Angeles to New York. In addition, the LGC notes that most electricity in the United States is produced from coal, nuclear, or natural gas plants. Production of electricity from these sources generates approximately two-thirds of the nation's emissions associated with global warming and one-third of the pollution that causes acid rain and smog, as well as one-half of the nuclear waste in this country (2003 Housing Element).

With the disproportionately high number of households in Soledad using both gas and electricity as fuel for their homes and with electricity use on the rise, it is important to identify several approaches available to the residents of Soledad for reducing energy costs and consumption. Among the opportunities for energy conservation are subsidies and incentive programs offered on the state level including tax credits for solar heating and rebates for energy-efficient appliances. In addition to proactively implementing its existing ordinances related to energy conservation, the City will also consider revisions to its subdivision ordinance to encourage energy efficiency within new residential developments in Soledad.

Local Requirements for Energy Conservation

The City implements the energy conservation requirements of Title 24 of the California Building Code through both careful plan checking and building inspections completed by the Building Official or inspector. In addition, the City has adopted several ordinances that achieve various degrees of energy conservation both during the construction phase and following completion of development. In 2006, the City Council adopted an ordinance requiring the diversion of all inert solids such as concrete, brick and asphalt, and at least 50 percent of the remaining construction and demolition debris. In implementing Chapter 13.05-“Deconstruction, Demolition, and Construction Material Recover and Diversion from Landfills,” the City is not only significantly reducing the volume of waste materials going to landfills in compliance with the California Waste Management Act, it is also enabling the reuse of such materials and achieving related energy conservation.

The City has also implemented mandatory water conservation requirements since 1993 when Chapter 13.09 – “Mandatory Water Conservation Regulations” was adopted. Through requirements for the use of water-conserving plumbing features in new development and retro-fitting upon change in ownership or use, the City has contributed to energy conservation through reduced hot water consumption and overall reduction in water use.

The City's Zoning Ordinance also requires the planting of shade trees as part of the construction of new parking lots, while street shade trees are required to be planted at regular intervals in new residential

subdivisions. In addition, the City's Landscaping Ordinance requires the predominant use of drought-resistant landscaping in new developments. These requirements also contribute to energy conservation throughout the City while also enhancing the appearance of the built environment.

SUBSIDIES AND INCENTIVE PROGRAMS FOR HOUSEHOLD ENERGY CONSERVATION

The following are some of the many programs available to assist persons with energy conservation measures.

The U.S. Department of Energy has a program oriented toward assisting low-income persons with energy efficiency. Under the Low Income Heating Energy Assistance (CAL-LIHEA) program, there are three separate programs including the Weatherization Program that provides assistance to qualifying households to replace inefficient appliances such as refrigerators, electrical water heaters, and microwaves with efficient appliances. The program also assists with attic insulation, weather stripping, and home repairs to make a home more energy efficient.

California Alternative Rates for Energy (CARE) – Low-income customers that are enrolled in the CARE program receive a 20 percent discount on their electric and natural gas bills and are not billed in higher rate tiers that were created for Southern California Edison (SCE), Pacific Gas and Electric (PG&E), and San Diego Gas & Electric (SDG&E). CARE is funded through a rate surcharge paid by all other utility customers.

California Interfaith Energy Assistance Project (CIEAP) – High energy costs have forced many low-income families to choose between paying their utility bills, their rent or mortgage, buying groceries, or paying for badly needed medical expenses. To help solve this problem, the William and Flora Hewlett Foundation has provided funding for the California Interfaith Energy Assistance Project (CIEAP) since January of 2002. CIEAP was originally operated through the California Council of Churches and Catholic Charities of California as an energy assistance initiative for low-income people in seven designated geographic areas, serving nine counties in California.

Family Electric Rate Assistance Program (FERA) – Families whose household income slightly exceeds the low-income energy program allowances will qualify to receive FERA discounts, which bills some of their electricity usage at a lower rate. FERA is available for customers of SCE, PG&E, and SDG&E.

Low-Income Energy Efficiency Program (LIEE) – The LIEE program provides no-cost weatherization services to low-income households who meet the CARE guidelines. Services provided include attic insulation, energy efficient refrigerators, energy-efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

Low Income Home Energy Assistance Program (LIHEAP) – The Low Income Home Energy Assistance Program (LIHEAP) Block Grant is funded by the federal Department of Health and Human Services and provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient. This is accomplished through these three program components:

- The Weatherization Assistance Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather stripping, minor house repairs, and related energy conservation measures.
- The Home Energy Assistance Program (HEAP) provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.
- The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.

The California Public Utility Commission provides the 20/20 program that allows utilities to rebate 20 percent to customers who reduce their power usage by at least 20 percent compared to the previous summer, during the high demand summer months.

Pacific Gas and Electric provides the Energy Partners program that provides free weatherization for low-income customers to make their homes more energy efficient.

Environmental Protection Agency and Department of Energy provides an evaluation and product labeling process called Energy Star that provides verification that certain products, appliances, and homes meet 30 percent more energy efficiency than standard products.

ENERGY CONSERVATION DESIGN FOR NEW RESIDENTIAL DEVELOPMENTS

There are several relatively simple and yet proven community design techniques that can significantly improve not only the energy efficiency of a home but can contribute to the livability and quality of a home and neighborhood. Such design techniques should be implemented through revisions to the subdivision ordinance or as required to design guidelines for specific plan areas. These design techniques include the following:

- **Street and Subdivision Patterns for Maximum Solar Access.** Residential streets laid out in an east/west alignment maximize southern exposure for typical residential lots. Orientation of homes on such lots with the broadest portions of the walls and roof facing south (whether in the front or rear) can increase the exposure to solar radiation and provide warmth for the home in the winter months. Such an orientation also provides a better opportunity to create a "grid" of streets that, in turn, help to interconnect a community, making it more pedestrian- and neighbor-friendly.
- **Home Design and Construction.** Beyond subdivision design and careful siting of new homes, there are a number of building design features that can maximize energy efficiency and improve comfort within the home. Building materials, appliances, fixtures and energy sources can be selected to minimize energy demand and greenhouse gas emissions. Energy loss and gain can be minimized through installation of high R-value wall and ceiling insulation (over and beyond the minimum required by the Building Code) and use of minimal glass on east and west exposures. The addition of adequately sized roof overhangs or eaves can reduce solar and heat gain in the summer while allowing low winter sunlight to enter the home. The energy demand for water heating can be reduced through the use of recirculating systems for centralized hot water distribution or point-of-use hot water heating systems for more distant locations. In addition, the recycling of construction and

demolition materials should continue to be required, and the reuse of such materials as part of new development could be encouraged.

- **Trees on Residential Lots to Assist in Heating and Cooling.** Careful placement of deciduous trees on a residential lot can greatly enhance energy efficiency. By placing large-canopy deciduous trees proximate to the broadest part of a home, the summer shading from the tree can dramatically cool the residence by as much as 10 to 15 degrees. In the winter, when deciduous trees are dormant and leafless, maximum solar access is provided on the home. Use of low- water plant materials and less lawn on residential lots also contributes to resource conservation.
- **Energy Efficiency Beyond the Residence.** In addition to the simple residential design techniques for energy efficiency, Soledad can broaden energy conservation and livability goals by requiring the placement of new homes in close, walkable proximity to retail and other commercial land uses, thus reducing dependence on air- polluting autos for short- distance vehicle trips. Similarly, new multi-family housing should be sited in close proximity to schools, commercial services, and public transit.

HOUSING ELEMENT



ANALYSIS OF 2002 HOUSING ELEMENT

Government Code, Section 65588(a)(2) "Review and Revision" requires that each local government review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community's housing goals and objectives. This section reflects the actual housing activities that were accomplished since the last Housing Element.

Housing Program	Corresponding Policies	Responsible Agency/ Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete ²
Adequate Sites and New Construction					
Program 4.1: The City shall actively seek amendment of its LAFCO Sphere of Influence and annexation of land identified in the General Plan Land Use Element as necessary to maintain an adequate number of sites upon which housing for all income categories can be developed.	H-1. The City of Soledad shall promote the expansion of its LAFCO Sphere of Influence and annexation of additional land consistent with its General Plan Land Use Element to accommodate long-term demand for residential development.	Planning Department	Ongoing	Effectiveness: The City has annexed approximately 251 acres of land between 1992 and 2006. The developments include Rancho San Vicente through CHISPA; Miravale I and II through Award Homes, CH Builders, and HMBY L.P.; and Orchard Villas through Award Homes. Progress: A total of 1,163 units including 973 single-family and 67 multi-family dwellings have been built between 2001 and 2007 with the majority being built on recently annexed land. Sixty affordable multi-family units were constructed with an additional 12.7 acres zoned R-3 with the potential for up to 280 MFR units in the Miravale II development. In addition, 10.5 acres on the west side of Orchard Ln. and fronting the south side of Gabilan Drive were re-zoned in 2002 to C-R (Commercial Residential) and R-3 (Multi-family Residential). The City will continue this program.	Appropriateness: Continue this program in new program 1.1.1.
Program 4.2: The City shall require that specific plans developed for areas annexed after July 1, 2003, and project plans for the Miravale II project area prescribe the proportion of very low-, low-, and moderate-income housing to be built in the area. At a minimum, 15 percent of the	H-2. The City of Soledad shall ensure adequate vacant land suitably zoned for residential development and/or redevelopment is available to meet the city's housing need as identified by	Planning Department	June 2003	Effectiveness: The current Housing Element's affordable housing requirements are predicated on achieving minimum densities and development of appropriate corresponding housing types. This program has been implemented through both Miravale II's VTM Conditions of Approval and	Appropriateness: Continue this program in new program 1.2.1.

² This information will be completed for all rows during the review and finalization process.



HOUSING ELEMENT

Housing Program	Corresponding Policies	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
housing in a specific plan area and in the Miravale II project area must be affordable to very low-income households, 14 percent must be affordable to low-income households, and 25 percent must be affordable to moderate-income households. In all specific plan areas and the Miravale II project area, development must be organized into functioning neighborhoods that contain very low-, low-, and moderate-income housing that is fully integrated with market-rate single-family housing.	the Association of Monterey Bay Area Governments. H-3. The City of Soledad shall require new residential areas to contain a mix of housing types targeted to very low, low, moderate, and above moderate households in approximately the proportion that each of these income categories represent in the AMBAG Fair Share Housing Allocation			zoning. Progress: As part of the pre-zoning adopted for Miravale II, several sites were designated and pre-zoned for higher density uses and development and include three parcels on the south side and fronting Gablian Drive, which are zoned with approvals for 170 multi-family and town home units; two apartment sites on the north side of Gablian Drive; and one multi-family residential site between Orchard Lane and Bryant Canyon Road and north of Metz, not yet annexed by the City. In total, approximately 350 units affordable to lower income households (by densities or restrictions) will be or are being built pursuant to Miravale I and II approvals. Another 131 units, including 71 town home units with entitlements, would be affordable to moderate-income households. This program will be continued to meet the needs for affordable housing units.	
Program 4.3: The City shall require each subdivision approved within a specific plan area or the Miravale II project area to be bound by a development agreement with the City of Soledad that prescribes the proportion of very low-, low-, and moderate-income housing to be built in the project, the location of these units within the subdivision, and the qualifying incomes of families to which the sale and resale of the units shall be limited. These parameters shall be consistent with the specific plan adopted for the area being developed.	H-2. The City of Soledad shall ensure adequate vacant land suitably zoned for residential development and/or redevelopment is available to meet the city's housing need as identified by the Association of Monterey Bay Area Governments. H-3. The City of Soledad shall require new residential areas to contain a mix of housing types targeted to very low, low, moderate, and above moderate households in approximately the proportion that each of these income categories represent in the AMBAG Fair Share Housing Allocation.	Planning Department	June 2003	Effectiveness: Approvals for projects in the Miravale II project area incorporate the "VTM Conditions of Approvals" by reference." One condition in the VTM Conditions of Approval addresses affordable housing and requires developers to enter into a development agreement for each multi-family phase that requires 29% of the total project units to be available to very low- and low-income households, and 25% of the total units are to be available to moderate-income residents. In order to be consistent with this condition, 244 units (29 percent of 840 units in Miravale II) would need to be affordable to lower-income households, and another 210 dwelling units should be affordable to moderate-income households, for a total of 454 units. As noted above, the Miravale II sites zoned R-3 would provide about 350 units affordable to lower-income households and 130 moderate-income units, resulting in a surplus of over 130 lower-income	Appropriateness: Continue this program in new program 1.2.1.

HOUSING ELEMENT



Housing Program	Corresponding Policies	Responsible Agency/ Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete?
Program 4.4: In drafting development agreements per Program 4.3, the City shall link housing affordability to housing type and development density to ensure design for all income categories. For very low- and low-income categories, new development areas shall achieve a minimum density of 18 dwelling units per net acre, and housing types shall be limited to multi-family, housing above commercial use and single-	H-2. The City of Soledad shall ensure adequate vacant land suitably zoned for residential development and/or redevelopment is available to meet the city's housing need as identified by the Association of Monterey Bay Area Governments. H-3. The City of Soledad	Planning Department	June 2003	units and a deficit of 80 moderate-income units for the total, combined Miravale II development. Progress: To date, only one developer, Global Premier, has developed an 84-unit apartment complex, Gabilan Apartments, and all but the manager's unit is restricted as affordable, primarily to lower-income households. However, all 84 units are considered affordable to lower income households due to the project's higher density of more than 22 units per acre. The Miravale II SFR subdivision did not technically include inclusionary units - the affordable units are all provided on separately zoned parcels. However, two other subdivisions (not subject to a specific plan requirement) have been approved, and one built, during the planning period that includes affordable units. Orchard Villas Subdivision, with 173 lots, includes 16, 3,500 square foot lots for zero lot line construction, which are to be targeted for moderate-income households per the VTM and Conditions of Approval, approved by the City Council on July 20, 2005. The CHISPA 82-lot single-family residential subdivision was built in 2003-2004 and contains 41 restricted units affordable to low- and very low-income households and 40 restricted units affordable to moderate-income households. This program will be continued to provide affordable housing in newly planned subdivisions.	Appropriateness: This program is continued but has been modified by combining it with 1.2.1.

HOUSING ELEMENT

Housing Program	Corresponding Policies	Responsible Agency/Dept.	Time Frame	Accomplishments	Continue/Modify/Delete
room occupancy (SRO) units. For the moderate-income category, new development shall achieve a minimum density of 12 dwelling units per net acre, and housing types shall be limited to small lot single-family dwellings, attached single-family dwellings, townhouse condominium, detached second units, and multi-family dwellings.	shall require new residential areas to contain a mix of housing types targeted to very low, low, moderate, and above moderate households in approximately the proportion that each of these income categories represent in the AMBAG Fair Share Housing Allocation.			SFR subdivision was built by CHISPA, a non-profit developer, it is restricted as affordable along with the restricted affordable MFR component. Implementation of this program will continue to achieve a variety of housing types for affordable units.	
Program 4.5: The City may, at its sole discretion, waive all or part of the requirements of Program 4.4 where the developer can demonstrate to the satisfaction of the City that alternative densities and housing types will result in a development plan that is consistent with the applicable specific plan or Miravale II development plan per Program 4.2, is consistent with the applicable development agreement per Program 4.3, and is superior in design to what would otherwise be required.	H-2. The City of Soledad shall ensure adequate vacant land suitably zoned for residential development and/or redevelopment is available to meet the city's housing need as identified by the Association of Monterey Bay Area Governments. H-3. The City of Soledad shall require new residential areas to contain a mix of housing types targeted to very low, low, moderate, and above moderate households in approximately the proportion that each of these income categories represent in the AMBAG Fair Share Housing Allocation.	Planning Department	June 2003	Effectiveness: No requirements have been waived and no specific plans have been approved since the adoption of the 2003 Housing Element. Progress: Subdivisions and housing developments have been approved during the prior planning period that includes higher density sites and affordable units, thereby meeting City requirements. The City will continue to allow waivers in the case that a unique project is proposed that would provide an opportunity for affordable units with superior design.	Appropriateness: This program is continued but has been modified by combining it with Program 1.2.1.
Program 4.6: In drafting development agreements per Program 4.3, the City of Soledad shall ensure that all affordable housing prescribed for a development area by a specific plan or the Miravale II development plan will be constructed concurrently with any above moderate-income housing being constructed in the area.	H-2. The City of Soledad shall ensure adequate vacant land suitably zoned for residential development and/or redevelopment is available to meet the city's housing need as identified by the Association of Monterey Bay Area Governments.	Planning Department	June 2003	Effectiveness: No specific plans have been adopted this date, and the Miravale II subdivision has not yet been completed or built out as indicated by Table 31. Progress: None of the Miravale II multi-family sites have been developed yet. Development of the multi-family sites is expected to occur prior to or concurrent with build-out of the remaining above moderate-income housing. This program will be	Appropriateness: This program is continued in new program 1.2.1.

HOUSING ELEMENT



Housing Program	Corresponding Policies	Responsible Agency/ Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete ²
	H-3. The City of Soledad shall require new residential areas to contain a mix of housing types targeted to very low, low, moderate, and above moderate households in proportion that each of these income categories represent in the AMBAG Fair Share Housing Allocation. H-4. The City shall promote the development of affordable housing by maintaining an active grant writing program aimed at securing funds for affordable housing projects.			continued to provide affordable units concurrently with above moderate-income units in future growth areas that may be annexed to the City during the current housing allocation period.	
Program 4.7: The City shall actively assist qualified developers in preparation of applications for state and federal housing grants and loans as they become available and in finding appropriate land suitable for affordable housing development.		Planning Department	Ongoing	Effectiveness: Assistance from the Soledad RDA has enabled the construction of approximately 279 housing units affordable to lower income households. The Soledad RDA assisted developer Global Premier with a both a gap loan for \$500,000 and GP's application for federal tax credits funding in the amount of \$1.4 million, both of which enabled the construction of the 84-unit Gabilan Apartments. The Soledad RDA has financially assisted other affordable housing developers, including the Monterey County/Soledad Housing Authorities (\$500,000 loan), and CHISPA (\$500,000 grant from set-aside funds). Progress: Nonprofit developers will continue to be aided by the City to apply for funding opportunities through state and federal grants. The City will aid and encourage developers to apply for additional funding to increase opportunities for affordable housing.	Appropriateness: This program is continued in new program 2.2.1.
Program 4.8: The City shall adopt an ordinance giving priority for new sewer hook-ups to development projects that include price-restricted housing affordable to lower and moderate income households when it determines that a sewer capacity shortfall is anticipated in the near term.	H-10. The City of Soledad shall ensure the availability of adequate public facilities for the expected housing need of the city.	City Manager, Public Works	June 2003	Effectiveness: The City is in the process of upgrading its sewage treatment facility to expand capacity and provide tertiary treatment capacity. Progress: This program is not needed because the City is assuring capacity for all projects included in the General Plan but pursuant to SB 1087 will keep a program to monitor capacity.	Appropriateness: This program is continued as part of new Program 5.2.1.



HOUSING ELEMENT

Housing Program	Corresponding Policies	Responsible Agency/ Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete?
Specials Needs Program 4.9: The City shall amend Chapter 17.39, Density Bonus, of the Soledad Zoning Ordinance to require the City to grant a requested density bonus to housing projects in which at least 20 percent of units are four bedroom units. The thresholds for determining the exact size of the density increase shall be determined during drafting of the ordinance.	H-5. The City shall provide incentives to housing developers that provide housing opportunities for large families in new residential development areas.	Planning Department	June 2003	Effectiveness: The City has not modified the Density Bonus Ordinance and needs to modify it to be consistent with the most recent revisions (2004) in state density bonus law. Progress: No density bonus requests other than the 2002 CHISPA apartment project have been requested. The City will amend its current density bonus ordinance to reflect 2004 amendments at the state level.	Appropriateness: This program is continued as modified in new program 3.1.1.
Program 4.10: In drafting development agreements per Program 4.1, the City of Soledad shall require developers to offer an optional design to homebuyers whose household has one or more disabled person.	H-6. The City shall require housing developers to offer an optional design to homebuyers whose household has one or more disabled person.	Planning Department	Concurrent with development agreement	Effectiveness: The City is considering either drafting development agreements, or imposing the appropriate subdivision condition of approval, that would require developers to comply with state accessibility guidelines as requested by homebuyers with disabilities. Progress: Both the Housing Authority's recently built multi-family housing units and the Gablian Apartments include first-floor fully accessible units in compliance with ADA requirements. The City will continue this program.	Appropriateness: This program is continued in new program 3.2.1.
Program 4.11: The City of Soledad shall at its discretion use Community Development Block Grant Funds to assist in the retrofit of housing units to allow use by qualifying very low and low income residents whose household has one or more disabled person.	H-6. The City shall require housing developers to offer an optional design to homebuyers whose household has one or more disabled person.	Planning Department	Upon award to CDBG rehabilitation funds	Effectiveness: The City has an active Housing Rehabilitation Program funded through CDBG Funds. During the past planning period, the City has provided rehabilitation funding assistance to at least two households with a disabled person. Progress: In the City of Soledad, if income eligible persons are disabled, they are eligible to receive housing rehabilitation funds. There has been no need to prioritize rehab funding with respect to disabled persons and requested ADA improvements. All eligible applicants presently receive funding. The City will continue to implement their housing rehabilitation program with no priority given to disabled applicants, unless the need to do so arises.	Appropriateness: The City will continue to apply for funding for their CDBG program as in new program 4.1.1.

HOUSING ELEMENT



Housing Program	Corresponding Policies	Responsible Agency / Dept.	Time Frame	Accomplishments	Continue/Modify/Delete ²
Program 4.12: The City of Soledad shall amend its Zoning Ordinance to allow the development of Single Room Occupancy (SRO) Hotels, Boarding Houses, and other forms of second story residential use, in the C-1 Zoning District as conditional uses to help meet the housing needs of migrant farm workers. The city should also provide development standards for SRO facilities, identify potential sites suitable for SRO development, and investigate possible funding sources for such development.	H-7. The City shall support the redevelopment of dilapidated residential and commercial property for farm worker housing, transitional housing, and other special need populations.	Planning Department	By July 2004, ongoing	Effectiveness: This has not yet been done due to shortage of staff resources; the City intends to complete this as part of the Zoning Ordinance update that is currently in progress. Progress: Phase I of the recent Housing Authority's Benito Street project, completed in December 2007, is targeted as farm worker housing only. Phase I includes 73 new multi-family units, replacing 38 units that were previously demolished. This program will be continued to allow for suitable SRO use and development.	Appropriateness: This program is continued as new program 2.1.1.
Rehabilitation and Affordable Housing					
Program 4.13: The City, in coordination with the Soledad Housing Authority or other non-profit groups, shall apply annually for CDBG rehabilitation funds.	H-8. The City of Soledad shall coordinate with the Soledad Housing Authority and nonprofit housing developers to rehabilitate housing units that are identified as needing rehabilitation in the 2002 Housing Conditions Survey (Lauren Associates, Inc., 2002).	Planning Department	Annually	Effectiveness: The City has had an active housing rehabilitation program since 1972. In 2003-04, 3 homes received CDBG rehab money for various types of home repair and rehab. In addition, 3 homes were rehabilitated that year with RDA program income funds. In 2006, one home received program income assistance for emergency sewer repair. Progress: This program was accomplished as stated in the program so it will be continued.	Appropriateness: The City will continue to apply for funding for their CDBG program as in new program 4.1.1.
Program 4.14: The City shall include information on its webpage for developers and low-income households which details the programs available to both parties for assistance in the development and rehabilitation of low income housing.	H-8. The City of Soledad shall coordinate with the Soledad Housing Authority and nonprofit housing developers to rehabilitate housing units that are identified as needing rehabilitation in the 2002 Housing Conditions Survey (Lauren Associates, Inc., 2002).	Planning Department	By July 2004, ongoing	Effectiveness: This program has not been fully implemented due to a shortage of staff and technical problems with the website. However, the City is in the process of updating its website and intends to eventually include relevant information for developers and low-income households by 2010. Progress: In lieu of website information, staff did their best to keep the community informed about the City's housing programs.	Appropriateness: This program is continued in new program 4.1.2.



HOUSING ELEMENT

Housing Program	Corresponding Policies	Responsible Agency/ Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete?
Removal of Development Constraints					
Program 4.15: The City shall revise Section 17.14.020 of the Soledad Zoning Ordinance (R-3 District) to delete reference to "single-family dwellings" as a permitted use and to establish a minimum density per acre.	H-9. The City of Soledad shall ensure that city site improvement standards, development review procedures, and development fees do not unreasonably constrain the development, conservation, and rehabilitation of housing.	Planning Department	By July 2004	Effectiveness: This amendment is intended to facilitate higher density development in the R-3 District, and the City intends to amend the Soledad Zoning Ordinance (R-3 District) to delete "single-family dwellings" as a permitted use in this district and to specify the minimum density per acre (e.g., 12 units/acre) that will be required for new residential projects. Progress: This is being completed as part of the City's Zoning Ordinance update that is in progress. The expected adoption will occur during 2010.	Appropriateness: This program is continued in new program 5.1.1.
Program 4.16: The City of Soledad shall amend its multi-family residential zoning districts to permit multi-family development that conforms to the base density of the districts, by right (i.e. no use permit required). In the case of the R-3 District, densities up to a maximum of 22 dwelling units per acre shall be allowed without a conditional use permit. The City shall also ensure that any new zoning created by a specific plan for multi-family development permits multi-family development of any size by right.	H-9. The City of Soledad shall ensure that city site improvement standards, development review procedures, and development fees do not unreasonably constrain the development, conservation, and rehabilitation of housing.	Planning Department	By July 2004	Effectiveness: This amendment is also intended to facilitate higher density residential development in the R-3 District that is affordable to lower and moderate income residents, and this revision will be completed as part of the City's Zoning Ordinance update. Progress: This is being completed as part of the City's Zoning Ordinance update that is in progress. The expected adoption will be in 2010 following adoption of the current Housing Element update.	Appropriateness: This program is continued in new program 5.1.2.
Program 4.17: The City shall amend its second unit provisions contained in the residential zoning districts and Section 17.38.260, Second Residential Units, of the Soledad Zoning Ordinance to make them consistent with new state law (AB1866 2002) that governs processing of permits for second housing units. The revised sections shall make approval of second units a ministerial act.	H-9. The City of Soledad shall ensure that city site improvement standards, development review procedures, and development fees do not unreasonably constrain the development, conservation, and rehabilitation of housing.	Planning Department	By July 2004	Effectiveness: The City has been approving second units ministerially for several years in accordance with State law. In addition, the Second Dwelling Unit Ordinance is being modified as part of the city's Zoning Ordinance Update currently underway. Progress: This change will be accomplished in the city's Zoning Ordinance update once it is completed and adopted.	Appropriateness: This program is continued in new program 5.1.3.
Program 4.18: The City shall amend the Soledad Zoning Ordinance to allow processing of housing retrofits that	H-9. The City of Soledad shall ensure that city site improvement standards,	Planning Department	By July 2004	Effectiveness: The City is working on updating the Zoning Ordinance to allow housing retrofits for disabled persons without discretionary review	Appropriateness: This program is continued in new

HOUSING ELEMENT



Housing Program	Corresponding Policies	Responsible Agency/ Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete ¹
accommodate disabled persons, without discretionary review (i.e., ministerial action only).	development review procedures, and development fees do not unreasonably constraint the development, conservation, and rehabilitation of housing.			when such retrofits may not fully comply with Zoning Ordinance standards. Progress: This revision will be accomplished in the city's Zoning Ordinance update.	program 5.1.4.
Program 4.19: The City of Soledad, through the development of a Capital Improvement Program, shall continue to require that sufficient water and wastewater treatment resources are available or under development to meet the expected needs of residential development in Soledad.	H-10. The City of Soledad shall ensure the availability of adequate public facilities for the expected housing need of the city.	Public Works Department	Ongoing	Effectiveness: The City now has a detailed CIP program that was developed pursuant to the 2005 General Plan and is adopted as part of the City's fiscal year budget; it includes sewer treatment facility and water supply improvements. The City has and is developing new wells to continue to meet the needs of its current and future residents pursuant to an adopted Urban Water Master Plan; two new wells have come on line in the last two years. There is also sufficient wastewater treatment capacity to meet the needs of projected future residential and non-residential development during the current planning period. Progress: The City successfully development a CIP consistent with its latest General Plan update.	Appropriateness: As this program has been successfully implemented, it can be deleted.
Energy Conservation					
Program 4.20: The City shall amend its subdivision ordinance to implement provisions of the Subdivision Map Act related to subdivision orientation for solar access. The City shall also amend its public improvement standards to require the planting of large- canopy deciduous trees in new subdivisions in formations that will create shade for streets and homes during hot summer months. The City shall seek ways to subsidize the cost of such landscaping.	The City of Soledad shall support and initiate, where feasible, public and private energy conservation programs which will reduce the energy needs of housing in Soledad and so increase housing affordability.	Planning Department, Public Works,	July 2004	Effectiveness: This program has not yet been implemented due to insufficient staff resources. The City intends to amend its subdivision ordinance to implement recent provisions of the Subdivision Map Act as well as to achieve consistency with its 2005 General Plan. In so doing, the City will modify its improvement standards to require the planting of large- canopy deciduous trees in new subdivisions. Progress: The City proposes to modify this program by including additional methods that would reduce energy needs. Update of the City's Subdivision Ordinance is anticipated to occur in the first part of 2010.	Appropriateness: This program will be continued (new program 6.1.1) and an additional program will be added.

HOUSING ELEMENT

Housing Program	Corresponding Policies	Responsible Agency/ Dept.	Time Frame	Accomplishments	Continue/ Modify/Delete?
Program 4.21: The City shall encourage existing residents to participate in energy efficiency retrofit programs offered by the California Energy Commission, the California Public Utilities Commission, Pacific Gas and Electric, and The U.S. Department of Energy.	The City of Soledad shall support and initiate, where feasible, public and private energy conservation programs which will reduce the energy needs of housing in Soledad and so increase housing affordability.	City Manager, Planning Department	Ongoing	Effectiveness: The City is considering the feasibility of establishing lower building permit fees for energy retrofit improvements such as solar panels and other similar energy-efficient features. The City will consider adding another program requiring all major appliances provided by developers of multi-family or single-family developments are energy efficient. Progress: The City would like to modify this program to create additional methods for energy-efficient incentives for residents and developers.	Appropriateness: This program will be continued (new program 6.1.2) and an additional program will be added.
Equal Access Program 4.22: The City will disseminate information in Spanish and English from the Housing Authority and Department of Equal Housing and Employment regarding fair housing laws. Information will be distributed to bus operators, the Soledad Public Library, local social service offices, and community and senior centers in Soledad.	The City of Soledad shall support efforts to eliminate housing discrimination on the basis of race, color, sex, religion, age, marital status, off-spring, or handicap.	Economic Development, Community Development Department	Ongoing	Effectiveness: The City has not disseminated information from these agencies in Spanish and English due to insufficient staff resources. However, the City does provide Spanish translation services, including written information, when necessary. A number of the City's employees, including the Housing Coordinator, are bilingual and able to effectively assist Spanish-speaking residents as needed. Progress: The intent of this program is accomplished through the bilingual services provided on an ongoing basis by the City's Housing Coordinator and staff of the Community Development Department.	Appropriateness: This program will be deleted because the City considers this program to be unnecessary since bilingual information and services are available and provided as needed.
Program 4.2.3: The City will refer persons experiencing discrimination in housing to California Rural Legal Assistance.	The City of Soledad shall support efforts to eliminate housing discrimination on the basis of race, color, sex, religion, age, marital status, off-spring, or handicap.	All City Departments that receive complaints	Ongoing	Effectiveness: Staff in the City that have received tenant complaints regarding rental housing discrimination refer clients, as appropriate, to the California Rural Legal Assistance Program. However, the City has not received any such complaints during the planning period. Progress: This program will be continued but modified as needed based on tenant complaints.	Appropriateness: This program will be continued as new program 7.1.1.

HOUSING GOALS AND POLICIES AND PROGRAMS

GOALS

Adequate Sites and New Construction

Goal 1: To ensure the provision of adequate sites that will allow for development of a variety of affordable housing in a safe and sustainable environment for all residents of the City of Soledad, consistent with the City's housing allocation adopted by the Association of Monterey Bay Area Governments (AMBAG).

Policy 1.1: The City of Soledad shall promote the expansion of its LAFCO Sphere of Influence and annexation of additional land consistent with its General Plan Land Use Element to accommodate long-term demand for residential development.

Program 1.1.1: The City shall actively seek amendment of its LAFCO Sphere of Influence and annexation of land identified in the General Plan Land Use Element as necessary to maintain an adequate number of sites where housing for all income categories can be developed. Specific Plans shall be prepared in advance of annexation applications pursuant to Policy L-3 of the 2005 General Plan. In addition, annexation of land within a specific plan area shall be approved prior to City action on any subdivision of land.

Responsible Agency/Department:	Community Development Department
Time Frame:	Ongoing
Funding Source:	Developer Reimbursement Agreements/General Fund

Policy 1.2: The City of Soledad shall ensure adequate vacant land suitably zoned and prepared for residential development and/or redevelopment is available to continue to meet the City's housing need as identified by AMBAG, both within the existing city boundaries and in newly annexed areas proposed for development.

Program 1.2.1: The City shall require subdivisions within the city or within areas proposed for annexation, including each subdivision approved within a specific plan area, to be subject to a development agreement or other legal instrument with the City of Soledad that prescribes the proportion of very low-, low-, and moderate-income housing to be built in the project consistent with the City's Inclusionary Ordinance as well as this Housing Element. These units will be constructed concurrently with any above moderate-income housing being constructed in the subdivision or project. The City may, at its sole discretion, waive all or part of the requirements of this program where the developer can demonstrate to the satisfaction of the City that alternative densities and housing types will result in a development plan that is consistent with the applicable specific plan and/or General Plan and provisions of the City's Inclusionary Ordinance and is superior in design to what would otherwise be required.

Responsible Agency/Department: Community Development Department, Economic Development Department
Time Frame: Ongoing, as projects are reviewed by the Community Development Department and approved by the City Council
Funding Source: General Fund, Application Fees and Reimbursement Agreements

Program 1.2.2: The City will analyze the appropriateness of designating suitable sites in the Downtown Specific Plan Area for higher density mixed use, consisting of second- and/or third-story residential above commercial, based on such factors as location, parcel size, and access.

Responsible Agency/Department: Community Development Department, Economic Development Department
Time Frame: The City will analyze the appropriateness of second- and third-story residential units in the Downtown Specific Plan Area by June 2010.
Funding Source: General Fund/RDA

Program 1.2.3: The City will examine and consider increasing allowable residential densities in the immediate vicinity of the Downtown Specific Plan Area to accommodate additional housing in either mixed-use or multi-family residential formats which are in close proximity to commercial services and existing or planned public transportation modes.

Responsible Agency/Department: Community Development Department, Economic Development Department
Time Frame: The City will consider increasing densities in the Downtown Specific Plan Area by June 2010.
Funding Source: General Fund/RDA

Program 1.2.4: The City will require draft specific plans for its designated growth areas to incorporate a higher density residential designation and corresponding zone district that allows for densities up to at least 30 units per acre on appropriate sites close to commercial services and existing or planned public transportation modes.

Responsible Agency/Department: Community Development Department, Economic Development Department
Time Frame: Consider new higher density zone as part of the Zoning Code update (to be adopted in 2010).
Funding Source: General Fund

Program 1.2.5: The City shall continue to ensure adequate sewer and water capacity for its General Plan buildout projections. As the water and sewer provider for Soledad residents, the City will establish provisions and procedures for giving priority to proposed development that includes housing affordable to lower-income households; prohibiting the denial, conditioning the approval, or reducing the amount of service for a development that includes housing affordable to lower-income households, unless specific written findings are made pursuant to Government Code Section 65589.7; and requiring any update of the Soledad Urban Water Management Plan

to include projected water use for single- and multi-family housing needed for lower-income households.

Responsible Agency/Department: Community Development Department/Public Works
Time Frame: 2012
Funding Source: General Fund

Policy 1.3: In determining appropriate locations and zoning land for future housing, including market-rate housing as well as price-restricted affordable housing, the City will encourage proposed projects that are accessible to employment centers and services, including child care, public transit, schools, and local commercial uses, as well as in terms of meeting its housing needs allocation.

Program 1.3.1: The City will collaborate with major employers in the city, such as the Soledad Unified School District, to identify and examine the housing needs and desires of the majority of the city's workforce seeking market-rate units, i.e., moderate- and above moderate-income households. Contingent upon available staff resources, the City will undertake a survey to identify desired housing types, number of units, lot size and price range, etc.

Responsible Agency/Department: Community Development Department, Economic Development Department
Time Frame: Ongoing, as projects are approved through the Community Development Department
 Survey local area workforce to determine housing needs by August 2010
Funding Source: General Fund

Goal 2: To promote community character, livability, affordability, and housing diversity and choice by requiring an integrated mix of housing types in new residential areas.

Policy 2.1: The City of Soledad shall require new residential subdivisions and developments in its Expansion or Specific Plan areas to provide for an integrated mix of housing types and affordability levels that closely approximate the City's 2007–2014 "fair share" housing allocation as follows:

- 39 percent of units affordable to households of lower income (very low- and low-income),
- 19 percent of units affordable to households with moderate incomes,
- 42 percent of units affordable to households with above moderate incomes.

The City will achieve its housing allocation by requiring that a range of housing choices be provided to accommodate varied household needs (e.g., families, seniors) and incomes and attain a more balanced mix of affordable ownership and rental housing.

Program 2.1.1: In drafting development or housing agreements per Program 1.2.1, the City shall link housing affordability to housing type, design, and development density to ensure available housing for all income categories. Housing affordable to very low- and low-income persons or families shall achieve a minimum density of 20 dwelling units per net acre, and housing types

shall consist of multi-family, housing above commercial use, and single-room occupancy (SRO) units. For the moderate-income category, new development shall achieve, at minimum, a density of 12 dwelling units per net acre, and housing types shall be limited to small-lot single-family dwellings, attached single-family dwellings, detached second units, and multi-family dwellings such as townhouses. Exceptions to the requirements for minimum density and housing types may be allowed for affordable housing that is restricted by sales price or rent and income eligibility.

Responsible Agency/Department: Community Development Department
Time Frame: Ongoing, as projects are approved through the Community Development Department
Funding Source: General Fund

Program 2.1.2: The City will ensure that new residential developments provide for adequate housing diversity and affordability by requiring that an integrated mix of complementary but varied housing types be provided within the majority of blocks. Accordingly, specific plans and/or subdivisions prepared for areas to be annexed to the City pursuant to the 2005 General Plan shall be required to provide a minimum of 30 percent of all units in each neighborhood that are designed to accommodate rental households, including medium and higher density housing and second dwelling units, according to the following guidelines:

- A minimum average density of seven (7) dwelling units per gross residential acre shall be provided within new neighborhoods. Second dwelling units (aka 'granny' units) are not included in density calculations pursuant to state housing law.
- In neighborhoods consisting primarily of detached single-family homes, up to 10 percent of all units may consist of second dwelling units, ancillary to a primary residence (with both contained on a single parcel), and duplex units (with both contained on a single parcel).
- In addition, at least 20 percent of all units in new residential neighborhoods should be comprised of a mix of duplexes, tri-plexes, four-plexes and smaller multi-family housing (townhomes, apartments, etc.) of approximately 20 or fewer units at the minimum densities established by Program 2.1.1 and which are integrated within Specific Plan neighborhoods(s). Pursuant to General Plan Policy L-3, multi-family housing shall be integrated with single-family residential development in form, scale and architectural character.
- To promote rental availability rather than private ownership, units designed for rental use shall generally be multiple units on single parcels rather than individually parceled.

Program 2.1.3: In formulating Community Design Guidelines, the City will include guidelines that provide direction on attaining quality architectural design and housing diversity (with respect to type and size) in new subdivision neighborhoods.

Policy 2.2: The City shall promote the development of housing affordable to lower- and moderate-income households by pursuing state and federal funding sources for affordable housing projects.

Program 2.2.1: The City shall continue to maintain an active grant writing program aimed at securing funds for affordable housing development.

Responsible Agency/Department: Economic Development Department
Time Frame: Ongoing
Funding Source: General Fund/RDA Set-Aside

Program 2.2.2: The City shall actively assist qualified developers in preparation of applications for state and federal housing grants and loans as they become available and in finding appropriate land suitable for affordable housing development.

Responsible Agency/Department: Economic Development Department
Time Frame: Ongoing
Funding Source: General Fund/RDA Set-Aside

Special Needs

Goal 3: To promote and help meet the needs of persons who have special needs not readily addressed without community leadership and involvement, including the homeless, large families, senior citizens, and single parents.

Policy 3.1: The City shall provide incentives to housing developers that provide housing opportunities for large families in new residential development areas.

Program 3.1.1: The City shall amend Chapter 17.39, Density Bonus, of the Soledad Zoning Ordinance to conform to current State Density Bonus Law and to require that a requested density bonus be granted to housing projects in which at least 20 percent of units are four-bedroom units. The thresholds for determining the exact size of the density increase shall be determined during drafting of the ordinance. The City will give priority to implementing this program along with Program 3.3.1 below.

Responsible Agency/Department: Community Development Department
Time Frame: March 2010
Funding Source: General Fund

Policy 3.2: The City shall require housing developers of new subdivisions to offer an optional design to homebuyers whose household has one or more disabled persons.

Program 3.2.1: The City of Soledad will consider drafting development agreements that require developers to offer an optional design to homebuyers whose household has one or more disabled persons in compliance with ADA guidelines.

Responsible Agency/Department: Community Development Department/City Manager
Time Frame: Concurrent with development agreement
Funding Source: General Fund

Policy 3.3: The City shall support the redevelopment of dilapidated residential and commercial property for farmworker housing, transitional housing, and other special need populations.

Program 3.3.1: The City of Soledad shall amend its Zoning Ordinance to allow the development of single-room occupancy (SRO) hotels, boardinghouses, and other forms of second-story residential use in the C-1 Zoning District as conditional uses to help meet the housing needs of migrant farmworkers and extremely low-income households. The City should also provide development standards for SRO facilities, identify potential sites suitable for SRO development, and investigate possible funding sources for such development. The City will give priority to implementing this program along with Program 3.1.1. above.

Responsible Agency/Department: Community Development Department
Time Frame: March 2010
Funding Source: General Fund/RDA Set-Aside Funds

Maintenance and Rehabilitation of Affordable Housing

Goal 4: To encourage the maintenance, improvement, and rehabilitation of the city's existing housing stock and residential neighborhoods, with special attention on conserving existing affordable housing.

Policy 4.1: To the extent permitted by available funding, the City of Soledad will continue to assist qualified income households whose housing units are in need of rehabilitation.

Program 4.1.1: The City shall apply annually for CDBG rehabilitation funds to finance or help finance its residential rehabilitation program. The City will target at least ten housing units (affordable to low and moderate income households) for rehabilitation as indicated by Table 44.

Responsible Agency/Department: Economic Development Department
Time Frame: Annually
Funding Source: CDBG Technical Assistance/RDA Set-aside Funds

Program 4.1.2: The City will continue to post information on its website for developers and lower-income households which details the programs available to both parties for assistance in the development and rehabilitation of low-income housing. The City will target at least five units affordable to lower income households for rehabilitation as indicated by Table 44.

Responsible Agency/Department: Economic Development Department
Time Frame: Ongoing
Funding Source: General Fund, Redevelopment Agency

Policy 4.2: The City of Soledad will promote the continued maintenance of the city's existing housing stock and residential neighborhoods through proactive dissemination of local information, monitoring and assistance programs.

Program 4.2.1: The City will continue to perform code enforcement in neighborhoods with building code violations posing life and/or safety risks to occupants and/or significant property maintenance concerns and ensure that such violations are adequately abated. Property owners with such building code violations will also be referred to the City's rehabilitation program where appropriate.

Responsible Agency/Department: Community Development Department

Time Frame: Ongoing
Funding Source: General Fund, Redevelopment Agency

Program 4.2.2: The City will protect its residential neighborhoods from deterioration resulting from property foreclosure and abandonment through proactive enforcement of the abandoned property maintenance ordinance and program.

Responsible Agency/Department: Community Development Department
Time Frame: 2009 for enactment of ordinance
 Ongoing for property maintenance program
Funding Source: General Fund/Abandoned Property Registration fees

Program 4.2.3: State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will continue to monitor the status of affordable housing projects and as their funding sources near expiration and will inform and work with owners and other agencies to consider options, including available funding sources, to preserve such units as affordable.

Responsible Agency/Department: Community Development Department
Time Frame: Annually
Funding Source: General Fund

Removal of Development Constraints

Goal 5: To maintain balance in land use regulation so as to refrain from unnecessary governmental constraints on the production of affordable housing and to create incentive for the production of affordable housing.

Policy 5.1: The City of Soledad shall ensure that City site improvement standards, development review procedures, and development fees do not unreasonably constrain the development, conservation, and rehabilitation of housing.

Program 5.1.1: The City shall revise Section 17.14.020 of the Soledad Zoning Ordinance (R-3 District) to delete reference to "single-family dwellings" as a permitted use and to establish a minimum density per acre.

Responsible Agency/Department: Community Development Department
Time Frame: March 2010
Funding Source: General Fund

Program 5.1.2: The City will commit to amending its multi-family residential zoning districts to permit multi-family development that conforms to the base density of the districts by right (i.e., no use permit required). In the case of the R-3 District, densities up to a maximum of 22 dwelling units per acre would be allowed without a conditional use permit, consistent with the standards of the district. In addition, any new zoning that may be established by a specific plan for multi-family development shall permit multi-family housing that conforms to the base density of the district by right, consistent with provisions of the applicable adopted specific plan.

Responsible Agency/Department: Community Development Department
Time Frame: March 2010
Funding Source: General Fund

Program 5.1.3: The City will amend the second unit provisions of the Soledad Zoning Ordinance, including Section 17.38.260, Second Residential Units, to make them consistent with state law (AB 1866, 2002) that governs approvals of second dwelling units. Said revisions will include making approval of second units a ministerial act.

Responsible Agency/Department: Community Development Department
Time Frame: March 2010
Funding Source: General Fund

Program 5.1.4: The City shall amend the Soledad Zoning Ordinance to allow exceptions to the zoning code requirements where necessary to enable the provision of ADA-related improvements. Pursuant to state law the City will establish a reasonable accommodation procedure to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. The City will include a reasonable accommodation procedure in its upcoming Zoning Ordinance update which will allow housing retrofits for disabled persons without discretionary review.

Responsible Agency/Department: Community Development Department
Time Frame: March 2010
Funding Source: General Fund

Program 5.1.5: Pursuant to state law the City shall amend its Zoning Ordinance to explicitly allow emergency shelters for occupancy of up to 6 months as a use permitted by-right in the H-C Zone and/or the "M" Industrial Zone, or other appropriate zoning district with available sites for development, subject to those standards allowed by state law, which include requirements that address the following concerns:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior and interior on-site waiting and client intake areas;
- Provision of on-site management;
- Proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart;
- Length of stay;
- Lighting; and

- Security during hours that the emergency shelter is in operation.

Responsible Agency/Department: Community Development Department
Time Frame: March 2010
Funding Source: General Fund

Program 5.1.6: Transitional Housing: The Zoning Ordinance will be further amended to list “transitional” and “supportive” housing types as residential uses and define them as provided in Sections 50675.14 and 50675.2 of the California Health and Safety Code. As residential uses, transitional and supportive housing types will only be subject to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Agency/Department: Community Development Department
Time Frame: March 2010
Funding Source: General Fund

Policy 5.2: The City of Soledad shall ensure the availability of adequate public facilities for the expected housing need of the city.

Program 5.2.1: Through its ongoing Capital Improvement Program, the City of Soledad shall continue to ensure that sufficient water supply and wastewater treatment capacity are available and improved as needed to meet the expected needs of both existing city residents and future residential development in Soledad.

Responsible Agency/Department: Public Works Department
Time Frame: Ongoing
Funding Source: Development Impact Fees

Energy Conservation

Goal 6: To promote improved energy efficiency of existing and new housing stock in the City.

Policy 6.1: The City of Soledad shall support and initiate, where feasible, public and private energy and water conservation programs which will reduce the energy needs of housing in Soledad and thereby increase housing affordability.

Program 6.1.1: The City shall amend its subdivision ordinance to implement provisions of the Subdivision Map Act related to subdivision orientation for solar access. In addition, the City will consider amending its public improvement standards to require the planting of large-canopy deciduous trees in new subdivisions in formations that will create shade for streets and homes during hot summer months. The City will also consider additional measures to reduce energy needs related to new residential development.

Responsible Agency/Department: Community Development Department, Public Works Department
Time Frame: July 2010
Funding Source: General Fund

Program 6.1.2: The City will also consider incentives or requirements for energy-efficient methods for developers and residents, which may include a program to encourage or require major appliances in new construction of multi-family and single-family development to be energy efficient.

Responsible Agency/Department: Community Development Department, Public Works Department
Time Frame: July 2011
Funding Source: General Fund

Program 6.1.3: The City shall encourage existing residents to participate in energy efficiency retrofit programs offered by the California Energy Commission, the California Public Utilities Commission, Pacific Gas and Electric, and the U.S. Department of Energy. The City shall encourage such participation by making information on these programs available to city residents; these include PG&E programs providing financial and energy-related assistance programs for lower-income residents such as the CARE and Energy Partners programs, and PG&E's Energy Efficiency for Multi-family Properties program.

Responsible Agency/Department: City Manager, Community Development Department
Time Frame: December 2010; annually
Funding Source: Utility Companies

Equal Access

Goal 7: To ensure equal housing opportunities for all persons regardless of age, race, sex, religion, national origin, or other barriers that prevent choice in housing.

Policy 7.1: The City of Soledad shall support efforts to eliminate housing discrimination on the basis of race, color, sex, religion, age, marital status, offspring, or handicap.

Program 7.1.1: The City will refer persons with fair housing questions to the Housing Authority, Department of Equal Housing and Employment, and California Rural Legal Assistance on an as-needed basis. The City will make information about fair housing services available at City offices and on the City's website.

Responsible Agency/Department: City Manager
Time Frame: Ongoing
Funding Source: General Fund

QUANTIFIED OBJECTIVES

Table 44 presents Soledad's quantified objectives for the period January 1, 2000, through January 1, 2007. These objectives represent a reasonable expectation for the construction of new housing units and the rehabilitation of existing housing units based on the policies and programs set forth in this General Plan Housing Element, the General Plan Land Use Element, and general market conditions.

TABLE 44
QUANTIFIED OBJECTIVES FOR HOUSING
2007 TO 2014

Item	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Fair Share Allocation ¹	100	100	151	170	376	897
Building Permits Issued 1/07 through 01/09 ²	9	86	82	2	69	248
New Construction Objectives	91	14	69	168	307	649
Rehabilitation	0	0	5	5	0	10
At-Risk Preservation	0	0	84 ³	0	0	84

Notes: ¹ The RHNA planning period for the Housing Element is January 1, 2007, through January 1, 2014.

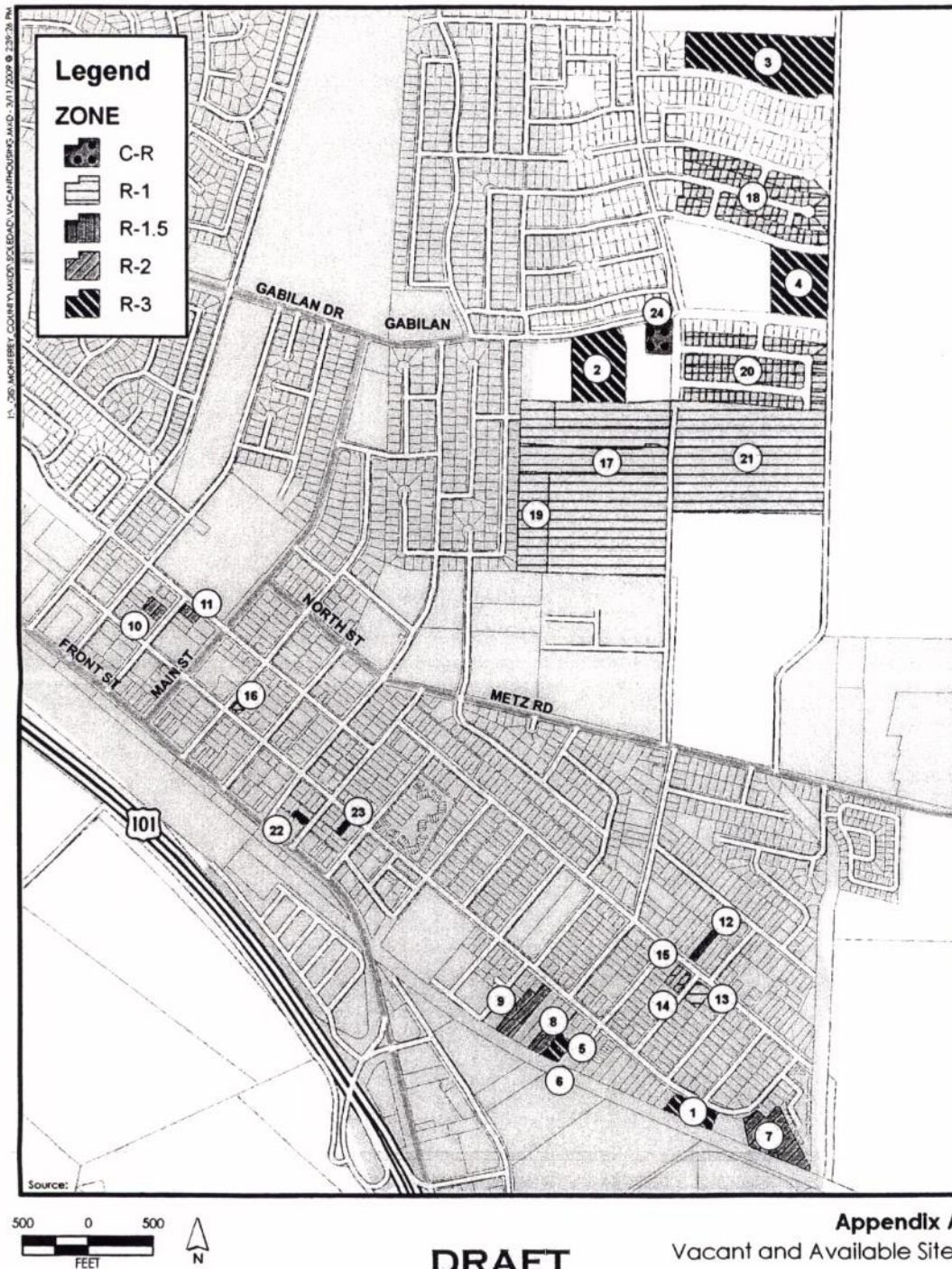
² Includes Certificates of Occupancy issued for multi-family housing.

³ Units from Jardinas de Soledad and Soledad Townhomes, which have earliest possible expiration dates within the next ten years. These will be monitored for possible conversion by the City per Program 4.2.3.



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APPENDIX A: VACANT AND AVAILABLE SITES MAP



APPENDIX B: SPECIAL HOUSING REQUIREMENTS

In addition to requiring that each city and county adopt a housing element, the California Legislature has enacted some very specific requirements to ensure that local regulatory procedures do not constrain housing development. This chapter summarizes these special housing mandates.

SECOND UNITS AND DENSITY BONUSES (SECTION 65583.1 AND SECTION 65852.2 – AB 1866 OF 2002)

Planning and zoning law permits the California Department of Housing and Community Development (HCD) to allow a city or county to identify adequate sites by a variety of methods. This new law authorizes HCD to also allow a city or county to identify sites for second units based upon relevant factors, including the number of second units developed in the prior housing element planning period.

Planning and zoning law authorizes a local agency to provide by ordinance for the creation of second units on parcels zoned for a primary single-family and multi-family residence, as prescribed. This new law requires, when a local agency receives its first application on or after July 1, 2003, that the application shall be considered ministerially without discretionary review or hearing, notwithstanding other laws that regulate the issuance of variances or special use permits. The new law also authorizes a local agency to charge a fee to reimburse the agency for costs it incurs as a result of these provisions.

Planning and zoning law also requires, when a developer of housing proposes a housing development within the jurisdiction of the local government, that the city, county, or city and county provide the developer with incentives or concessions for the production of lower-income housing units within the development if the developer meets specified requirements. Existing law requires the local government to establish procedures for carrying out these provisions. This new law revises those provisions to refer to an applicant who proposes a housing development and would recast them to, among other things, revise criteria for making written findings that a concession or incentive is not required, add criteria for continued affordability of housing in a condominium project, authorize an applicant to request a meeting on its proposal for a specific density bonus, incentive, or concession or for the waiver or reduction of development standards, and exempt developments meeting certain affordability criteria from specified laws. By increasing the duties of local public officials, the bill would impose a state-mandated local program.

The new law also authorizes an applicant to initiate judicial proceedings if the city, county, or city and county refuses to grant a requested density bonus, incentive, or concession in violation of these provisions, and would require the court to award the plaintiff reasonable attorney's fees and costs of suit. It would authorize a local agency to charge a fee to reimburse it for costs that it incurs as a result of these provisions.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This new law provides that no reimbursement is required by this act for a specified reason.

PROVISIONS TO PROVIDE FLEXIBILITY IN IDENTIFYING ADEQUATE SITES

Housing element law requires an identification of sites to facilitate the development of housing commensurate with the jurisdiction's share of the regional housing need for all income levels. Where sufficient sites have not been identified, the element must include a program to provide the necessary sites. Chapter 796, by adding Government Code Section 65583.1(c), provides alternative program options to address the adequate sites requirement. Specifically, local governments may meet up to 25 percent of their site requirement by substituting existing units which will be made available or preserved through the provision of committed assistance to low- and very low- income households at affordable housing costs or affordable rents. To use this provision of the law, the housing element must include a program to do all of the following:

- Identify the specific, existing source of funds to be used to provide committed assistance and dedicate a portion of the funds for this purpose.
- Describe the number of units to be provided for low- and very low- income households and demonstrate that the amount of funds dedicated is sufficient to provide the units at affordable costs or rent.

Only units to be substantially rehabilitated, converted from non- affordable to affordable by acquisition of the units or the purchase of affordability covenants, or preserved at affordable housing costs by the acquisition of the units or purchase of affordability covenants are eligible and must be identified in the program description.

GENERAL PLANS AND RESIDENTIAL DENSITY (AB 2292 OF 2002)

Planning and zoning law requires a city, county, or a city and county to adopt a general plan that consists of a statement of development policies and a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals, including a land use element that sets forth a statement of the standards of population density and building intensity recommended for districts and other territory covered by the plan. The act also requires that the maximum allowable residential density be consistent with the applicable zoning ordinance and the adopted general plan.

This new law prohibits a city, county, or a city and county, by administrative, quasi- judicial, or legislative action, from reducing, requiring, or permitting the reduction of the residential density for any parcel to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city, county, or city and county makes written findings supported by substantial evidence that the reduction is consistent with the adopted general plan, including the housing element, and the jurisdiction's share of the regional housing need, as specified.

The new law also requires, until January 1, 2007, a court to award attorney's fees and costs of suit to specified plaintiffs or petitioners if the court finds that an action of a city, county, or city and county is in violation of these provisions, except as specified.

PROPERTY TAX EXEMPTIONS FOR AFFORDABLE HOUSING DEVELOPMENTS (SB 1509 OF 2002)

Existing property tax law requires the county auditor, in each fiscal year, to allocate property tax revenue to local jurisdictions in accordance with specified formulas and procedures, and generally requires that each jurisdiction be allocated an amount equal to the total of the amount of revenue allocated to that jurisdiction in the prior fiscal year, subject to certain modifications, and that jurisdiction's portion of the annual tax increment, as defined.

Existing property tax law also reduces the amounts of ad valorem property tax revenue that would otherwise be annually allocated to the county, cities, and special districts pursuant to these general allocation requirements by requiring, for purposes of determining property tax revenue allocations in each county for the 1992-93 and 1993-94 fiscal years, that the amounts of property tax revenue deemed allocated in the prior fiscal year to the county, cities, and special districts be reduced in accordance with certain formulas. It requires that the revenues not allocated to the county, cities, and special districts as a result of these reductions be transferred to the Educational Revenue Augmentation Fund in that county for allocation to school districts, community college districts, and the county office of education.

This new law, for the 2003-04 fiscal year and each fiscal year thereafter, reduces the reduction and transfer amounts of qualified local agencies, as defined, by the property taxes lost as a result of the granting of a specified exemption from property taxes for affordable housing developments that are put into service on or after January 1, 2003. This new law requires that the reduction, resulting from this prohibition, in the amounts of ad valorem property tax revenue deposited in the county's Educational Revenue Augmentation Fund, be applied exclusively to reduce the amounts of ad valorem property tax revenue allocated from that fund to school districts and county offices of education. By imposing additional duties upon local tax officials in the apportionment of the allocation reductions required by this new law, the new law imposes a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement, including the creation of a State Mandates Claims Fund to pay the costs of mandates that do not exceed \$1,000,000 statewide and other procedures for claims whose statewide costs exceed \$1,000,000.

This new law provides that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

DISAPPROVAL OF LOW- AND MODERATE- INCOME HOUSING PROJECTS

A local agency shall not disapprove a housing development project affordable to low- or moderate-income households or condition approval in such a manner which renders the project infeasible unless it finds one of the following:

- The jurisdiction has an adopted housing element and the project is not needed to meet its share of the regional housing need for low-income housing;

- The project would have a specific, adverse impact upon the public health or safety which could not be mitigated without rendering the project unaffordable to low- and moderate- income households;
- The denial is required in order to comply with specific state or federal law;
- The approval would increase the concentration of lower- income households in a neighborhood that already has a disproportionately high number of lower-income households and there is no alternative site on which the project could be developed without rendering the project unaffordable to low- and moderate- income households;
- The project is proposed on land zoned for agriculture or resource preservation which is surrounded on at least two sides by land being used for agriculture or resource preservation;
- The development is inconsistent with the jurisdiction's general plan land use designation, and the jurisdiction has an adopted housing element. (Government Code Section § 65589.5)

ALLOWING MULTI-FAMILY HOUSING BY RIGHT

Where a city's inventory of residential sites does not identify adequate sites to accommodate the need for groups of all household income levels, the housing element shall provide for sufficient sites with zoning that permits owner- occupied and rental multi-family residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low- income households (Government Code § 65583).

FINDINGS ON HOUSING LIMITS

Any city or county adopting or amending its general plan in a manner that limits the number of units that may be constructed on an annual basis must make specified findings concerning the efforts it has made to implement its housing element and the public health, safety, and welfare considerations that justify reducing the housing opportunities of the region (Government Code § 65302.8 and § 65863.6).

HOUSING DISAPPROVALS AND REDUCTIONS

When a proposed housing development complies with applicable local policies and regulations in effect at the time the application is determined to be complete, the local agency may not disapprove the project or reduce its density unless it makes specified findings (Government Code § 65589.5).

SOLAR ENERGY SYSTEMS

Cities and counties may not enact zoning provisions that effectively prohibit or unnecessarily restrict the use of solar energy systems, except for the protection of public health or safety. Allowable reasonable restrictions include those that do not significantly increase the cost of the solar system or significantly decrease its efficiency and those that allow for an alternative system of comparable cost and efficiency (Government Code § 65850.5).

SECONDARY RESIDENTIAL UNITS

To encourage establishment of secondary units on existing developed lots, cities and counties are required to either (1) adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially zoned areas; or (2) where no ordinance has been adopted, allow second units by use permit if they meet standards set out in the law. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (Government Code § 65852.2).

MOBILE HOMES IN SINGLE- FAMILY ZONES

Cities and counties shall allow the installation of mobile homes on permanent foundations on lots zoned for conventional single- family dwellings. Cities and counties shall only subject mobile homes to the same development standards that apply to single- family dwellings. Any architectural requirements, however, shall be limited to roof overhang, roofing material, and siding material and shall not exceed those which would be required of a single- family dwelling constructed on the same lot. Any area considered to be of special historical interest may be exempted from this provision (Government Code § 65852.3).

Mobile Home Parks

Health and Safety Code Section 18300 preempts local authority to regulate mobile home parks except in regard to a very limited set of powers and vests the responsibility with the California Department of Housing and Community Development. Local authorities can assume responsibility for enforcement of regulations from the department upon 30 days written notice to the department. Whether or not the local authority assumes enforcement powers from the state, it retains the power to:

- Establish certain zones for mobile home parks and to prohibit mobile home parks from nonresidential zones;
- Establish types of mobile home uses including family mobile home parks, adult mobile home parks, mobile home condominiums, mobile home subdivisions, or mobile home planned unit developments;
- Adopt rules and regulations prescribing park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking;
- Prohibit certain uses for mobile home parks;
- Regulate the construction and use of equipment and facilities located outside of a mobile home unit;
- Regulate the density of a mobile home park provided the density is not less than that allowed for other residential uses within that zone;
- Require recreational facilities, recreational areas, etc., to the extent that such facilities or improvements are required for other types of residential developments containing a like number of residential units.

A mobile home park is deemed by state law to be a permitted use on all land general planned and zoned for residential use (Government Code § 65852.7).

Mobile Home Park Conversions

Any subdivider filing a tentative or parcel map to be created from the conversion of a mobile home park to another use must prepare and file a report on the impact of the conversion on the displaced mobile home park residents. The subdivider shall make a copy of the report available to each resident of the mobile home park at least 15 days prior to the public hearing. The city or county with jurisdiction must consider the impact report at a public hearing and may require as a condition of approval of the conversion that the project sponsor mitigate the impacts of displacement. These provisions also apply when closure of a mobile home park is the result of a decision by a local government entity or planning agency (Government Code § 65863.7 and § 66427.4).

Notification on Mobile Home Park Conversions

A city or county that has received an application for a mobile home park conversion must notify the applicant at least 30 days prior to any hearing or action of state and local requirements for applicant notification or mobile home owners and park residents concerning the proposed change. No action may be taken on the application until the applicant has satisfactorily verified that mobile home owners and park residents have been properly notified (Government Code § 65863.8).

LIMITATIONS ON DEVELOPMENT PERMIT FEES

Fees charged by local public agencies for zoning changes, variances, use permits, building inspections, building permits, subdivision map processing, or other planning services may not exceed the estimated reasonable cost of providing the service for which the fee is charged. Fees may exceed this limit only with a two-thirds vote of the electorate (Government Code § 54990 and § 65909.5).

RESIDENTIAL ZONING

Cities and counties must zone a sufficient amount of vacant land for residential use to maintain a balance with land zoned for non-residential use (e.g., commercial and industrial) and to meet the community's projected housing needs as identified in the housing element of the general plan (Government Code § 65913.1).

RESIDENTIAL SUBDIVISION STANDARDS

Cities and counties may not impose standards for design and improvement for the purpose of making the development of housing for any and all economic segments of the community infeasible. Furthermore, it shall consider the effect of ordinances adopted and actions taken with respect to the housing needs of the region in which the local jurisdiction is situated (Government Code § 65913.2).

COORDINATED PERMIT PROCESSING

Each city and county must designate a single administrative entity to coordinate the review and decision making and provision of information regarding the status of all applications and permits for residential, commercial, and industrial developments (Government Code § 65913.3).

DENSITY BONUSES

When a developer agrees to construct at least 20 percent of the total units in a housing development for lower-income households, 10 percent of the total units for very low-income households, or 50 percent of the total units for qualifying senior citizens, the city or county must either grant a density bonus and at least one other concession or incentive, or provide other incentives of equivalent financial value. The developer must agree to ensure continued affordability for all lower-income units for 30 years (10 years under particular circumstances). The density bonus must increase by at least 25 percent the other maximum allowable density specified by the zoning ordinance and the land use element of the general plan. Each city or county must set up procedures for carrying out these provisions (Government Code § 65913.4 and § 65915).

DENSITY BONUSES FOR CONDOMINIUM CONVERSIONS

When a developer proposing to convert apartments to condominiums agrees to provide at least 33 percent of the total units in the proposed condominium project for low- or moderate-income households, and at least 15 percent of the total units for lower-income households, the city or county must either grant a density bonus or provide other incentives of equivalent financial value. The density bonus must increase by at least 25 percent over the number of apartments to be provided within the existing structure proposed for conversion (Government Code § 65915.5).

CEQA AND DENSITY REDUCTIONS

Cities and counties may deny or reduce the density set forth by the general plan for a housing project only as a mitigation measure for a specific adverse impact upon public health or safety pursuant to the California Environmental Quality Act and only when there is no other feasible mitigation that would achieve comparable density results (Public Resources Code § 21085).

RESIDENTIAL ENERGY CONSERVATION

Cities and counties are required to adopt energy conservation standards for new residential dwellings (excluding apartment houses with four or more stories and hotels) (Public Resources Code § 25402.1).

REDEVELOPMENT REPLACEMENT HOUSING

Every redevelopment plan must contain provisions that provide replacement housing on a "one-for-one" basis for low- and moderate-income persons displaced by redevelopment activity within four years of demolition (Health and Safety Code § 33413(a)).

REDEVELOPMENT INCLUSIONARY HOUSING

Redevelopment agencies that develop affordable housing must develop at least 30 percent of all new or rehabilitated dwelling units to be affordable to low- and moderate- income families, at least half of which must be for, and occupied by, very low- income households (Health and Safety Code § 33413(b)(1)).

Redevelopment agencies must ensure that at least 15 percent of all new or rehabilitated dwelling units privately developed in a redevelopment project area will be affordable to low- and moderate- income households, of which 40 percent must be for, and occupied by, very low- income households (Health and Safety Code § 33413(b)(2)).

CONSERVATION OF AFFORDABLE HOUSING IN REDEVELOPMENT PROJECT AREAS

Redevelopment agencies must require all affordable units to remain affordable for “the longest feasible time, as determined by the agency, but not less than the period of the land use controls established in the redevelopment plan” (Health and Safety Code § 33413(c)).

REDEVELOPMENT AGENCY FUNDS FOR HOUSING

Redevelopment agencies must use at least 20 percent of tax increment revenues generated by a redevelopment project to increase and improve the community’s supply of housing for persons of low and moderate income. Certain findings may be made by the agency to set aside less than 20 percent if no need exists for such housing, if less than 20 percent is required to meet the need, or if a substantial effort to meet the needs is being made (Health and Safety Code § 33334.2).

COMMUNITY CARE FACILITIES

A residential facility which serves six or fewer persons shall be considered a residential use of property, and the residents and operators of the facility shall be considered a family. No conditional use permit, zoning variance, or other zoning clearance shall be required which is not required of a family dwelling of the same type in the same zone (Health and Safety Code § 1566.3 and § 1567.1).

COMMUNITY CARE FACILITIES FOR THE ELDERLY

A residential facility for the elderly which serves six or fewer persons shall be considered a residential use of property, and the residents and operators of the facility shall be considered a family. No conditional use permit, zoning variance, or other zoning clearance shall be required which is not required of a family dwelling of the same type in the same zone (Health and Safety Code § 1569.84).

HOMES FOR MENTALLY DISORDERED, HANDICAPPED PERSONS, OR DEPENDENT AND NEGLECTED CHILDREN

A state- authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered, or otherwise handicapped persons, or dependent and neglected children shall be considered a residential use of property. Such homes shall be a permitted use in all residential zones (Welfare and Institutions Code § 5116).

