

MID-CYCLE HOUSING ELEMENT



TABLE OF CONTENTS

Introduction	1
Public Participation	1
Stakeholder Meeting – June 25, 2019	1
Community Workshop – June 25, 2019.....	3
Planning Commission – October 10, 2019.....	4
City Council – January 8, 2020.....	4
How Input Received Has Been Addressed in the Housing Element.....	5
General Plan Consistency	9
Housing Needs Assessment	9
Population Profile	9
Housing Stock Characteristics	14
Employment and Income.....	20
Housing Costs, Affordability, and Overpayment	25
Special Needs Housing in Soledad.....	29
Analysis of Existing Assisted Housing.....	36
Regional Housing Needs	37
Housing Resources.....	41
Availability of Services and Land	41
Governmental Constraints	47
Non-Governmental Constraints.....	60
Opportunities for Energy Conservation.....	63
Local Requirements for Energy Conservation.....	63
Subsidies and Incentive Programs for Household Energy Conservation.....	63
Energy Conservation Design for New Residential Developments.....	64
Analysis of 2015-2023 Housing Element	66
Housing Goals and Policies and Programs	79
Goals.....	79
Quantified Objectives.....	90
Appendix A: Vacant and Available Sites Map.....	91

MID-CYCLE HOUSING ELEMENT



TABLES

Table 1	Historical Population Growth, 1990 to 2017 City of Soledad.....	10
Table 2	Population Projections City of Soledad and Monterey County.....	11
Table 3	Population Age Distribution Comparison City of Soledad and Monterey County	12
Table 4	Population Age Distribution, Excluding Prisoners, Comparison	12
Table 5	Ethnicity and Racial Composition, 2016	13
Table 6	Household Composition.....	13
Table 7	Age by Tenure	14
Table 8	Number and Type of Dwelling Units.....	15
Table 9	Comparison of Housing Stock Composition 2014	16
Table 10	Year Structure Built 2018.....	17
Table 11	Housing Condition Summary, 2002 and 2009.....	18
Table 12	Occupancy by Housing Type 2010.....	19
Table 13	Comparative Vacancy Rates Monterey County Cities	19
Table 14	2012 Overcrowding.....	20
Table 15	2013 Comparative Persons per Household Monterey County Jurisdictions.....	21
Table 16	AMBAG Estimate of Jobs and Housing 2008 Regional Forecast	21
Table 17	Employment Projections City of Soledad and Monterey County.....	22
Table 18	Travel Time to Work City of Soledad	23
Table 19	State income Categories	24
Table 20	Household Income Limits for Monterey County, 2018	24
Table 21	Distribution of Household Income, 2016	25
Table 22	Rental Rates.....	26
Table 23	Housing Affordability	27
Table 24	City of Soledad Household Overpayment.....	29
Table 25	Persons with Disabilities by Employment Status, 2000.....	30
Table 26	Disabilities by Disability Type by Age, 2000.....	31
Table 27	Disabilities by Disability Type, 2011.....	31
Table 28	Developmentally Disabled, Soledad	33
Table 29	Farmworkers by Days Worked – Monterey County, 2012.....	34
Table 30	Affordable Housing in Soledad	38
Table 31	Projected Housing Needs 2014–2023	39
Table 32	Housing Needs in Soledad by Income Category	40
Table 33	Progress Toward RHNA By Income Category	40
Table 34	Vacant Land and Available Sites	43
Table 35	Summary of Vacant Land Potential and RHNA Obligation.....	47
Table 36	Residential Land Use Designations.....	48
Table 37	Synopsis of Regulations for Residential Development	49
Table 38	Housing Types Permitted by Zoning District Residential/Special Purpose/Overlay Zones	51
Table 39	Required Improvements for Residential Development	55
Table 40	Typical Development Fees June 2018.....	56
Table 41	Processing Fees and Time June 2018	57
Table 42	Interest Rates	61
Table 43	Disposition of Home Loans	62
Table 43	Quantified Objectives for Housing 2014 to 2023	90

FIGURES

Figure 1	Median Priced Housing in Soledad, 2010–2018.....	26
----------	--	----



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 eight-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 2007-2014 Housing Element update complete with an eight-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:

STAKEHOLDER MEETING – JUNE 25, 2019

City staff and consultant facilitated a meeting with housing stakeholders on June 25, 2019. The stakeholders were directly invited, including affordable housing providers, local and regional political representatives, regional governmental agencies, and social service providers/nonprofits. In addition to City Community Development Department staff and consultant, five people attended the meeting.

At the forum, the following discussion questions were asked of the group:

1. What are the most significant housing-related needs in Soledad?
2. What are the barriers to affordable housing in Soledad?
3. In your community, are there housing types that you feel are in especially short supply (housing for seniors and people with disabilities, entry-level housing, farmworker housing, shelters for the homeless, etc.)?
4. What can the City and community leaders do to address these challenges and barriers?
5. Do you have any additional comments to share?

A summary of the most frequently represented themes that emerged from the stakeholder meeting is below.

- One of the greatest challenges to building more affordable housing in Soledad is availability of land.

MID-CYCLE HOUSING ELEMENT



- The land that is vacant is privately owned. There are a few City-owned sites that are not zoned residential.
- The City has some program income that it can use to address housing needs. It may be used for rental displacement.
- The next area scheduled to be annexed into the City, the Miramonte Specific Plan, needs to go through the LAFCO process. There are a few other sites that are in the process of development in the City that are obligated to build some affordable units due to inclusionary requirements placed on their approvals.
- It was noted that the regulations for tax credit financing are changing in favor of funding for higher income units. This could favor groups like teachers at the workforce housing income level.
- Year 2 and beyond of SB 2 funding from the state to build housing will favor those who participate as part of an urban county for CDBG. For those who are not part of the urban county, the process to get funding will be competitive.
- A housing type that is needed more in Soledad is small single-family residential.
- Could the City work to bring in a developer of ADUs to help promote and finance that housing type in the City, similar to what has happened with solar? Challenges for homeowners that try to develop ADUs themselves include fees and getting financing.
- Some good things are happening with tiny homes in San Benito County.
- Rancho Cielo, a work training site in Hollister, could be a place where people could learn to build tiny homes.
- Many people currently can only afford to rent a room in a home, and a tiny home would be a good option for them.
- Farmworker housing is also a needed housing type.
- Should the City pursue annexations rather than waiting for property owners to propose them? This might expedite housing production by making sites available.
- Generally, right now is a good time to get funding for affordable housing. Some funding from the City would be helpful—\$1 million would be a good amount for her organization.
- Parking is an issue. Monterey-Salinas Transit is constructing its new operations in King City. This should help with transit options, but many will still drive. Also, inoperable cars parked on the street are an issue.
- Soledad Unified School District is thinking about passing a bond to build teacher housing. Several other districts in the county and region are also pursuing this.
- United Way of Monterey County has just conducted a study about how accessory dwelling units are allowed and promoted in the county.



COMMUNITY WORKSHOP – JUNE 25, 2019

City staff and consultant facilitated a community workshop the evening of June 25, 2019. The City advertised the meeting on its website and in the June water bill, and the stakeholders invited to the stakeholder meeting were invited to the workshop as well. The stakeholders were encouraged to invite their clients and members to the workshop. Twelve members of the public attended the workshop.

The meeting began with a presentation, which included information about the housing element update process and requirements, the RHNA numbers assigned to the City, and discussion questions about housing needs in the City. Translation was provided at the workshop for Spanish speakers. The following issues were brought up in the discussion:

- The greatest barriers to affordable housing are very high costs and low wages.
- Needed housing types are three-bedroom units of modest size and cost.
- Should have housing that is affordable to and prioritized for local residents.
- It is less expensive for outsiders to buy in Soledad.
- All new housing in recent years has been market rate. There is a great need for affordable housing, especially for very low income households.
- Cost has been a challenge for a while, not just since the last housing element 10 years ago.
- Accessory dwelling units:
 - They are being built more in Salinas.
 - Could be a good option if the City promoted them.
 - They are a good option if there's enough space on a lot and the project pencils financially.
 - Could be a good option for a family member to live in if they need a place.
- Not as interested in something like a townhome because a yard is important to have storage and place for things like tools. Also, they often have HOA fees, which can be very expensive.
- The City should give preference for available affordable housing to anyone displaced from Nielsen's Trailer Park. Also, the owner should reconsider his redevelopment project. Resident wants to stay at Nielsen's Trailer Park, it has been her home for much of her life.
 - City noted that a lottery process has been established for finding homes for anyone who is displaced. Also, there is work being done to identify other places for people to live if displacement occurs.
 - Another potential option could be expansion of Almond Acres Mobile Home Park and allowing all ages to live in the expansion area.

MID-CYCLE HOUSING ELEMENT



- Modular homes could be good if they are reasonably priced.
- Tiny homes are very small but could work for some. Doesn't think they would be very inexpensive though.
 - City noted that some are very affordable and some can house up to a family of four.
 - Could be good for two people who have had to live in a garage and then a trailer. A better option than that.
- There is a need for more senior housing.
- There is a need to diversify the housing stock in terms of types of units and cost of units.
- Hartnell College has purchased land in Soledad for its new satellite campus and plans to hold classes within a couple of years. This will increase the need for housing for college-age people in the City.
- There is also a housing need for transient correctional officers.
- Homesharing might be of interest for this group and others.

PLANNING COMMISSION – OCTOBER 10, 2019

The Soledad Planning Commission reviewed the draft 2019 Mid-Cycle Housing Element at their meeting on October 10, 2019. One member of the public attended, but did not comment on the Element. The Planning Commission had several comments and questions. They are as follows:

- What are the options when there isn't enough vacant land to address the RHNA?
- Is the Miramonte Specific Plan area included in the land inventory?
- Have changes to the land inventory due to projects that have come before the Planning Commission since February been reflected in this draft update?

The Planning Commission approved submitting the Draft Housing Element to HCD for their 60-day review.

CITY COUNCIL – JANUARY 8, 2020

The Soledad City Council reviewed the final draft 2019 Mid-Cycle Housing Element at their meeting on January 8, 2020. Approximately 10 members of the public attended, but did not comment on the Element. The City Council had a couple comments and questions. They are as follows:

- Will the fact that the vacant land inventory has gotten smaller affect the City in the future?
- Glad to see important housing needs and housing type options addressed in this housing element.

The Planning Commission voted to adopt the housing element and authorized City staff to submit the Adopted Housing Element to HCD for their final 90-day certification review.



HOW INPUT RECEIVED HAS BEEN ADDRESSED IN THE HOUSING ELEMENT

At the June 25th stakeholder meeting and workshop there were a variety of comments, with the primary focus being the lack of affordable housing for many groups in the City. The comments and any response to them in the housing element are listed below.

- One of the greatest challenges to building more affordable housing in Soledad is availability of land.
 - How Addressed: Sites, including potential infill sites, are included in Table 34 and on the map in Appendix A.
- The land that is vacant is privately owned. There are a few City-owned sites that are not zoned residential.
 - How Addressed: No revisions were made in response to this comment.
- The City has some program income that it can use to address housing needs. It may be used for rental displacement.
 - How Addressed: No revisions were made in response to this comment.
- The next area scheduled to be annexed into the City, the Miramonte Specific Plan, needs to go through the LAFCO process. There are a few other sites that are in the process of development in the City that are obligated to build some affordable units due to inclusionary requirements placed on their approvals.
 - How Addressed: Some of the sites mentioned in the comment are shown in Table 34.
- It was noted that the regulations for tax credit financing are changing in favor of funding for higher income units. This could favor groups like teachers at the workforce housing income level.
 - How Addressed: Noted
- Year 2 and beyond of SB 2 funding from the state to build housing will favor those who participate as part of an urban county for CDBG. For those who are not part of the urban county, the process to get funding will be competitive.
 - How Addressed: Noted
- A housing type that is needed more in Soledad is small single-family residential.
 - How Addressed: The "Housing Goals, Policies, and Programs" chapter includes programs to allow for and encourage a variety of housing types in Soledad.
- Could the City work to bring in a developer of ADUs to help promote and finance that housing type in the City, similar to what has happened with solar? Challenges for homeowners that try to develop ADUs themselves include fees and getting financing.

MID-CYCLE HOUSING ELEMENT



- How Addressed: Program 5.1.3 calls for City compliance with state law regarding ADUs.
- Some good things happening with tiny homes in San Benito County.
 - How Addressed: Noted
- Rancho Cielo, a work training site in Hollister, could be a place where people could learn to build tiny homes.
 - How Addressed: Noted
- Many people currently can only afford to rent a room in a home, and a tiny home would be a good option for them.
 - How Addressed: No revisions were made in response to this comment.
- Farmworker housing is also a needed housing type.
 - How Addressed: Program 3.2.4 requires the City to amend its zoning to allow employee (including farmworker) housing in compliance with state law.
- Should the City pursue annexations rather than waiting for applicants for property owners to propose them? This might expedite housing production by making sites available.
 - How Addressed: No revisions were made in response to this comment.
- Generally, right now is a good time for funding for affordable housing. Some funding from the City would be helpful—\$1 million would be a good amount for her organization.
 - How Addressed: Noted
- Parking is an issue. Monterey-Salinas Transit is constructing its new operations in King City. This should help with transit options, but many will still drive. Also, inoperable cars parked on the street are an issue.
 - How Addressed: Program 5.1.7 requires the City to continue to monitor parking requirements for certain types of residential projects.
- Soledad Unified School District is thinking about passing a bond to build teacher housing. Several other districts in the County and region are also pursuing this.
 - How Addressed: Noted
- United Way of Monterey County has just conducted a study about how accessory dwelling units are allowed and promoted in the county.
 - How Addressed: Noted
- The greatest barriers to affordable housing are very high costs and low wages.

MID-CYCLE HOUSING ELEMENT



- How Addressed: Housing Costs are discussed in the “Non-Governmental Constraints” section. No revisions were made in response to this comment.
- Needed housing types are three-bedroom units of modest size and cost.
 - How Addressed: The "Housing Goals, Policies, and Programs" chapter includes programs to allow for and encourage a variety of housing types in Soledad.
- Should have housing that is affordable to and prioritized for local residents.
 - How Addressed: No revisions were made in response to this comment.
- It is less expensive for outsiders to buy in Soledad.
 - How Addressed: Noted
- All new housing in recent years has been market rate. There is a great need for affordable housing, especially for very low income households.
 - How Addressed: The "Housing Goals, Policies, and Programs" chapter includes programs to allow for and encourage a variety of housing types in Soledad.
- Cost has been a challenge for a while, not just since the last housing element 10 years ago.
 - How Addressed: Noted
- Accessory dwelling units:
 - They are being built more in Salinas.
 - Could be a good option if the City promoted them.
 - They are a good option if there’s enough space on a lot and the project pencils financially.
 - Could be a good option for a family member to live in if they need a place.
 - How Addressed: Program 5.1.3 calls for City compliance with state law regarding ADUs.
- Not as interested in something like a townhome because a yard is important to have storage and place for things like tools. Also, they often have HOA fees, which can be very expensive.
 - How Addressed: Noted
- The City should give preference to any available affordable housing to anyone displaced for Nielsen’s Trailer Park. Also, the owner should reconsider his redevelopment project. Wants to stay at Nielsen’s Trailer Park, it has been her home for much of her life.

MID-CYCLE HOUSING ELEMENT



- City noted that a lottery process has been established for finding homes for anyone who is displaced. Also, there is work being done to identify other places for people to live if displacement occurs.
- Another potential option could be expansion of Almond Acres Mobile Home Park and allowing all ages to live in the expansion area.
 - How Addressed: No revisions were made in response to these comments.
- Modular homes could be good if they are reasonably priced.
 - How Addressed: Program 5.1.6 requires the City to revise its zoning to permit mobile/modular homes on a permanent foundation without a conditional use permit in all residential zones that allow single-family residences in compliance with state law.
- Tiny homes are very small but could work for some. Doesn't think they would be very inexpensive though.
 - City noted that some are very affordable and some can house up to a family of four.
 - Could be good for two people who have had to live in a garage and then a trailer. A better option than that.
 - How Addressed: No revisions were made in response to this comment.
- There is a need for more senior housing.
 - How Addressed: The "Housing Goals, Policies, and Programs" chapter includes programs to allow for and encourage a variety of housing types in Soledad.
- There is a need to diversify the housing stock in terms of types of units and cost of units.
 - How Addressed: The "Housing Goals, Policies, and Programs" chapter includes programs to allow for and encourage a variety of housing types in Soledad.
- Hartnell College has purchased land in Soledad for its new satellite campus and plans to hold classes within a couple of years. This will increase the need for housing for college-age people in the City.
 - How Addressed: No revisions were made in response to this comment.
- There is also a housing need for transient correctional officers.
 - How Addressed: No revisions were made in response to this comment.
- Homesharing might be of interest for this group and others.
 - How Addressed: No revisions were made in response to this comment. Alliance on Aging in Salinas has a Senior Homeshare Program that matches seniors who want to share their homes. The service is provided countywide and is supported by state and federal funds.



GENERAL PLAN CONSISTENCY

The 2015-2023 Housing Element includes goals, policies, programs, and objectives that are generally consistent with the 2005 Soledad General Plan. As one of the nine elements, and as required by State law, the Housing Element’s goals, policies and programs relate directly to, and are consistent with all other elements of the City of Soledad General Plan. During the Annual Planning Report process, the City will review the Housing Element to ensure consistency with the other General Plan elements. Aside from the accommodation of new “fair share” housing goals, the policy approach contained in the 2015-2023 Housing Element is similar to that of the existing 2007-2014 Housing Element. The current element continues to 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; to encourage the development of units for large families and encourage the development of single-room occupancy units for migrant farmworkers; to call for close coordination between the City and affordable housing developers; and to call for the rehabilitation of older housing, and the conservation of existing affordable housing. In addition, the element continues to call for the integration of affordable housing in 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 HCD Monterey County Housing Element data packet, U.S. Census Bureau (Census 2010 and ACS 2016), the California Department of Finance (DOF), and the Association of Monterey Bay Area Governments (AMBAG).

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 Vicente 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 in the group quarters population. Since that time, the group quarters population has continued to grow, housing approximately 9,195 persons in the prison at Soledad by 2017.

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



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 26,065. **Table 1** shows recent population growth in Soledad. Population and household growth in the city have seen increases and decreases over the past two decades but has increased overall with a population increase of approximately four percent a year since 1990 on average. Soledad’s total population at the start of 2017 was estimated at approximately 26,065 by the State Department of Finance.

**TABLE 1
HISTORICAL POPULATION GROWTH, 1990 TO 2017
CITY OF SOLEDAD**

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	-
1993	14,579	8,094	6,485	1,785	4.534	13%
1997	19,981	9,544	10,437	2,050	4.656	18%
2000 ¹	22,634	11,212	11,422	2,472	4.536	17%
2002	21,942	12,070	9,872	2,667	4.526	8%
2008	27,905	16,743	11,162	3,718	4.503	39%
2010	25,738	15,635	10,103	3,664	4.27	-7%
2014	25,126	16,365	8,761	3,713	4.41	5%
2017	26,065	16,870	9,195	3,742	4.51	3%

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) 2014, (HCD Monterey County Housing Element Data Packet); California Department of Finance (DOF) 2017

Projected Population Growth

According to AMBAG’s 2018 population forecasts, Soledad’s household population, excluding group quarters (prison population) is expected to increase to 18,100 by 2020, and its total population is expected to increase to 26,399. 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 2018 Population Forecast falls in the middle of the General Plan’s growth projections.

AMBAG’s 2018 population projections are reproduced in **Table 2**, which follows. Although AMBAG’s published 2018 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 8,299 between 2015 and 2040.



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

Data	2015		2020		2025		2030		2035		2040	
	City	County	City	County	City	County	City	County	City	County	City	County
Population ¹	24,809	432,637	26,399	448,211	27,534	462,678	28,285	476,588	29,021	489,451	29,805	501,751
Housing Units	3,927	139,177	4,338	144,491	4,552	149,032	4,735	153,708	4,926	158,151	5,107	163,186

¹ The population includes a projection of 8,299 prisoners in local correctional facilities. That number is held constant over the projected years as the facilities are at design capacity.

Source: AMBAG, Monterey Bay Area 2018 Regional Forecast

Population Age Structure

According to the U.S. Census Bureau American Community Survey, the median age of Soledad’s population was older than that of Monterey County. In Soledad, the median age was 26.7 years in 2008, and in 2016, the estimated median age had increased to 36.5. In Monterey County as a whole, the median age was 33.7 years. **Table 3** compares age distribution in urban Soledad to Monterey County as a whole. According to the DOF, the city’s estimated 2016 population (household population) was 25,615. **Table 3** shows the age distribution of the city’s population in 2016, including the prison population, while **Table 4** does not include the prison population. These numbers show that the largest age group comprises 20- to 44-year-old persons. The smallest age category was the 75 and over group. **Table 4** provides the age distribution of the city’s population in 2016 excluding the prison population. As demonstrated in the table, the largest age group comprises 35- to 54-year-old persons, while the smallest age category was also the 75 and over group for the city’s non-incarcerated population.

When comparing the city’s estimated population in **Tables 3** and **4**, it is assumed the disparity between totals indicates the prison has a population of 5,779. However, the Association of Monterey Bay Area Governments (AMBAG) 2018 Regional Growth Forecast indicates that the two prisons house between 9,630 to 11,600 prisoners in total. Due to the margin of error associated with the American Community Survey, the AMBAG estimate should be considered more accurate. It should be noted that both prisons are currently over capacity and this estimate is larger than what either facility is designed to accommodate.



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

Age	Monterey County		City of Soledad	
	Population	% of Total	Population	% of Total
Under 15	96,365	22%	5,200	20%
15 to 29	95,505	22%	4,816	19%
30 to 44	87,761	20%	6,916	27%
45 to 59	77,006	18%	6,173	24%
60 to 74	51,194	12%	1870	7%
75+	22,801	5%	640	2%
Total	430,632	100%	25,615	100%
Median Age	33.7		36.5	

Source: 2012-2016 American Community Survey

**TABLE 4
POPULATION AGE DISTRIBUTION, EXCLUDING PRISONERS, COMPARISON**

Age	Monterey County		Urban Soledad	
	Population	% of Total	Population	% of Total
18 to 34 years	104,426	34%	6,336	32%
35 to 54 years	107,516	35%	9,484	48%
55 to 64 years	46,987	15%	2,393	12%
65 to 74 years	28,912	9%	996	5%
75+	22,641	7%	627	3%
Total	310,482	100%	19,836	100%

Source: 2012-2016 American Community Survey

Ethnicity and Racial Composition

According to the U.S. Census Bureau American Community Survey, the majority of the population in both Soledad and Monterey County is White. **Table 5** compares ethnic and racial composition in the City of Soledad to Monterey County overall. In Soledad, the White population comprises slightly less (70.0 percent) of the total population than Monterey County (73.3 percent). Soledad has a significantly higher proportion of Black or African American residents than Monterey County, making up 10.7 percent of the city’s population in comparison to Monterey County’s 3.7 percent Black or African American residents.

The City of Soledad has a significantly larger population of Hispanic and Latino residents when compared to Monterey County. As demonstrated in the table, the Hispanic or Latino population comprises almost three quarters of the city’s population (70.5 percent) in Soledad. The County of Monterey’s Hispanic or Latino population is the majority of the population as well, comprising 57.4 percent of the county.



**TABLE 5
ETHNICITY AND RACIAL COMPOSITION, 2016**

Ethnicity/Race	Monterey County		City of Soledad	
	Population	% of Total	Population	% of Total
White	315,123	73.3%	17,928	70.0%
Black or African American	15,780	3.7%	2,738	10.7%
American Indian and Alaska Native	7,780	1.8%	1,116	4.4%
Asian	32,990	7.7%	1346	5.3%
Native Hawaiian and Other Pacific Islander	3,839	0.9%	115	0.4%
Some other race	74,621	17.3%	4,125	16.1%
Total	430,201	100.0%	25,616	100.0%
Hispanic or Latino (any race)	247,084	57.4%	18,069	70.5%

Source: 2012-2016 American Community Survey

Household Composition

With respect to household composition, the majority of households in Soledad are made up of two to four people. This household size category increased by approximately nine percent since 2000, while households of five people or greater decreased by about the same amount. The percentages of households with householders living alone and those that are headed by a female remained virtually the same between 2000 and 2011. **Table 6** shows household composition for Soledad and Monterey County.

**TABLE 6
HOUSEHOLD COMPOSITION**

Type of Household	City of Soledad			
	2000		2011	
	Number	Percentage	Number	Percentage
Householder Living Alone	178	6%	252	6%
2-4 Person Households	1,226	42%	2,313	51%
5+ Person Households	1077	37%	1183	26%
Female Headed Households	465	16%	766	17%
Total Households	2,946	100%	4,514	100%

* Totals may not add up exactly to 100% due to rounding

Source: HCD 5th Cycle Data Packet, 2000 Census; 2007-2011 American Community Survey

Housing Tenure

There are more owners than renters in the City of Soledad (58 percent). The split between owners and renters in Monterey County as a whole is much closer to 50-50 indicating that home ownership is more achievable in



Soledad than it is countywide (see **Table 7**). As a whole, owners in Soledad tend to be older than renters with 90 percent of owners aged 35 and older. Just over 61 percent of renters were 35 and older.

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, and the City of Soledad.

Housing Stock Growth and Composition

Soledad grew by approximately 1,400 dwelling units in the time between 2000 and 2014; this represented a 54 percent increase in the number of units during this period, at an annual average rate of growth of 2.5 percent. The mix of housing in Soledad increased between 2000 and 2008 from 74 to 80 percent single-family units, then remained constant at 80 percent in 2014. During the past six years, from 2008 to 2014, multiple-family units continued to decrease in the City, from 17 percent to 14 percent, while mobile home units increased from 3 percent to 5 percent. **Table 8** shows the number and type of dwellings units in Soledad. Over 200 residential units have been constructed since adoption of the last housing element. They were all market rate or above-moderate units.

**TABLE 7
AGE BY TENURE**

Age of Householder	Tenure							
	City of Soledad				Monterey County			
	Owner	Percentage	Renter	Percentage	Owner	Percentage	Renter	Percentage
15-24 Years	23	1%	69	4%	547	1%	4,708	8%
25-34 Years	175	8%	550	35%	4,286	7%	17,279	28%
35-44 Years	748	35%	370	23%	9,652	15%	14,588	24%
45-54 Years	464	22%	347	22%	14,866	23%	11,296	18%
55-59 Years	154	7%	20	1%	7,526	12%	3,848	6%
60-64 Years	286	13%	60	4%	7,651	12%	3,492	6%
65-74 Years	192	9%	99	6%	9,627	15%	3,131	5%
75-84 Years	87	4%	56	4%	6,248	10%	2,300	4%
85 Years and Over	27	1%	21	1%	3,060	5%	1,018	2%
Total Households	2,156	58%	1,592	43%	63,463	51%	61,660	49%

* Totals may not add up exactly to 100% due to rounding
Source: HCD 5th Cycle Data Packet, 2008-2012 American Community Survey



**TABLE 8
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
2000	2,543	1,687	206	74%	316	211	21%	123	5%
2008	3,810	2,834	214	80%	364	275	17%	123	3%
2014	3,927	3,074	81	80%	237	327	14%	208	5%

Source: HCD 5th Cycle Data Packet, DOF 2014

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 (14 percent in Soledad versus 26 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 (14 percent versus 31 percent). **Table 9** compares Soledad’s housing stock to that of other Monterey County jurisdictions and to California.



**TABLE 9
COMPARISON OF HOUSING STOCK COMPOSITION 2014**

Jurisdiction	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	3,417	2,806	173	87%	203	235	13%	0	0%
Del Rey Oaks	741	586	25	82%	19	111	18%	0	0%
Gonzales	1,987	1,459	128	80%	21	354	19%	25	1%
Greenfield	3,793	2,972	117	81%	261	377	17%	66	2%
King City	3,222	1,874	275	67%	298	522	25%	253	8%
Marina	7,201	3,295	678	55%	1,068	1,908	41%	252	3%
Monterey	13,631	5,894	830	49%	2,618	4,240	50%	49	0%
Pacific Grove	8,181	4,739	499	64%	1,110	1,682	34%	151	2%
Salinas	42,948	23,588	2,731	61%	4,197	11,081	36%	1,351	3%
Sand City	146	72	6	53%	36	30	45%	2	1%
Seaside	10,913	6,808	1,271	74%	883	1,368	21%	583	5%
Soledad	3,927	3,074	81	80%	237	327	14%	208	5%
Unincorporated	100,107	57,167	6,814	64%	10,951	22,235	33%	2,940	3%
Incorporated	38,710	30,556	2,096	84%	1,543	1,770	9%	2,745	7%
Total County	138,817	87,723	8,910	70%	12,494	24,005	26%	5,685	4%
Total State	13,670,304	7,959,072	966,440	65%	1,110,620	3,076,519	31%	557,647	4%

Source: HCD 5th Cycle Data Packet, DOF, 2014



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 10** 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 10
YEAR STRUCTURE BUILT 2018**

Year Built	Total Units	Percentage
2014 to 2018	99	2%
2010 to 2013	100	2%
2000 to 2009	1408	34%
1990 to 1999	941	22%
1980 to 1989	487	12%
1970 to 1979	493	12%
1960 to 1969	215	5%
1950 to 1959	175	4%
1940 to 1949	164	4%
Before 1940	111	3%
Total	4,193	100%

Source: 2012-2016 American Community Survey, DOF E-5 report 2010-2018

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 11** 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 multifamily 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 (needing repair) by the earlier conditions survey. **Table 11** reflects the unit counts from the 2009 follow-up survey.

**TABLE 11
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

Vacancy Rates

Soledad’s vacancy rate rose between 1990 and 2010. The 2012-2016 American Community Survey estimated a vacancy rate of 3.4 percent in 2016. 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 increased to a fairly healthy 5 percent in 2010 from a relatively tight 2.4 percent at the start of 2008. Since then, it has declined to a vacancy rate of 3.4 percent in 2016 reflecting the tight current housing market. **Table 12** displays occupancy by housing type for Soledad and the county. All of the vacancies in Soledad are due to homes for rent and for sale and other vacant units. Rented or sold but not occupied units and seasonal units make up less than one tenth of a percent of the vacant units in Soledad. **Table 13** shows vacancy rates for Monterey County cities over the last several decades.



**TABLE 12
OCCUPANCY BY HOUSING TYPE
2010**

	City of Soledad		Monterey County	
	Total Units	Percentage	Total Units	Percentage
Occupied Housing Units	3,664	95%	125,946	91%
Vacant Housing Units	212	5%	13,102	9%
For rent	68	2%	3,182	2%
Rented, not occupied	4	0%	248	0%
For sale only	52	1%	1,676	1%
Sold, not occupied	7	0%	367	0%
For seasonal, recreational, or occasional use	9	0%	5,158	4%
All other vacant	72	2%	2,471	2%
Total	3,876	100%	139,048	100%

Source: HCD 5th Cycle Data Packet, 2010 Census

**TABLE 13
COMPARATIVE VACANCY RATES
MONTEREY COUNTY CITIES**

Jurisdiction	1990	1995	2000	2002	2008	2014
Carmel-by-the-Sea	30.53	30.52	31.46	31.46	31.43	38.69
Del Rey Oaks	5.05	5.05	3.16	3.16	3.16	5.4
Gonzales	8.92	8.91	1.68	1.67	1.68	4.17
Greenfield	6.18	6.2	3.04	3.04	3.06	7.78
King City	10.76	10.77	3.05	3.07	3.09	6.53
Marina	4.27	27.74	20.99	20.99	21	4.93
Monterey	5.96	7.45	5.84	5.95	5.65	10.31
Pacific Grove	7.25	7.25	8.91	8.92	9.44	14.07
Salinas	3.52	3.52	3.43	3.43	3.44	5.31
Sand City	8.14	8.33	8.05	7.78	30.43	11.72
Seaside	5.31	16.91	10.65	11.15	11.67	7.17
Soledad	4.41	4.41	2.45	2.45	2.41	5.47
Unincorporated Areas	9	12.4	8.91	8.93	8.7	8.71
Incorporated Areas	5.95	9.83	7.57	7.57	7.53	10.13
Total County	6.81	10.56	7.95	7.95	7.86	9.42

Source: HCD 5th Cycle Data Packet, DOF, 2014



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 the American Community Survey, approximately 32 percent of all dwelling units in Soledad were overcrowded in 2012. This is more than one third higher than the rate of overcrowding in Monterey County and four times the rate of overcrowding in California as a whole. **Table 14** summarizes the data on overcrowding in 2012.

**TABLE 14
2012 OVERCROWDING**

Jurisdiction	Total Occupied Units	Overcrowded (Owner)	Overcrowded (Renter)	Total Overcrowded	Percentage
Soledad	3,748	995	200	1,195	32%
Monterey County	125,123	17,934	7,419	25,353	20%
California	12,466,331	284,836	732,599	1,017,435	8%

Source: HCD 5th Cycle Data Packet, American Community Survey 2008-2012

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 American Community Survey Estimates for 2009-2013, the median number of rooms in Soledad (5.4 rooms) is the slightly higher than Monterey County as a whole (5.0 rooms). In addition, estimates from the DOF indicate that Soledad has tied for the third highest household size of any jurisdiction in Monterey County. **Table 15** reports the number of persons per household for all Monterey County jurisdictions based on updated DOF projections.

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 2018 Regional Forecast of housing and employment for the Monterey region, AMBAG reported that there were 3,442 jobs in Soledad in 2015, compared to 5,500 in 2005 and 4,760 in 2000. This decrease in employment since 2005 occurred primarily in the private sector and is attributed largely to the rise in internet commerce and Soledad becoming more of a bedroom community. In addition, City officials have previously expressed their belief that AMBAG’s employment figures for Soledad in 2000 and 2005 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. This would also explain part of the decrease between 2005 and 2015.



TABLE 15
2013 COMPARATIVE PERSONS PER HOUSEHOLD
MONTEREY COUNTY JURISDICTIONS

City	Persons per Household
Carmel-by-the Sea	1.78
Del Rey Oaks	2.38
Gonzales	4.40
Greenfield	4.83
King City	4.37
Marina	2.82
Monterey	2.11
Pacific Grove	2.15
Salinas	3.76
Sand City	2.33
Seaside	3.21
Soledad	4.37
Unincorporated	2.96
Incorporated	3.33
Total County	3.23

Source: HCD 5th Cycle Data Packet, California Department of Finance 2013

Table 16 provides AMBAG’s employment projections by sector through 2040. The 2015 jobs number is 3,442, quite a bit less than the 2005 number of 5,500 from the earlier AMBAG document, perhaps confirming the city belief that the employment figures were overestimated at the time. The 3,442 jobs projected for 2015 in Soledad and 3,927 housing units, indicate a slightly imbalanced jobs to housing ratio of .88 jobs for every home. Future projections predict a decline in the jobs to housing ratio with the increase in jobs not keeping pace with the increase in housing units. Table 17 provides a breakdown by sector of projected job numbers from 2015 to 2040.

TABLE 16
AMBAG ESTIMATE OF JOBS AND HOUSING
2008 REGIONAL FORECAST

Year	Jobs	Housing	Ratio
2015	3,442	3,927	0.88
2020	3,584	4,338	0.83
2025	3,694	4,552	0.81
2030	3,786	4,735	0.80
2035	3,885	4,926	0.79
2040	3,978	5,107	0.78
Change between 2015 and 2040	536	1,180	

Source: 2018 AMBAG Population, Housing Unit and Employment Forecasts



**TABLE 17
EMPLOYMENT PROJECTIONS
CITY OF SOLEDAD AND MONTEREY COUNTY**

Data	2015		2020		2025		2030		2035		2040	
	City	County	City	County	City	County	City	County	City	County	City	County
Employment	3,442	203,550	3,584	211,799	3,694	218,203	3,786	224,207	3,885	230,212	3,978	235,822
Retail	292	21,455	298	22,232	304	22,666	310	23,099	314	22,675	320	23,856
Service	523	50,584	540	42,359	560	44,528	580	57,725	600	60,047	618	61,631
Industrial	208	4,296	222	6,827	230	4,795	237	4,960	243	5,058	249	5,171
Public	939	48,661	961	50,722	1,005	53,051	1,046	53,612	1,087	57,419	1,130	59,685
Construction	9	16,729	9	5,198	9	5,320	9	5,427	9	5,460	10	5,565
Agriculture	889	54,099	956	58,162	960	58,397	963	58,567	968	58,901	969	59,097

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 2010 and 2016 Census data, approximately 32 percent of workers were traveling less than 15 minutes to work in 2010. In 2016, this percentage dropped to approximately 28 percent. 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 decreased by five percent. I higher percentage of people lived in Soledad in 2016 as well (28 percent versus 24 percent in 2010). **Table 18** shows the change in travel time to work by Soledad residents.

**TABLE 18
TRAVEL TIME TO WORK
CITY OF SOLEDAD**

	2010	%	2016	%
Total Employed	6,004	100.0%	6,061	100.0%
Did not work at home	5,846	97.4%	5,961	98.4%
Less than 5 minutes	118	2.0%	130	2.1%
5 to 9 minutes	820	13.7%	490	8.1%
10 to 14 minutes	1,004	16.7%	1,100	18.1%
<i>Subtotal</i>	<i>1,942</i>	<i>32.3%</i>	<i>1,720</i>	<i>28.4%</i>
15 to 19 minutes	419	7.0%	1,073	17.7%
20 to 24 minutes	426	7.1%	736	12.1%
25 to 29 minutes	256	4.3%	257	4.2%
30 to 34 minutes	1,364	22.7%	1,400	23.1%
35 to 39 minutes	284	4.7%	100	1.6%
40 to 44 minutes	108	1.8%	108	1.8%
45 to 59 minutes	485	8.1%	233	3.8%
60 to 89 minutes	378	6.3%	174	2.9%
90 or more minutes	184	3.1%	160	2.6%
Worked at home	156	2.6%	97	1.6%
Worked in Soledad	1,453	24.2%	1,697	28.0%

Source: 2006-2010 American Community Survey, 2012 – 2016 American Community Survey

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 19**. For purposes of the Housing Element, the state income definitions are used throughout the document.



**TABLE 19
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 2018 State Income Limits published by the State Department of Housing and Community Development for Monterey County are shown below in **Table 20**. 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 20** equate to actual household numbers in the city. The County median income for the years 2000 and 2018 for a household of four persons is:

- Monterey County Median Income (2000) = \$51,169
- Monterey County Median Income (2018) = \$69,100

**TABLE 20
HOUSEHOLD INCOME LIMITS FOR MONTEREY COUNTY, 2018**

Income Category	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
Extremely Low	\$17,550	\$20,050	\$22,550	\$25,100	\$29,420	\$33,740
Very Low	\$29,250	\$33,400	\$37,600	\$41,750	\$45,100	\$48,450
Low	\$46,800	\$53,450	\$60,150	\$66,800	\$72,150	\$77,500
Median	\$48,350	\$55,300	\$62,200	\$69,100	\$74,650	\$80,150
Moderate	\$58,050	\$66,300	\$74,600	\$82,900	\$89,550	\$96,150

Source: Department of Housing and Community Development, 2018 Income Limits

Table 21 provides ACS data for income for the City of Soledad and Monterey County. A household of four earning less than \$25,100 is considered extremely low-income, and approximately 16 percent of households in Soledad fall into this category. Another approximately 18 percent of households fall into the very low-income category, about 25 percent fall into the low-income category, and just under 11 percent fall into the moderate-income category.



TABLE 21
DISTRIBUTION OF HOUSEHOLD INCOME, 2016

Income Category	City of Soledad	Monterey County
	Percentage	Percentage
Less than \$10,000	4.4%	4.4%
\$10,000 to \$14,999	6.6%	3.9%
\$15,000 to \$24,999	5.1%	8.9%
\$25,000 to \$34,999	10.2%	9.4%
\$35,000 to \$49,999	18.7%	13.9%
\$50,000 to \$74,999	22.5%	19.4%
\$75,000 to \$99,999	11.2%	13.0%
\$100,000 to \$149,999	13.3%	14.7%
\$150,000 to \$199,999	3.6%	6.3%
\$200,000 +	4.3%	6.1%
Total	100%	100%

Source: American Community Survey 2012-2016

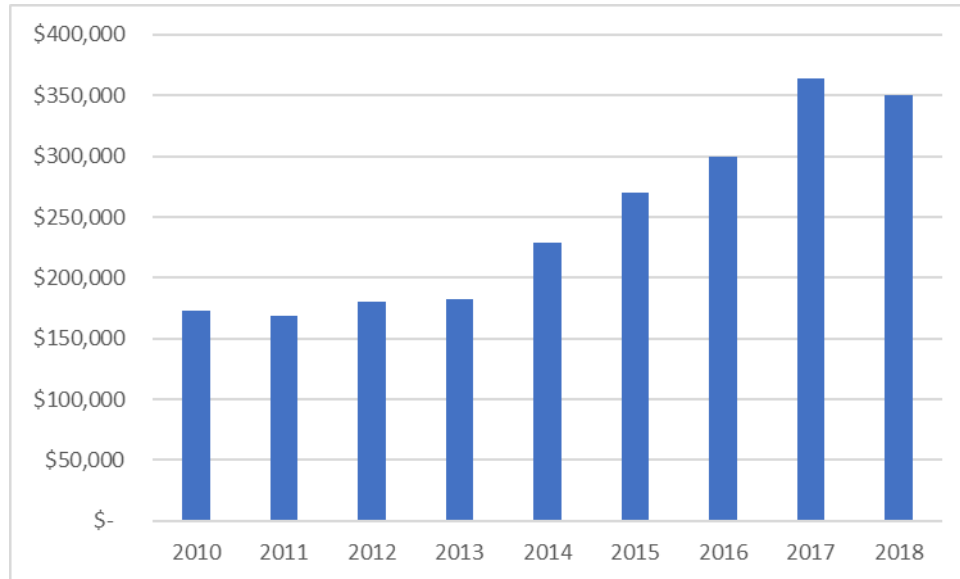
HOUSING COSTS, AFFORDABILITY, AND OVERPAYMENT

Housing Sales

Figure 1 shows the median sold prices of homes for Soledad from 2010 to 2018. These are point in time numbers from January of each year so don't represent the median over the course of the year. In 2010 the median sales price for homes in Soledad was \$173,000. By 2011, the median sales price declined to \$169,000, the bottom of the market during the housing market downturn. The trend in median home prices has steadily increased since 2011 with median prices in the mid-\$300,000s range during the last several years.



**FIGURE 1
MEDIAN PRICED HOUSING IN SOLEDAD, 2010–2018**



Source: Trulia, accessed June 2018

Rental Market

In June 2018, Michael Baker International conducted a market rental survey of homes in the City of Soledad. The results of the survey are shown in **Table 22**. The market survey consisted of evaluating and compiling data from a variety of sources. A total of 17 listings were found, which consisted of homes between the size of 1-bedroom and 4-bedrooms. No studio units or units larger than 4 bedrooms were listed. According to the findings of the survey, the average rental price is \$1,652 per month for a 4-bedroom unit, \$1,902 per month for a three-bedroom unit, \$1,206 per month for a two-bedroom unit, and \$1,000 per month for 1-bedroom units. It should be noted that the number of 3-bedroom unit listings was twice as large as the other sized of units. The lack of 4-bedroom homes listed on the market at the time of the analysis provides a smaller range of rental prices for that size of home, which may account for the higher average rent for three-bedroom units than four-bedroom units.

**TABLE 22
RENTAL RATES**

Number of Bedrooms	Median Rent	Number of Units Surveyed
Studio	--	None listed
1 Bedroom	\$1,000	2
2 Bedroom	\$1,206	4
3 Bedroom	\$1,902	8
4 Bedroom	\$1,652	3
Total	--	17

Source: Craigslist, Zillow, Rent Jungle, accessed June 2018



Comparing the rental rates in **Table 22** with the rental affordability rates for the income levels described in **Table 23**, extremely low-income and very low-income households do not earn enough income to afford the monthly rental rates described in **Table 22** without paying more than 30 percent of gross monthly income on housing cost. For example, an extremely low-income four-person household can afford \$628 per month on rent and the median rental price for a three-bedroom unit is \$1,902. Low-, moderate-, and above moderate-income households do earn enough income to afford the average rental rates of all bedroom sizes for apartments.

TABLE 23
HOUSING AFFORDABILITY

Household Size	1	2	3	4
Extremely Low-Income (Households at 30% of Median Income)				
Annual Income Limit	\$17,550	\$20,050	\$22,550	\$25,100
Monthly Income	\$1,463	\$1,671	\$1,879	\$2,092
Max. Monthly Gross Rent ¹	\$439	\$501	\$564	\$628
Max. Purchase Price ²	\$91,000	\$100,000	\$112,898	\$125,500
Very Low-Income (Households at 50% of Median Income)				
Annual Income Limit	\$29,250	\$33,400	\$37,600	\$41,750
Monthly Income	\$2,438	\$2,783	\$3,133	\$3,479
Max. Monthly Gross Rent ¹	\$731	\$835	\$940	\$1,044
Max. Purchase Price ²	\$146,252	\$167,000	\$188,001	\$206,762
Low-Income (Households at 80% of Median Income)				
Annual Income Limit	\$46,800	\$53,450	\$60,150	\$66,800
Monthly Income	\$3,900	\$4,454	\$5,013	\$5,567
Max. Monthly Gross Rent ¹	\$1,170	\$1,336	\$1,504	\$1,670
Max. Purchase Price ²	\$234,003	\$267,250	\$300,750	\$334,003
Moderate-Income (Households at 120% of Median Income)				
Annual Income Limit	\$58,050	\$66,300	\$74,600	\$82,900
Monthly Income	\$4,854	\$5,525	\$6,217	\$6,908
Max. Monthly Gross Rent ¹	\$1,456	\$1,658	\$1,865	\$2,072
Max. Purchase Price ²	\$310,000	\$355,723	\$401,801	\$447,877

¹ Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

² Affordable housing sales prices are based on the following assumed variables: approximately 20% down payment, 30-year fixed-rate mortgage at 4.46% annual interest rate (Zillow affordable payment calculator).

Source: 2018 Income Limits, HCD. Monthly mortgage calculation: <http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web>

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 \$69,100 for 2018, a moderate-income



family of four would make up to \$82,900 annually. An affordable purchase price for this family would be approximately \$447,877 assuming 20 percent down payment and a 4.46 percent 30-year fixed interest rate. For a low-income family of four, an affordable purchase price would be approximately \$334,003 with the same terms. The median 2018 resale price of existing for-sale units was \$350,000, which is lower than this maximum affordable price for a moderate-income family and just below the maximum purchase price for a low-income family. Very low and extremely low-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 even less affordable. **Table 21** shows ownership affordability for all income groups in the Soledad area.

Based on housing prices shown previously in **Figure 1** and affordability information shown in **Table 23** 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 **Figure 1** and **Table 22**, 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 22**, 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.

Overpayment for Housing

Overpayment for housing was calculated using data from the HUD Comprehensive Housing Affordability Strategy (CHAS) database 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.

The CHAS data provides information about housing problems. According to this data, there were 535 (14.1% of total housing) lower income (80 % of area median income or below) owner householders and 655 (17.3% of total housing) lower income renter households paying more than 30 percent of their income on housing costs in the city in 2010. In the same dataset there were 95 extremely low-income owner households and 165 extremely low-income renter households paying more than 50 percent of their income on housing costs. At the same level of overpayment there were 235 lower income owner households and 90 lower income renter households. It is important to note that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this document.



**TABLE 24
CITY OF SOLEDAD HOUSEHOLD OVERPAYMENT**

Type of Household	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
All Households	3,795	100.0%	2,440	64.3%	1,355	35.7%
Paying More than 50%						
Extremely Low Income	260	6.9%	95	2.5%	165	4.4%
Lower Income	325	8.6%	235	6.2%	90	2.4%
Paying More than 30%						
Lower Income	1,190	31.4%	535	14.1%	655	17.3%
Total Households Overpaying	1,980	51.1%	1,310	33.9%	670	17.3%

Source: HCD 5th Cycle Data Packet, CHAS, 2010

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 (including those with developmental 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 25** 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 26** 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 data included in these two tables has not been collected by the U.S. Census since 2000.



Table 27 presents data from 2011 for disability by type without the breakdown by age as that data is not available more recently than the 2000 Census. The categories provided for 2011 also do not match the exact categories provided in 2000.

**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 BY AGE, 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 Talled ¹	3,040	100%	120,915	100%

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

Source: U.S. Census Bureau, 2000

TABLE 27
DISABILITIES BY DISABILITY TYPE, 2011

Type of Disability	Soledad		Monterey County	
	Number	Percentage	Number	Percentage
With a hearing difficulty	17	3%	3,427	12%
With a vision difficulty	62	11%	2,429	9%
With a cognitive difficulty	38	6%	6,060	22%
With an ambulatory difficulty	269	46%	7,287	26%
With a self-care difficulty	54	9%	2,868	10%
With an independent living difficulty	145	25%	5,476	20%
Total Disabilities	585	100%	27,547	100%

Source: HCD 5th Cycle Data Packet, American Community Survey 2009-2011



The number of disabled persons increased slightly in Soledad between 1990 and 2000. In 1990 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.

Some of the affordable multi-family housing 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 in the complex.

Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" is defined as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to persons with developmental disabilities (cognitive disability, cerebral palsy, epilepsy, autism, etc.) and their families through a statewide system of 21 regional centers. The San Andreas Regional Center is one of those 21 regional centers in the State of California that provides a point of entry to services. A private, non-profit community agency, the Center contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The Center serves people in the Monterey, San Benito, Santa Clara and Santa Cruz Counties. In the zip code serving Soledad (93690), San Andreas Regional Center provides services for at least 125 residents (**Table 28**).



**TABLE 28
DEVELOPMENTALLY DISABLED, SOLEDAD**

Zip Code	Total Persons
93690	125

Source: HCD, 2018

The number of people with developmental disabilities is increasing in California, the population is getting younger, and the number of people desiring to live in their own home in the community is increasing. According to the Regional Center Agencies, housing needs for persons with developmental disabilities include universal design concepts; individual rooms for each tenant in community care homes; a range of housing types, size, and locations; and the open opportunity for tenants of a residential facility to obtain services from other, unrelated providers. In order to assist in the housing needs for persons with disabilities, the City will implement Program 3.2.2.

Housing for the Elderly in Soledad

The population of persons over the age 65 in Soledad was 1,613 persons in 2016 or 6.3 percent of the overall population. Monterey County’s percentage of persons age 65 and older was higher than that of Soledad’s with 12 percent of the population qualifying as elderly. In 2018, there were beds for 59 elderly persons in a skilled nursing facility in Soledad, the Eden Valley Care Center located on Main Street.

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 location in Salinas approximately 30 miles north 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. 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.
- 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

According to the 2012 Census of Agriculture, there are an estimated 31,468 farmworkers in Monterey County. Farmworkers are classified into permanent farmworkers working 150 days or more, seasonal



farmworkers working less than 150 days and earning at least half of their annual income from farming, and migrant farmworkers who have seasonal tenure and travel great distances for work. **Table 29** indicates that just over 50 percent, or 16,031 of the county’s farmworkers, work fewer than 150 days out of the year. The characteristics of migrant and seasonal farmworkers make it difficult to collect data. They often do not have a fixed address and work intermittently in various agricultural and nonagricultural occupations during a single year, with only casual employer-employee links. Many have limited English-speaking abilities and relatively low educational levels and are unfamiliar with and even distrustful of government agencies and agents, including those who work for the Ag Census. Inaccurate data makes it difficult to determine the seriousness of housing and other needs and the types of services required by this population.

**TABLE 29
FARMWORKERS BY DAYS WORKED – MONTEREY COUNTY, 2012**

	150 Days or More	Fewer Than 150 Days	Total
Farms with Fewer Than 10 Workers			
Farms	259	268	527
Farms with 10 or More Workers			
Farms	184	123	307
All Farms			
Workers	15,437	16,031	31,468

Source: USDA Census of Agriculture 2012

Generally, farmworkers have the lowest family income and highest poverty rate of any occupation surveyed by the Census Bureau or other agencies. Farmworkers have one of the lowest rates of health insurance coverage and are overwhelmingly noncitizens (including legal residents, workers with a permit, or undocumented). Program 3.2.4 addresses the needs of farmworkers and others with special needs in Soledad.

The California Institute for Rural Studies completed a farmworker housing needs study in 2018. The study included personal interviews of 420 farmworkers in the Salinas-Pajaro Laborshed and included Soledad. Twenty-nine of the participants lived in Soledad at the time of the survey. The median annual household income reported for farmworkers in Monterey County is \$25,000. Those earnings were lower than other measures of income adequacy such as the California Self Sufficiency Standard and about the same as the federal poverty guidelines for a family of four. The study identifies a need for many more units of farmworker housing (4,393) both to maintain the current level of farmworkers and their families living in subsidized housing and a much larger number (33,159) to alleviate the high levels of overcrowding in farmworker households. Programs that Soledad is eligible for that may provide funding for farmworker housing identified in the study include:

- Rural Housing Service (RHA) eligible area, Small cities CDBG, HOME, Tax Credit Allocation Committee (TCAC) Rural eligible high amenity parcels, Affordable Housing and Sustainable Community (AHSC) eligible high amenity parcels.

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. Only one new housing development for farmworkers has opened in Soledad in the last 10 years. The Salinas-Pajaro valleys study mentions possibly lowering the parking requirements for multifamily housing in Soledad in



order to facilitate development of more farmworker housing. Specific information concerning available farmworker housing is provided below.

- The Soledad Housing Authority owns two affordable housing sites in Soledad. Benito Street Housing is a 143-unit development built in 2008 with 73 units specifically reserved for farmworkers and their families. The rest of the units are targeted for farmworkers.
- 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, Las Jicamas on Martinez Place is a 46 unit project for mostly lower-income persons, including farmworkers, Market Street Townhomes on Market Street provides 60 units, some only for farmworkers. Soledad Townhomes on Benito Street provides 34 units, all for farmworkers.
- The Santa Elena Farmworkers Cooperative is 100 mobile homes rehabilitated and run as a cooperative by farmworkers since 1980.
- Eden Housing redeveloped a bracero camp and opened Camphora Apartments just outside the Soledad city limits in 2016. It is 44 units of affordable rental housing for farmworkers and their families.

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 529 female-headed households with children, with no husband present in 2011. 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.

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 one center 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, SAPID Child Care Center, and Head Start.
- 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.



- 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 ACS reported that in the year 2011 of the 3,748 total households in Soledad, 32 percent (1,183) had households with five or more persons. The average household size in Soledad is 4.37 people per household, the third 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, a point in time count of homeless persons is conducted every two years. The most recent point in time count was conducted in January 2017. The total number of homeless persons counted in Soledad was 13. They were all unsheltered. Per City staff, the City's homeless population generally sleeps outside of city limits, in encampments around the river.

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 Franciscan Workers – Women Alive! Shelter is an emergency walk-in overnight shelter for women with 16 beds.
- Community Homeless Solutions operates Natividad Emergency Shelter, a domestic violence shelter for 32 people in the Salinas Valley. Natividad will also accommodate homeless women and their children who are non-domestic violence victims if space is available. They also operate a seasonal warming shelter for 60 people in Salinas. The seasonal warming center operates from November to April.
- The Victory Mission located in Salinas provides overnight shelter for 50 men. The shelter residents are also provided showers, dinner and breakfast, and ministry.
- The Interfaith Homeless Emergency Lodging Program (I-HELP) includes over 33 church congregations and community groups who provide shelter and meals for up to 20 homeless men and women, along with assistance in self-sufficiency such as finding housing, medical care, and employment.
- Shelter Outreach Plus operates an emergency shelter located in Salinas with 32 beds for women and children. Other services such as case management, basic necessities, and employment search assistance. Shelter Outreach Plan also operates a 14-bed shelter for Salinas men, but it is located in Marina.

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 a 10-year period due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The time period that is to be considered in making this determination is the 10-year period following the beginning of the Housing Element planning period (from December 2015 to December 15, 2025). According to the analysis, there aren't any assisted housing projects with funding expiration dates within that 10-year period. However, Program 4.2.3 states that the City will maintain a list of all dwellings within the city



that are subsidized by government funding or low-income housing developed through local regulations or incentives and that the City will contact all property owners and require them to provide at least three years' notice to current and prospective tenants prior to the conversion of any units for lower-income households to market-rate units.

Currently there are 637 assisted housing units in Soledad. **Table 30** summarizes the status of assisted housing in 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 4,375 housing units for the 2014 to 2023 RHNA cycle. 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. This is a significant reduction for the 15,130 units the region was required to plan for during the previous 2007-2014 cycle.



**TABLE 30
AFFORDABLE HOUSING IN SOLEDAD**

Project Name	Address	No. of Units	Type of Assistance	Earliest Date to Convert	Number of Units At Risk	
					Elderly	Non-Elderly
Market Street Townhomes	438 Benito St.	34	Tax Credit	2060	n/a	34
San Vicente Townhomes	250 San Vicente Rd.	50	Tax Credit	2070	n/a	n/a
Jardinas De Soledad	501 Andalucia Dr.	50	HCD Farmworker Housing Grant Program; FMHA 515	2038	n/a	n/a
Soledad Senior Apartments	530 Andalucia Dr.	40	USDA Section 515; Tax Credit	2044	n/a	n/a
Las Jicamas	112 Martinez Pl.	46	RDA; Tax Credit; CDBG	2053	n/a	n/a
Market Street Apartments	110 Market St.	60	Tax Credits	2059	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 ⁵	n/a	n/a
Monterey St. Affordable/MCHA	133 Monterey St.	52 ²	Project Based Section 8; Tax exempt bonds; Tax Credit	2063	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	2063	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; Tax Credit; MHP; Joe Serna	2061	n/a	n/a
Gabilan Apts./Global Premier	Gabilan Drive and Orchard Ln.	80 ⁴	HOME, RDA, LIHTC	2063	n/a	n/a
Total Existing Affordable Units		637			0	0

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 Vicente 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.

⁵ On April 4, 2018 the Soledad City Council approved a reduction in the resale obligation timeframe for the ownership units in the Rancho San Vicente Subdivision from 2047 to 2025. The amendments to the deeds of the units to reflect the new date are in process and are expected to be completed by the end of 2018 (CHISPA, 2018).

Source: California Housing Partnership Corporation (CHPC), 2018 Soledad Housing Authority, Soledad Local Development Corporation, CHISPA, City of Soledad



These fair share allocations are based on AMBAG’s 2008 Population, Employment, and Housing Unit Forecast. 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 6.2 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 191 units as Soledad’s Fair Share Housing Allocation for the period 2014 through 2023. This allocation is equivalent to approximately 4.4 percent of the region’s RHNA. **Table 31** summarizes AMBAG’s projected housing needs for Soledad.

**TABLE 31
PROJECTED HOUSING NEEDS
2014–2023**

Soledad’s Percentage Share of Countywide Household Growth	Total “Fair Share” Housing Need for Soledad by 2014
6.2	191

Source: The Association of Monterey Bay Area Government 2014

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. 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 46. Using the methodology described above, the City’s ELI need is 23. The remaining 23 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.

As indicated in **Table 32**, 124 units or 65 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 \$82,900 for a family of four, would fall into these two categories.



**TABLE 32
HOUSING NEEDS IN SOLEDAD BY INCOME CATEGORY**

Income Category	2014–2023 RHNA	Percentage of Total RHNA
Extremely Low*	23	12.0%
Very Low	23	12.0%
Low	30	15.7%
Moderate	35	18.3%
Above Moderate	80	41.9%
Total	191	100.0%

* The extremely low-income allocation is assumed to be 23 based on HCD-accepted methodology of assuming 50 percent of the very low income allocation for households of extremely low income.
Source: California Department of Housing and Community Development, 2014

Table 33 indicates the City’s progress to date in meeting its Regional Housing Needs Allocation and shows the number of units permitted and built within the current RHNA cycle (2014–2023) for each income level and the balance of the allocation that the City must demonstrate capacity to accommodate. Since the beginning of the 2014-2023 RHNA cycle, 257 above-moderate housing units have been permitted or constructed in Soledad. Of these, 205 have been built and were identified for Sites 18, 20, and 21 from the 2009 Housing Element. All of the units estimated to be developed on these sites were developed, and all three were developed at market rate or above moderate, as they were designated in the 2009 housing element sites inventory table. No low-income or moderate units have been constructed during that time frame; however, 134 moderate and 36 lower income units have been entitled during that time. The City of Soledad receives requests for various development types throughout the community. For residential uses, the City views single-family development differently than multiple family development. Single-family development is typically built with one housing unit per lot, and most lots are a size that is conducive to one housing unit per lot. Developments could be proposed at lower densities than those identified in the site inventory, but this would be unusual due to land and development costs in the community and because developers need to maximize their return on investment. This is illustrated by the fact that no developments have been proposed at lower densities than identified in the site inventory during the last five years.

**TABLE 33
PROGRESS TOWARD RHNA BY INCOME CATEGORY**

Income Category	2014–2023 RHNA	Units Permitted or Constructed Since January 1, 2014	Balance of Existing Need
Extremely Low	23	48 ¹	28
Very Low	23		
Low	30		
Moderate	35	55 ²	0
Above Moderate	80	415	0
Total	191	518	28

Source: Association of Monterey Bay Area Governments 2014, Soledad Community Development Department, 2019.
¹ All of the units permitted or constructed in the extremely low, very low or low categories are deed restricted for 45 years for one of those income categories.
² All of the units permitted or constructed in the moderate category are part of a development agreement where the owner agrees to sell the unit at less than 120% of median income per the Monterey County Housing Affordability Tables (updated annually).



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 Urban Water Management Plan (June 2016), 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 improved its sanitary sewer system in the last 10 years to increase capacity and provide tertiary treatment of wastewater. These improvements increased sewer treatment capacity to 5.5 mgd, allowing for additional growth beyond the current city limits. 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 34** below.

All the sites in **Table 34** are within the City and all dry utilities are readily available.

Vacant Residential Sites

According to a survey completed in 2019, Soledad has approximately 55.22 acres of vacant and underutilized land currently zoned for residential use which can accommodate a maximum of 470 units at currently zoned densities. Of the 55.22 acres, approximately 12 acres are zoned for R-3, High Density Multi-Family Housing; approximately 2 acres are zoned for R-2, Medium Density Multi-Family Housing; approximately 40 acres are zoned for R-1, Low Density Residential development; and 1.3 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 Apartment II allows 96 units on a 4.6-acre site for a density of 20.9 dwelling units per acre, and the Gabilan Apartments adjacent have been constructed and consist of 84 dwelling units on 3.6 acres for a net density of 23.3 dwellings 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.

The commercial mixed-use sites listed in **Table 34** are also included in the Mixed-Use Development Plan for Downtown Soledad. Only a few sites from the plan’s broader list of sites having potential for mixed use have



been selected for inclusion in **Table 34**. 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 34** are significantly constrained by environmental factors, including floodplains, geological hazards or the presence of riparian or endangered species, thus allowing for residential development to occur in a timely manner. In addition, the City’s General Plan includes several programs on how the City plans to secure sufficient water, sewer, and dry utilities supply to support housing development.

HOUSING ELEMENT



**TABLE 34
VACANT LAND AND AVAILABLE SITES**

Map Ref.	APN	Site Address	Res. Acres	Zoning	GP Designation	Maximum Buildout Potential	Realistic Unit Capacity	Assumed Income Category of Assigned Units			Environmental Constraints	Comments
								Lower	Moderate	Above Moderate		
High Density Sites												
1	022-441-016	540 Gabilan Dr.	4.61	R-3	HDR	96	96	8	88		None	Gabilan Apartment II is approved, and the project is entitled for 96 units, of which 8 are deed restricted for low income. The remaining units are assumed to be affordable to moderate based on project design and density.
2	022-051-014	1516 Monterey St.	.30	R-3	HDR	7	5		5		None	Vacant
3	022-051-015	Monterey St.	.26	R-3	HDR	6	4		4		None	Vacant
4	257-111-022	Orchard Ln.	7.1	R-3	HDR	100	100	29	25	46	None	Vacant. Part of Miravale IIB annexation in 2017.
Subtotal			12.27			209	205	37	122	46		
Medium Density Sites												
5	022-051-011	Monterey St.	0.79	R-2	MDR	9	7		7		None	Vacant
6	022-012-002	261 Encinal St.	0.41	R-2	MDR	5	4		4		None	Vacant
7	022-172-016	1718 Vosti	0.34	R-2	MDR	4	3		3		None	Vacant
8	022-171-043	Palm Ave.	0.20	R-2	MDR	2	1		1		None	Vacant
Subtotal			1.74			20	15	0	15	0		
Low Density Sites												

HOUSING ELEMENT



Map Ref.	APN	Site Address	Res. Acres	Zoning	GP Designation	Maximum Buildout Potential	Realistic Unit Capacity	Assumed Income Category of Assigned Units			Environmental Constraints	Comments
								Lower	Moderate	Above Moderate		
9	022-061-019	1700 Palm Ave.	0.50	R-1	SFR	3	3			3	None	Vacant
10	022-074-004	283 5 th St.	0.17	R-1	SFR	1	1			1	None	Vacant
11	022-074-002	Palm Ave.	0.17	R-1	SFR	1	1			1	None	Vacant
12	022-022-008	601 Monterey St.	0.09	R-1	SFR	1	1			1	None	Vacant
13	257-111-001; -020; 257-111-022; 022-441-019	900 Front St.; Metz Rd.	29.40	R-1	SFR	217	161 ¹		17	144	None	Orchard Villas Tentative Map approved in 2004; map extension granted in 2007. Additional extension approved in 2017.
14	022-512-001 through -072	Multiple addresses on La Colina St., San Antonio St., and San Gabriel	Approx . 4.25 acres	R-1	SFR	37	30			30	None	Vacant: Final Map approved for 72 lots ranging in size from around 5,000 to 6,000 square feet. Partially built. 31 vacant lots remain.
15	022-281-001	Granada St.	4.00	R-1	SFR	29	24			24	None	Vacant: parcel, not yet subdivided.
16	022-161-028	1406 Metz Rd.	0.26	R-1	SFR	1	1			1	None	Vacant
17	022-091-009	318 Main St.	0.17	R-1	SFR	1	1			1	None	Vacant
18	022-063-005	Seventh St.	0.17	R-1	SFR	1	1			1	None	Vacant
19	022-063-017	Seventh St.	0.17	R-1	SFR	1	1			1	None	Vacant
20	022-304-001	877 Terraza St.	0.16	R-1	SFR	1	1			1	None	Vacant
21	022-304-002	865 Terraza St.	0.14	R-1	SFR	1	1			1	None	Vacant
22	022-141-017	390 East St.	0.13	R-1	SFR	1	1			1	None	Vacant
23	022-304-003	853 Terraza St.	0.13	R-1	SFR	1	1			1	None	Vacant
Subtotal			39.91			297	229	0	17	212		

HOUSING ELEMENT



Map Ref.	APN	Site Address	Res. Acres	Zoning	GP Designation	Maximum Buildout Potential	Realistic Unit Capacity	Assumed Income Category of Assigned Units			Environmental Constraints	Comments
								Lower	Moderate	Above Moderate		
Total Residential Sites			53.92	--		526	449	37	154	258		--
Mixed-Use Sites												
24	022-032-007; 137	137 Dixi St.	.13	C-R/ Service Commercial	SC/ Down-town SP	2-4	3			3	None	Single Family unit
25	022-033-017	916 Monterey St.	.17	C-R/ Service Commercial	SC/ Down-town SP	3-4	3			3	None	Single Family unit
26	022-441-014	Orchard Ln. and Gabilan Dr.	1.00	C-R/ Neighborhood Commercial	NC	15	15	15			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	15	0	6		
TOTAL			55.22	--	--	546-549	470	52	154	264	--	--

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 161. This equals a built density of 95 percent for Orchard Villas.

Source: Association of Monterey Bay Area Governments and the Soledad Community Development Department, 2019



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 Site 1, which has necessary entitlements, affordability has been determined based upon the anticipated rent or sales price during the planning period. As indicated by **Tables 22** and **23**, 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 received approvals for development of a 96-unit town house project. Given the current sales prices of detached single-family homes in Soledad in 2018, 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 23**, multi-family housing constructed on Site 1, will be affordable to moderate income households based on design and density. The project will also have 8 units deed restricted to lower income households.

A map of the vacant sites identified in **Table 34** 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, are assumed to be developed at higher densities to qualify as affordable to lower-income households. The two exceptions are the Gabilan Apartments II site (line 1 of **Table 34**), which is anticipated to be available to some moderate income households and the recently annexed Miravale IIB site. The annexation had a condition of approval for 29 percent (estimated 29 units) for very low/low income units, 25 percent (estimated 25 moderate units) and the remainder or an estimated 46 above-moderate units in the portion of the site zoned R-3 for a total of 100 units. The rest of the site is zoned R-1 and would have the potential to produce 125 above-moderate units. Vacant sites in the R-1, R-2, 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 32 of **Table 34**), which is planned to accommodate 15 lower-income households.

Soledad's fair share of above moderate-income housing is 80 units, and 257 units have already been permitted or built since January 1, 2014, fully addressing the above-moderate need, as shown below in **Table 35**. The City also has enough sites to accommodate 415 additional above-moderate units. The City has permitted 134 moderate-income units since the beginning of the RHNA cycle (1/1/2014), fully addressing the moderate-income need. The City also has enough sites to accommodate 195 additional moderate-income units. The City has permitted 36 lower-income units, leaving an additional 40 units to address during the planning period, as shown in **Table 35**. **Table 34**, above, listed sites appropriate for this need. As **Table 35** illustrates, there are enough R-3 and mixed use sites to accommodate the lower-income remaining need with a surplus of 12. The parcels the City has listed zoned for mixed use, specifically in the C-R zone, may accommodate additional units. There is one site in this category that has 15 units planned for lower-income households (Site 31). The City is not relying on sites smaller than one-half acre to meet its lower income housing need.



**TABLE 35
SUMMARY OF VACANT LAND POTENTIAL AND RHNA OBLIGATION**

	AMBAG Allocation	Units Permitted or Built Since 2014	Remaining AMBAG Allocation	Unit Capacity/ Vacant Sites	Surplus
Extremely Low Income	23	36	40	52 ¹	12
Very Low Income	23				
Low Income	30				
Moderate Income	35	134	0	195 ²	195
Above Moderate Income	80	257	0	415 ³	415
Total	191	427	40	662	645

¹ There is capacity for approximately 205 units on vacant R-3 sites. These sites are appropriate for a variety of housing types that may accommodate lower-, moderate and above moderate-income households.

² In addition, there is capacity for approximately 56 units on R-2 zoned sites that are appropriate for moderate-income households.

³ 415 potential units from low density (R-1) and market rate portions of R-3 sites and 6 units from two C-R sites.

Source: Association of Monterey Bay Area Governments, Soledad Community Development Department, 2019

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 uses at up to 20 dwelling units per gross acre. These are shown in **Table 36** as follows.

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.



**TABLE 36
RESIDENTIAL LAND USE DESIGNATIONS**

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

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. However, condominiums may be allowed through a planned development process.
- Accessory dwelling 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 Multi-Family Residential District	R-2 Med. Density Multi-Family Residential District	R-3 High Density Multi-Family 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 16; 1 to 22 with CUP	1-14
Minimum Area/Unit	5,000 sq. ft. w/PD; 6,000 sq. ft	4,500 sq. ft.	3,500 sq. ft.	3,000 square feet ¹	3,000 square feet
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.
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)	Covered parking area of at least 400 sq. ft., minimum driveway area of 360 square feet	Covered parking area of at least 400 sq. ft., minimum driveway area of 360 square feet	Covered parking area of at least 400 sq. ft., minimum driveway area of 360 square feet	Covered parking area of at least 400 sq. ft., minimum driveway area of 360 square feet	Covered parking area of at least 400 sq. ft., minimum driveway area of 360 square feet
Multi-Family Dwellings (MFD) ≤2 bedrooms	n/a	2 covered spaces	2 covered spaces	2 covered spaces	2 covered spaces
MFD's >2 bedrooms	n/a	2 covered and 1 uncovered spaces	2 covered and 1 uncovered spaces	2 covered and 1 uncovered spaces	2 covered and 1 uncovered spaces
PD	n/a	2 covered spaces	2 covered spaces	2 covered spaces	2 covered spaces

¹The minimum area per unit in the General Plan in 1,980 sf. Program 5.1.2 proposes to amend the Zoning Ordinance to allow a minimum area of 1,980 sf. in this zone.
Source: City of Soledad, Zoning Code



Farmworker Housing

As discussed in the section on special needs, Soledad has a significant need for farmworker housing. Housing elements should ensure that local zoning, development standards, and permitting processes comply with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. A jurisdiction cannot require any conditional use permit, zoning variance, or other zoning clearance for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires employee housing consisting of not more than 36 beds in group quarters or 12 units or less designed for use by a single family or household to be treated as an agricultural use. A jurisdiction cannot require a conditional use permit, zoning variance, or other zoning clearance for this type of employee housing that is not required of any other agricultural activity in the same zone. As indicated by **Table 36**, 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. Program 5.1.2 is proposed to address this constraint. The city's review of housing projects is primarily concerned with the type and density of housing and not necessarily with the intended occupants. Program 3.2.4 requires the City to review their Zoning Ordinance for compliance with the Employee Housing Act

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.

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 adopted Community Design Guidelines & Standards in 2010. The Design Guidelines & Standards contain objective guidelines and standards applied to much of the City through the design review process. Findings are contained in the zoning ordinance, not in the Design Guidelines & Standards document. 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.

Other than the area per unit constraint noted in **Table 37** above and Program 5.1.2 to address that constraint, there are no other standards that preclude development at maximum densities.



**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
Boardinghouses				PU	CUP
Accessory dwelling units	UP		UP	UP	CUP
Condominiums	CUP	CUP	CUP		CUP
Mobile home on a permanent foundation	PU				CUP
Senior citizen congregate care housing					CUP
One-family dwelling units	PU ¹	PU	PU	PU	CUP
Multi-family dwellings > 3 units				CUP	CUP
Duplexes		PU	PU	PU	CUP
Triplexes			PU	PU	CUP
Emergency shelters					CUP
Transitional housing					CUP
Supportive housing					CUP

Notes: PU: Permitted Use; CUP: Conditional Use Permit

¹ Not more than one dwelling per lot

Source: City of Soledad, Zoning Ordinance

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. These projects occurred during the 4th housing element planning period. Since adoption of the previous housing element, development slowed to the point where new housing is still using maps approved before adoption of the previous housing element. No newer multi-family project examples have occurred due to the slowdown in development. The elimination of the redevelopment agency as a funding source was also a major contributor to the lack of projects. 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.



Accessory Dwelling Units

Chapter 1062 of the Statutes of 2002 requires development applications for accessory dwelling 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 accessory dwelling units (ADUs) to be constructed in the R-1, R-2, and R-3 districts ministerially. Section 17.38.260 was amended in 2017 to allow ADUs ministerially and to comply with the other provisions of recent updates to state statute on ADUs including AB 494 and SB 229. To ensure the City is meeting all new state law passed in 2017, Program 5.1.3 has been included.

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 defaults to State law and therefore smaller group homes are as permitted by-right in all residential zone districts. When the Zoning Ordinance is updated to specify how group homes are allowed, 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 2016 California Building Code 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. The City allows emergency shelters of up to 50 beds without discretionary review in the BP and M industrial districts. These zones are appropriate for emergency shelters because they are close to amenities and services and the major transportation corridor of Highway 101. Emergency shelters of more than 50 beds are also allowed in those districts with a conditional use permit. The City also adopted location requirements and facility requirements in Section 17.30.070 of the Zoning Ordinance. These requirements are consistent with Government Code Section 65583.

M District. There are approximately 1.75 acres on three parcels currently zoned “M” in which an emergency shelter could conceivably be sited. The vacant sites have the necessary infrastructure – roads, sidewalks and utilities in place.

BP District. There are approximately 41 acres on 17 parcels currently zoned “BP” in which an emergency shelter could conceivably be sited. The vacant sites have the necessary infrastructure – roads, sidewalks and utilities 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. However, Soledad’s zoning regulations do not explicitly identify transitional and supportive housing as allowable uses in any of the city’s residential zones. Program 5.1.6 is proposed to ensure that transitional and supportive housing is allowed in the same way other residential uses are allowed in all zoning districts allowing residential uses.

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. There are 295 extremely low-income owner households and 170



extremely low-income renter households in the city for a total of 465 extremely low-income households in the City (HCD, 2018).

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 (ILG) 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 is proposed to ensure 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.

Building Codes and Code Enforcement

The City of Soledad requires new construction to conform to the 2016 California Building Standard Codes. Amendments incorporated in the City's adopted version of the code include amendments to increase seismic, fire and flooding safety. The City has also made some administrative amendments to fit with the City's code enforcement process.

Enforcement of these codes is performed on a complaint-based basis. Code enforcement is administered through the Police Department. Per Program 4.2.1, the City will continue to perform code enforcement in neighborhoods to ensure violations are abated.



**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.
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. 2018

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 completed 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. The city’s impact for a single-family dwelling would be \$21,562, and for multifamily would be \$15,738. These fees are comparable to nearby cities (Gonzales, Greenfield, and King City). 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 \$6.20 per square foot of residential space for new housing construction. 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, 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. These fees are comparable to nearby cities (Gonzales, Greenfield, and King City). **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.

**TABLE 40
TYPICAL DEVELOPMENT FEES
JUNE 2018**

Type of Fee	Single-Family Unit	Multi-Family Unit
Development Impact Fees		
Traffic Facilities	\$2,957	\$2,055
Water Impact Fee	\$5,408	\$2,812
Water Hook-up	\$541	\$541
Sewer Impact Fee	\$2,049	\$1,803
Sewer Connection	\$350	\$350
Storm Drainage Impact Fee	\$3,526	\$2,328
Park Facilities Impact Fees	\$4,982	\$4,405
Police Fee	\$197	\$174
Fire Fee	\$1,077	\$953
General Government Fee	\$1,366	\$1,208
Subtotal	\$22,453/unit	\$16,629/unit
Pass-through Impact Fees		
School Impact Fee ¹	\$12,400	\$7,440
TAMC Regional Impact Fee	\$1,505	\$1,047
Subtotal	\$13,905	\$8,487
Total Fees	\$36,358/unit	\$25,116/unit
Total Development Costs²	\$261,671	\$175,578

¹ School impact fees are \$6.20 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.

² Same building square footage assumptions as under school impact fees, assumes 5,000 sf. lot for single-family and 3,000 sf. lot for multi-family.

Source: City of Soledad 2018



**TABLE 41
PROCESSING FEES AND TIME
JUNE 2018**

Item	Cost	Processing Time
Zoning Approvals		
Minor Text Amendment	\$750.00	3-6 months
Major Amendment	\$3,200.00	3-6 months
Conditional Use Permits (CUPs)		
Minor Residential CUP	\$150.00	1-2 to 3 months
Minor CUP	\$450.00	3-9 months
Major CUP including Planned Developments	\$3,200.00	3 months to 1 year+
SFR Variances	\$750.00	3 months
All Other Variances	\$2,500.00	3 months
General Plan Amendment		
1 acre or less	\$3,200.00	3-6 months
1+ acre to 15 acres	\$5,500.00	3-6 months
15+ Acres	\$5,500.00	6-18 months
Map and Text Amendment	\$1,500.00	3-6 months
Site Plan Review (Building Permits)		
Single-Family Residential (includes additions, alterations, accessory buildings)	\$50.00 per unit	2-4 weeks
Other Residential	\$125.00 to \$150.00 per unit	2-4 weeks
Non-residential	\$0.005 per square foot of gross lot area	2-4 weeks
Subdivision		
Lot Line Adjustment	\$500.00	1 month
Parcel Maps	\$1,000.00	3-4 months
Subdivision	\$10,000.00	6 months to 1 year
Environmental Review		
No EIR (Categorical Exemption Determination)	\$150.00	1 week
EIR (See Resolution No. 1744)	\$3,200.00	6 months to 2 years



Item	Cost	Processing Time
Other		
Sign Permit, staff approval	\$75.00	2 weeks
Sign Permit, ARC approval	\$150.00	1 month
Architectural Review	\$150.00 to \$2,200 depending on the size of the project	1-2 months

Source: City of Soledad, 2018

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 two years 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 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.

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.

The most recent example of a project’s permit processing time was for the Summerfield III residential project for the development of 125 new single-family homes. The plans were submitted on January 10, 2018 and after multiple revisions, were approved by the City’s contract plan checkers on April 17, 2018.

There is a range depending on the project type and applicant, but it typically takes between 6 and 12 months for applicants to apply for building permits after receiving planning entitlements.

For processing development applications, the 96-unit Gabilan II Apartment project was submitted in May of 2016, and was ultimately approved by the Planning Commission in October of 2016.



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 the last 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 17.41 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.

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. There aren’t any other ordinances in the City that affect the cost and supply of housing besides the Inclusionary Housing Element.



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 City staff, average land costs are approximately \$4.60 per square foot for land zoned for low density residential development and approximately \$10.60 per square foot for land zoned for high density residential development in Soledad.

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 City staff and construction estimating calculators, total construction costs can range from \$120.00 to \$137.000 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 July 2018 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 \$143,778. This includes \$87,787 for material cost, \$53,103 for labor cost, and \$2,888 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 remain quite low currently, 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** illustrates interest rates as of November 8, 2018. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**TABLE 42
INTEREST RATES**

Product	Interest Rate	APR
Conforming and FHA Loans		
30-Year Fixed Rate	5.000%	5.116%
15-Year Fixed Rate	4.375%	4.591%
7/1 ARM	4.375%	4.999%
5/1 ARM FHA	4.125%	5.032%
Jumbo Loans – Amounts that exceed conforming loan limits		
30-Year Fixed-Rate Jumbo	4.625%	4.679%
15-Year Fixed-Rate Jumbo	4.375%	4.431%
7/1 ARM Jumbo	4.000%	4.770%

*Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.
Source: www.wellsfargo.com, November 8, 2018*

Private financing is the primary source for residents to purchase a home. In **Table 41**, home purchase loan data from the Home Mortgage Disclosure Act (HMDA) is presented to show the city’s loan application status for 2017. 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 in 2017 was 240. Of those, 220 (92 percent) were home purchase loans and 20 (8 percent) were home improvement loans.

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
DISPOSITION OF HOME LOANS**

Loan Type	Home Purchase		Home Improvement		Total Purchase and Improvement	
	Total Apps.	Percentage Originated	Total Apps.	Percentage Originated	Total Apps.	Percentage Originated
Conventional	106	74%	20	50%	126	70%
Government Assisted	114	79%	N/A	N/A	114	79%
Total	220		20		240	

** Data is compiled by census tracts, which do not match the city boundaries precisely.
Source: Home Mortgage Disclosure Act, 2017*

Analysis of Local Efforts to Remove Non-governmental Constraints

Non-governmental constraints are defined as constraints on housing development that are not under the control of the City or another governmental agency. Non-governmental constraints are generally market-driven and outside the control of local government.

Several comments and local input received from the public and City staff during the housing element update addressed potential non-governmental constraints. They included the weakening of the local economy due to the decline in local brick and mortar commercial businesses as e-commerce has become a dominant force in retail. This has led to fewer jobs and less commercial and mixed-use development in the City than was anticipated 10 years ago. Others input related to residential developments approved under the City’s Inclusionary Housing Ordinance. Some of these developments have built the market-rate units but have not built any of the required affordable units. The City Council currently has discretion to waive the requirement that the percentage of affordable units in a phase of a development under the Inclusionary Housing Ordinance must be built in each phase along with the market-rate units in that phase.

The City has included revisions to one program in the Housing Element that may assist in removing non-governmental constraints. Program 1.2.1 has been revised to no longer allow waiving of construction of affordable units in project subject to the Inclusionary Housing Ordinance in the earlier phases of a development.



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.

It is important to identify 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.

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 (LIHEAP) 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 Weatherization Assistance Program (DOE WAP) – The DOE WAP program provides weatherization and other energy efficiency services to low-income households. Groups served by this program include seniors, those with disabilities and families with children. 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.

California Alternative Rates for Energy (CARE/FERA) – Low-income customers that are enrolled in the CARE/FERA 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.

Pacific Gas and Electric offers a variety of energy conservation services for residents and provides several other energy assistance programs for lower-income households. These programs include Energy Watch Partnerships and the Better Together Giving Program. The Energy Watch Partnerships help residents lower their energy bills and promote cleaner energy production. Through this program, PG&E has extended the reach of effectiveness of energy efficiency programs and provided information about demand response programs, renewable energy, and self-generations opportunities. The Better Together Giving Program gives millions of dollars each year to nonprofit organizations to support services including environmental and energy sustainability. Projects include residential and community solar energy distribution projects, public education projects, and energy efficiency programs. The goal is to ensure that the majority of the funding assists underserved communities, which includes low-income households, people with disabilities, and seniors. PG&E also offers rebates for energy-efficient home appliances and remodeling. Rebates are available for cooling and heating equipment, lighting, seasonal appliances, and remodeling (cool roofs, insulation, water heaters). These opportunities are available to all income levels and housing types.

Monterey County participates in the CaliforniaFIRST program which is a property assessed clean energy (PACE) program. The program helps homeowners pay for water and energy efficiency projects. The Program allows property owners to finance the installation of improvements on homes or businesses through the issuance of a municipal bond, and pay the amount back as a line item on their property tax bill. The CaliforniaFIRST Program is a program of the California Statewide Communities Development Authority (CSCDA), a joint powers authority co-sponsored by the California State Association of Counties and the League of California Cities, and is administered by Renewable Funding.

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.



ANALYSIS OF 2015-2023 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 first 5th round Housing Element.

Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>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.</p>		
<p>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.</p> <p>Responsible Agency/Department: Community & Economic Development Department Time Frame: When annexation applications occur Funding Source: Developer Reimbursement Agreements/General Fund</p>	<p>The City has processed one annexation since adoption of the previous housing element. It was called the Miravale IIB and was approved by LAFCO in September 2017. It consists of 46.12 acres and is proposed to accommodate 125 single-family units and up to 100 multi-family units. In the next year or so, the City will be looking at expanding the sphere of influence and will consider the annexation of the Miramonte project (former Miravale III). This is going through the planning process now.</p>	<p>Continue</p>
<p>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.</p>		



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>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. However, the City will revise the Inclusionary Housing Ordinance to clarify that the City may not waive the requirement that phased projects build a representative portion of the affordable units in each phase of the development in which market-rate units are constructed and may not build the affordable units after most or all of the market-rate units have been constructed.</p> <p>Responsible Agency/Department: Community & Economic Development Department, City Council</p> <p>Time Frame: Revise the Inclusionary Housing Ordinance by December 2020 and ongoing, as projects are reviewed by the Community Development Department and approved by the City Council</p> <p>Funding Source: General Fund, Application Fees and Reimbursement Agreements</p>	<p>Since adoption of the previous housing element, development slowed to the point where new housing is still using maps approved before adoption of the Inclusionary Housing Ordinance. No new subdivisions have been approved, and no development agreements for housing have been put in place.</p> <p>The City will revise the Inclusionary Housing Ordinance as part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.</p>	<p>Continue</p>
<p>Program 1.2.2: 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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: The City will let applicants in this area know about the</p>	<p>The City has not conducted this analysis. There has been no demand from developers to build any downtown housing. The loss of redevelopment agencies and associated funding has eliminated all proactive housing activities in the city. The City will have this analysis conducted if the opportunity arises with an interested developer; otherwise, the City doesn’t have the resources to conduct the analysis.</p>	<p>Continue</p>

HOUSING ELEMENT



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>opportunity to increase densities when they come to the City to discuss a property or when they submit an application. If an opportunity with an applicant arises, the City will consider increasing densities in the Downtown Specific Plan Area. Increase allowable densities in at least 2 housing development projects in the immediate vicinity of the Downtown Specific Plan during the planning period.</p> <p>Funding Source: Applicant driven</p>		
<p>Program 1.2.3: 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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: Include new higher density zone as part of specific plan updates and future comprehensive zoning code updates.</p> <p>Funding Source: General Fund</p>	<p>The Miramonte Specific Plan is currently going through the planning process and is the first required under this policy.</p> <p>The Miramonte Specific Plan will be part of the Zoning Ordinance update completed using anticipated SB 2 Planning Grant funds.</p>	Continue
<p>Program 1.2.4: 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.</p> <p>Responsible Agency/Department: Community Development Department/Public Works</p> <p>Time Frame: 2021</p> <p>Funding Source: General Fund</p>	<p>At this point there are no restrictions or procedures in place to prioritize units because there is sufficient capacity to serve all units. However, this program will be continued and will be implemented in times when water and/or sewer capacity is more scarce.</p>	Continue



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>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 2014–2022 “fair share” housing allocation as follows:</p> <ul style="list-style-type: none"> • 40 percent of units affordable to households of lower income (very low- and low-income), • 18 percent of units affordable to households with moderate incomes, • 42 percent of units affordable to households with above moderate incomes. <p>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.</p>		
<p>Program 2.1.1: 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 accessory dwelling units, according to the following guidelines:</p> <ul style="list-style-type: none"> • A minimum average density of seven (7) dwelling units per gross residential acre shall be provided within new neighborhoods. Accessory dwelling 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 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. 	<p>None of the requirements called for in this program have been implemented to date. These policies are in place in the proposed Miramonte Specific Plan.</p> <p>In addition, the recently updated ADU and JADU ordinance will assist in this effort.</p>	<p>Continue</p>

HOUSING ELEMENT



Housing Policies and Programs	Progress	Continue/ Modify/Delete
Responsible Agency/Department: Community & Economic Development Department Time Frame: Ongoing, as projects are approved through the Community Development Department Funding Source: Applicant driven		
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 write grants aimed at securing funds for affordable housing development as funding and circumstances allow. Responsible Agency/Department: Community & Economic Development Department Time Frame: Seek grant opportunities annually and more frequently when City staff resources allow. Funding Source: General Fund Quantified Objective: 10 affordable housing units	No grants to obtain funding for affordable housing have been written since adoption of the previous housing element. The staff at the City who used to perform grant writing were laid off. Continue as funding and circumstances allow. The City will be applying for SB 2 Planning Grants to update the City's Zoning Ordinance to streamline the development process for future projects.	Continue
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: Community & Economic Development Department Time Frame: Make contact with qualified developers at least annually and ongoing, when assistance is requested. Funding Source: General Fund	No letters of support or assistance locating land appropriate for housing have been provided by the City, and no developers have requested assistance.	Continue
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 for those with extremely low, very low, and low incomes in which at least 20 percent of units are four-bedroom units. The thresholds for determining the	Chapter 17.39 has not been updated due to lack of staff resources. The Gabilan II Apartments were given an eight-unit density bonus.	Continue



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>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.</p> <p>Responsible Agency/Department: Community & Economic Development Department Time Frame: March 2020 Funding Source: General Fund</p>	<p>Chapter 17.39 will be amended as part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.</p>	
<p>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.</p>		
<p>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 in excess of Title 24.</p> <p>Responsible Agency/Department: Community & Economic Development Department/City Manager Time Frame: Concurrent with development agreement Funding Source: General Fund</p>	<p>No development agreements that require developers to offer an optional design to homebuyers whose household has one or more disabled persons has been put in place since adoption of the previous housing element.</p>	<p>Continue</p>
<p>Program 3.2.2: The City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, farmworkers, persons with disabilities and developmental disabilities, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, and supportive services programs. Incentives the City offers include density bonuses and the inclusionary housing ordinance. The City and service providers provide a variety of programs to address special needs individuals. The City will also continue to work with lower-income housing providers and funders to construct or acquire a variety of types of lower-income housing opportunities for individuals and groups with special needs and extremely low-income households if any applicants come forward. Specific housing types include:</p> <ul style="list-style-type: none"> • Smaller units, including single-room occupancy units (see Program 3.3.1). 	<p>This program will be included as the City updates the Zoning Ordinance using anticipated SB 2 Planning Grant funds. The City will address these special housing needs in several of the zoning Ordinance amendments.</p>	<p>Continue</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<ul style="list-style-type: none"> Units with special adaptations for people with disabilities, per California Title 24 standards (see Program 3.2.1). <p>In addition, if staffing resources allow, the City may seek funding under CDBG, HOME Investment Partnerships, federal HOPWA, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.</p> <p>Responsible Agency/Department: Community & Economic Development Department/City Manager</p> <p>Time Frame: Meet with housing providers annually; Seek funding opportunities annually</p> <p>Funding Source: Federal HOPWA, CDBG, HOME Investment Partnerships, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups</p> <p>Quantified Objectives: 5 units for special needs housing</p>		
<p>Program 3.2.3: To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will review the Zoning Code and amend it as necessary. Health and Safety Code Section 17021.5 requires the Zoning Code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Section 17021.6 requires that employee/farmworker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: Review Zoning Codes by December 2019; make amendments if needed by June 2020</p> <p>Funding Source: General Fund</p>	<p>The City will update the Zoning Code to comply with the state Employee Housing Act as part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.</p>	<p>Continue</p>
<p>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.</p>		

HOUSING ELEMENT



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>Program 3.3.1: The City of Soledad shall amend its Zoning Ordinance to allow the development of single-room occupancy (SRO) hotels and boardinghouses 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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: Amend Zoning Ordinance to allow and establish standards for SROs by March 2020. Identify potential sites and funding sources for SROs by the end of 2020.</p> <p>Funding Source: General Fund</p>	<p>The Downtown Specific Plan update amended the Zoning Ordinance to allow second-story residential uses in the C-1 zoning district. The Zoning Ordinance has not yet been updated to allow SROs. However, this program will be part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.</p>	Continue
<p>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.</p>		
<p>Program 4.1.1: As feasible, the City shall apply annually for CDBG rehabilitation funds to finance or help finance its residential rehabilitation program.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: Annually, as City resources allow</p> <p>Funding Source: CDBG Technical Assistance</p>	<p>The City has not been applying annually for CDBG rehabilitation funds. The City is not currently running a rehabilitation program because there is insufficient City staff to administer such a program. City staff has not yet discussed applying for this grant but will do so. If resources are available, the City will consider restarting this program.</p>	Continue
<p>Program 4.1.2: When programs are available, the City will 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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: Ongoing as program funding and operation is feasible</p>	<p>See progress update for previous program.</p>	Continue



Housing Policies and Programs	Progress	Continue/ Modify/Delete
Funding Source: General Fund		
<p>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.</p>		
<p>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.</p> <p>Responsible Agency/Department: Police Department Time Frame: Ongoing Funding Source: General Fund</p>	<p>Code Enforcement has continued and is now handled by the Police Department.</p>	<p>Continue</p>
<p>Program 4.2.2: 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 will inform and work with owners and other agencies to consider options, including available funding sources, to preserve such units as affordable. Specifically, the following actions will be taken:</p> <ul style="list-style-type: none"> • Monitor the status of affordable projects, rental projects, and mobile homes in Soledad. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability. • If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources. <p>Per state law, owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring after January 1, 2021, to all prospective tenants, existing tenants, and the City within three years of the scheduled expiration of rental restrictions. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the city.</p>	<p>The City has continued to monitor the status of affordable housing projects. No project subsidies have expired since the adoption of the previous housing element. The affordability of the Jardinas de Soledad project was extended from 2018 to 2038. That project is not at risk during this planning period. No other projects are at risk during this planning period.</p> <p>This program, including notification requirements by owners to better monitor at-risk affordable housing projects, will be part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.</p>	<p>Continue</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: Revision of Zoning Code by December 2019 to require notification by owners consistent with state law; ongoing communication with owners, service providers, and eligible potential purchasers</p> <p>Funding Source: General Fund</p>		
<p>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.</p>		
<p>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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: March 2021</p> <p>Funding Source: General Fund</p>	<p>The City shall revise Section 17.14.020 to amend the R-3 allowed uses and minimum density per acre as part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.</p>	<p>Continue</p>
<p>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. The minimum area/unit in the R-3 district will also be amended to 1,980 square feet for consistency with the General Plan. 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.</p> <p>Responsible Agency/Department: Community Development Department</p>	<p>These amendments to the zoning ordinance have not been completed.</p> <p>The City shall amend its multi-family residential zoning districts as part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.</p>	<p>Continue</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
Time Frame: March 2020 Funding Source: General Fund		
Program 5.1.3: The City will amend the accessory dwelling unit provisions in the Soledad Zoning Ordinance to comply with state law (SB 229 and AB 494). Responsible Agency/Department: Community Development Department Time Frame: March 2020 Funding Source: General Fund	The accessory dwelling unit provisions in the Zoning Ordinance were updated in 2018. The updated ordinance includes ministerial approval of ADUs in compliance with recent 2016 updates to state law. The City will amend the accessory dwelling unit provisions as part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.	Continue
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 and to provide for exceptions to zoning and land use to accommodate those adjustments. 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 & Economic Development Department Time Frame: March 2021 Funding Source: General Fund	The zoning ordinance has not been revised to include a reasonable accommodation procedure. The City will include a reasonable accommodation procedure as part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.	Continue
Program 5.1.5: Transitional Housing: The Zoning Ordinance will be amended to list “transitional” and “supportive” housing types as residential uses and define them as provided in Government Code Section 65582. 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 & Economic Development Department Time Frame: March 2021 Funding Source: General Fund	The City will amend the Zoning Ordinance to allow transitional and supporting housing per state law as part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.	Continue

HOUSING ELEMENT



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>Program 5.1.6: Mobile Homes: Revise the Zoning Ordinance to permit mobile homes (manufactured homes) on permanent foundations by without a conditional use permit in all residential Zones that allow single-family dwellings, subject to the same standards as single-family dwellings.</p> <p>Responsible Agency/Department: Community & Economic Development Department Time Frame: March 2021 Funding Source: General Fund</p>	<p>The City will revise the Zoning Ordinance to permit mobile homes per state law as part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.</p>	Continue
<p>Program 5.1.7: Monitor Parking Standards: The City shall monitor applications and the approval process for projects that include apartment units up to two bedrooms in size and determine whether the required parking spaces for these units pose a constraint to the feasibility of the projects. If the parking requirements are found to be a constraint the City shall revise the parking standards to remove the constraints.</p> <p>Responsible Agency/Department: Community & Economic Development Department Time Frame: Within two years of Housing Element adoption Funding Source: General Fund</p>	<p>The City has not had any applications for projects that are limited to two bedrooms and under. Since adoption of the Housing Element, the City has had one multi-family submittal with 6 two-bedroom and 14 three-bedroom units. The City approved the project with the reduction of parking to 2 spaces per unit, consistent with the applicant's request and pursuant to state law. The City will continue to monitor applications for apartments with units up to two bedrooms to determine whether parking space requirements pose any constraints on the feasibility of the project.</p>	Continue
<p>Policy 5.2: The City of Soledad shall ensure the availability of adequate public facilities for the expected housing need of the city.</p>		
<p>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.</p> <p>Responsible Agency/Department: Public Works Department Time Frame: Ongoing Funding Source: Development Impact Fees</p>	<p>The City continues to ensure that sufficient water supply and wastewater treatment capacity are available and improved as needed to meet the expected needs of existing city residents and future residential development.</p>	Continue
<p>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.</p>		

HOUSING ELEMENT



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>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. The City will also consider additional measures to reduce energy needs related to new residential development.</p> <p>Responsible Agency/Department: Community & Economic Development Department, Public Works Department Time Frame: July 2022 Funding Source: General Fund</p>	<p>The City follows state law on solar permits but has not made local changes.</p>	<p>Continue</p>
<p>Program 6.1.2: The City shall encourage existing residents to participate in energy efficiency retrofit programs offered by Monterey County, 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.</p> <p>Responsible Agency/Department: City Manager, Community & Economic Development Department Time Frame: Annually Funding Source: Utility companies and government agencies</p>	<p>The City participates in regional programs with PG&E and Monterey County but does not operate any programs of its own.</p>	<p>Continue</p>
<p>Policy 7.1: The City of Soledad shall support efforts to eliminate housing discrimination on the basis of race, gender, color, religion, age, marital status, offspring, or disability.</p>		
<p>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.</p> <p>Responsible Agency/Department: City Manager Time Frame: Ongoing Funding Source: General Fund</p>	<p>The City continues to refer fair housing questions to the Housing Authority, Department of Equal Housing and Employment, and California Rural Legal Assistance on an as-needed basis.</p>	<p>Continue</p>



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 & Economic Development Department
Time Frame: When annexation applications occur
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. However, the City will revise the Inclusionary Housing Ordinance to clarify that the City may not waive the requirement that phased projects build a representative portion of the affordable units in each phase of the development in which market-rate units are constructed and may not build the affordable units after most or all of the market-rate units have been constructed.



Responsible Agency/Department: Community & Economic Development Department, City Council

Time Frame: Revise the Inclusionary Housing Ordinance by December 2020 and 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 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 & Economic Development Department

Time Frame: The City will let applicants in this area know about the opportunity to increase densities when they come to the City to discuss a property or when they submit an application. If an opportunity with an applicant arises, the City will consider increasing densities in the Downtown Specific Plan Area. Increase allowable densities in at least 2 housing development projects in the immediate vicinity of the Downtown Specific Plan during the planning period.

Funding Source: Applicant driven

Program 1.2.3: 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 & Economic Development Department

Time Frame: Include new higher density zone as part of specific plan updates and future comprehensive zoning code updates. Include in Miramonte Specific Plan by 2020.

Funding Source: General Fund

Program 1.2.4: 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: 2021
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 2014–2022 “fair share” housing allocation as follows:

- 40 percent of units affordable to households of lower income (very low- and low-income),
- 18 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: 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 accessory 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. Accessory dwelling 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 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.



Responsible Agency/Department: Community & Economic Development Department
Time Frame: Ongoing, as projects are approved through the Community Development Department
Funding Source: Applicant driven

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 write grants aimed at securing funds for affordable housing development as funding and circumstances allow.

Responsible Agency/Department: Community & Economic Development Department
Time Frame: Seek grant opportunities annually and more frequently when City staff resources allow.
Funding Source: General Fund
Quantified Objective: 10 affordable housing units

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: Community & Economic Development Department
Time Frame: Make contact with qualified developers at least annually and ongoing, when assistance is requested.
Funding Source: General Fund

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 for those with extremely low, very low, and low incomes 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 & Economic Development Department
Time Frame: May 2020
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 in excess of Title 24.

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

Program 3.2.2: The City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, farmworkers, persons with disabilities and developmental disabilities, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, and supportive services programs. Incentives the City offers include density bonuses and the inclusionary housing ordinance. The City and service providers provide a variety of programs to address special needs individuals. The City will also continue to work with lower-income housing providers and funders to construct or acquire a variety of types of lower-income housing opportunities for individuals and groups with special needs and extremely low-income households if any applicants come forward. Specific housing types include:

- Smaller units, including single-room occupancy units (see Program 3.3.1).
- Units with special adaptations for people with disabilities, per California Title 24 standards (see Program 3.2.1).

In addition, if staffing resources allow, the City may seek funding under CDBG, HOME Investment Partnerships, federal HOPWA, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

Responsible Agency/Department: Community & Economic Development
Department/City Manager
Time Frame: Meet with housing providers annually; Seek funding opportunities annually
Funding Source: Federal HOPWA, CDBG, HOME Investment Partnerships, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups
Quantified Objective: 5 units for special needs housing



Program 3.2.3: Per AB 101 (2019) the City will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers for the homeless per Government Code 65660-65668.

Responsible Agency/Department: Community & Economic Development Department
Time Frame: Review zoning ordinance by 2020. Make revisions by 2021.
Funding Source: General Fund

Program 3.2.4: To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will review the Zoning Code and amend it as necessary. Health and Safety Code Section 17021.5 requires the Zoning Code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Section 17021.6 requires that employee/farmworker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.

Responsible Agency/Department: Community & Economic Development Department
Time Frame: Review Zoning Codes by December 2019; make amendments if needed by May 2020
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 and boardinghouses 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 & Economic Development Department
Time Frame: Amend Zoning Ordinance to allow and establish standards for SROs by May 2020. Identify potential sites and funding sources for SROs by the end of 2020.
Funding Source: General Fund



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: As feasible, the City shall apply annually for CDBG rehabilitation funds to finance or help finance its residential rehabilitation program.

Responsible Agency/Department: Community & Economic Development Department
Time Frame: Annually, as City resources allow
Funding Source: CDBG Technical Assistance

Program 4.1.2: When programs are available, the City will 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.

Responsible Agency/Department: Community & Economic Development Department
Time Frame: Ongoing as program funding and operation is feasible
Funding Source: General Fund

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: Police Department
Time Frame: Ongoing
Funding Source: General Fund

Program 4.2.2: 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 will inform and work with owners and other agencies to consider options, including available funding sources, to preserve such units as affordable. Specifically, the following actions will be taken:

- Monitor the status of affordable projects, rental projects, and mobile homes in Soledad. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability.



- If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources.

Per state law, owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring after January 1, 2021, to all prospective tenants, existing tenants, and the City within three years of the scheduled expiration of rental restrictions. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the city.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

Responsible Agency/Department: Community & Economic Development Department
Time Frame: Revision of Zoning Code by May 2020 to require notification by owners consistent with state law; ongoing communication with owners, service providers, and eligible potential purchasers
Funding Source: General Fund

Program 4.2.3: Preserve Mobile Homes: The City will apply for funding under the state Mobile Home Park Rehabilitation and Resident Ownership Program (MPRRP) to work to preserve mobile home parks in the City.

Responsible Agency/Department: Community & Economic Development Department
Time Frame: Annually or when NOFAs are released
Funding Source: MPRROP

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 & Economic Development Department
Time Frame: May 2020
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. The minimum area/unit in the R-3 district will also be amended to 1,980 square feet for consistency with the General Plan. 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: May 2020
Funding Source: General Fund

Program 5.1.3: The City will amend the accessory dwelling unit provisions in the Soledad Zoning Ordinance to comply with state law (SB 229 and AB 494).

Responsible Agency: Community Development Department
Time Frame: May 2020
Funding: 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 and to provide for exceptions to zoning and land use to accommodate those adjustments. 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 & Economic Development Department
Time Frame: May 2020
Funding Source: General Fund

Program 5.1.5: Transitional and Supportive Housing: The Zoning Ordinance will be amended to list “transitional” and “supportive” housing types as residential uses and define them as provided in Government Code Section 65582. 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. The City shall also review its Zoning Ordinance to ensure compliance with AB 2162 related to allowing supportive housing. The Zoning Ordinance will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the Zoning Ordinance are not in compliance with AB 2162 the City will revise the allowed uses along with corresponding development standards as detailed in AB 2162.

Responsible Agency/Department: Community & Economic Development Department
Time Frame: May 2020



Funding Source: General Fund

Program 5.1.6: Mobile Homes: Revise the Zoning Ordinance to permit mobile homes (manufactured homes) on permanent foundations by without a conditional use permit in all residential zones that allow single-family dwellings, subject to the same standards as single-family dwellings.

Responsible Agency/Department: Community & Economic Development Department

Time Frame: May 2020

Funding Source: General Fund

Program 5.1.7: Monitor Parking Standards: The City shall monitor applications and the approval process for projects that include apartment units up to two bedrooms in size and determine whether the required parking spaces for these units poses a constraint to the feasibility of the projects. If the parking requirements are found to be a constraint the City shall revise the parking standards to remove the constraints.

Responsible Agency/Department: Community & Economic Development Department

Time Frame: Within two years of Housing Element adoption

Funding Source: General Fund

Program 5.1.8: Address Requirements of SB 35: The City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Responsible Agency/Department: Community & Economic Development Department

Time Frame: June 30, 2021

Funding Source: General Fund

Program 5.1.9: Definition of Family: The City will amend the Zoning Ordinance to revise the current definition of family to remove the phrase “for persons with common disabilities or handicaps.”

Responsible Agency/Department: City Manager

Time Frame: Ongoing

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. The City will also consider additional measures to reduce energy needs related to new residential development.

Responsible Agency/Department: Community & Economic Development Department,
Public Works Department
Time Frame: July 2022
Funding Source: General Fund

Program 6.1.2: The City shall encourage existing residents to participate in energy efficiency retrofit programs offered by Monterey County, 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.

Responsible Agency/Department: City Manager, Community & Economic Development
Department
Time Frame: Annually
Funding Source: Utility companies and government agencies

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, gender, color, religion, age, marital status, offspring, or disability.

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, City library, Soledad Community Center, and on the City’s website.

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



QUANTIFIED OBJECTIVES

Table 43 presents Soledad’s quantified objectives for the period January 1, 2014, through December 31, 2023. 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 43
QUANTIFIED OBJECTIVES FOR HOUSING
2014 TO 2023**

Item	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Fair Share Allocation ¹	23	23	30	35	80	191
Building Permits Issued since January 1, 2014	0	0	0	0	205	205
New Construction Objectives	23	23	30	35	0	111
Rehabilitation	0	0	5	5	0	10
At-Risk Preservation ²	0	5	10	0	0	15

¹ The RHNA planning period for the Housing Element is January 1, 2014, through December 31, 2023.

² City estimate of units in need of conservation/preservation through the end of the planning period.



APPENDIX A: VACANT AND AVAILABLE SITES MAP

