



City of Soledad 2023-2031 Housing Element

Public Review Draft
August 2023





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1. INTRODUCTION

State housing element law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. Under these requirements, 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.

OVERVIEW OF STATE REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of eight mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special-needs groups such as persons with disabilities and homeless persons.

As required by State Housing Element law (Government Code Section 65583(a)), the assessment and inventory for this Housing Element includes the following:

- Analysis of population and employment trends and projections and a quantification of the locality's existing and projected housing needs for all income levels. This section includes analysis of "at-risk" assisted housing developments that are eligible to change from lower-income housing to market-rate housing during the next 10 years.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, and housing characteristics, including overcrowding and housing stock condition.
- Analysis of any special housing needs for the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with female heads of household, and families and persons in need of emergency shelter.



- In 2018, California passed Assembly Bill (AB) 686 to address more subtle, discriminatory methods that reinforce patterns of segregation that persist in California today. The new legislation requires cities and counties to update their housing element to include an assessment of fair housing practices, an analysis of the relationship between available sites and areas of high or low resources, and concrete actions in the form of programs to affirmatively further fair housing. The purpose of this assessment and analysis is to proactively promote the replacement of segregated living patterns with truly integrated and balanced living patterns and to transform racially and ethnically concentrated areas of poverty into areas of opportunity.
- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of opportunities for residential energy conservation.

The Housing Element identifies the nature and extent of Soledad’s housing needs, which in turn provides the basis for the City’s response to those needs in the Housing Element policy document. In addition to identifying housing needs, the element also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

The Housing Element chapters draw on a broad range of information sources. Information on population, housing stock, and the economy comes primarily from the HCD pre-approved data package as well as the 2020 US Census, American Community Survey (ACS), the California Department of Finance (DOF), and City of Soledad records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Soledad comes from the City, other public agencies, and a number of private sources.

DOCUMENT ORGANIZATION

This document is organized into the following eight chapters.

1. **Introduction:** includes background information on State requirements and the Housing Element’s relationship with the City’s General Plan.
2. **Public Participation:** summarizes the outreach and engagement efforts, including the input received and how that input was incorporated into the Housing Element.
3. **Housing Needs Assessment:** 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.



4. **Fair Housing Assessment:** provides an analysis consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”
5. **Housing Constraints:** assesses the potential constraints to the development of housing, particularly affordable housing. This chapter comprises two main sections: Governmental and Non-Governmental Constraints and a shorter final section: Opportunities for Energy Conservation.
6. **Housing Resources:** describes Soledad’s housing resources and includes lists and analyses of the City’s vacant and underutilized sites for housing development. This chapter also includes descriptions of the City’s existing housing programs and planned projects.
7. **Goals, Policies, and Programs:** presents the updated goals, policies, and programs and quantified objectives for the next eight years, with implementation timelines, assigned departments and/or agencies, and the expected funding sources.
8. **Review of Previous Program Accomplishments:** contains a matrix that identifies the accomplishments of the previous Housing Element and examines the appropriateness of continuing each program.

GENERAL PLAN CONSISTENCY

The 2023-2031 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. As of June 2023, the City is updating its General Plan and anticipates adoption of the final draft General Plan and EIR in 2025. During the update process, the City is conducting an internal consistency review to ensure consistency between the Housing Element and all other elements of the General Plan. The City will maintain consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan, including the Housing Element. After adoption of the updated General Plan, in an ongoing fashion, 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, and the new fair housing requirements of Assembly Bill (AB) 686, the policy approach contained in the 2015-2023 Housing Element is similar to that of the existing 2015-2023 Housing Element.

The current element continues to call for development of multifamily housing to ensure that the ratio of multifamily 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. This Housing Element will be effective from December 31, 2023, through December 31, 2031. This Housing Element updates the City of Soledad Mid-Cycle Housing Element that was adopted in 2020.



GENERAL PLAN AND HOUSING ELEMENT DIFFERENCES

The housing element is one of eight State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update (eight-year time frame) of the housing element. Local governments are also required to submit draft and adopted housing elements to HCD for State law compliance review. This review ensures that the housing element meets the various State mandates. When the City satisfies these requirements, the State will “certify” that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences, such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

DATA SOURCES AND KEY TERMS

Data Sources are described in Chapter 3. Housing Needs Assessment, at the beginning of the Population Profile subsection, and in Chapter 4. Assessment of Fair Housing, in the Introduction, under Data Sources.

Key terms are defined herein and, in the subsection, called Selection of Terms Used, at the beginning of Chapter 3. Housing Needs Assessment. Also see the subsection called Opportunity Mapping under Fair Housing Issues in Chapter 4. Assessment of Fair Housing for a description of TCAC/HCD’s low, moderate and high resource areas.

Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU): An **accessory dwelling unit (ADU)** (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit. A **junior accessory dwelling unit (JADU)** is a type of ADU that is no more than 500 square feet in size and contained entirely within an existing single-family structure.

Age in Place: The ability to live in one’s own home and community safely, independently, and comfortably regardless of age, income or ability level.

Acreage: Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

Accessible Housing Unit: An accessible housing unit is designed and built to be usable to a person with physical disabilities.

Affirmatively Furthering Fair Housing (AFFH): AB 686 requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

Affordable Unit: A dwelling unit within a housing development which will be reserved for, and restricted to, income-qualified households at an affordable rent or is reserved for sale to an income-qualified household at an affordable purchase price.



American Community Survey: The American Community Survey (ACS), part of the United States Census Bureau, collects sample population and housing data on an ongoing basis, January through December.

Area Median Income: As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Monterey County

At Risk: Deed-restricted affordable housing projects at risk of converting to market rate.

California Department of Housing and Community Development (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Element's and determining whether they comply with State housing statutes.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

Census: The official decennial enumeration of the population conducted by the federal government.

City Council: The City Council serves as the elected legislative and policy-making body of the City of Soledad, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

Community Development Block Grant (CDBG): This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

Conditional Use Permit (CUP): Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

Condominium: A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

Condominium Conversion: The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

Density Bonus: An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

Development Fees: City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

Dwelling Unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

Emergency Shelter: An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.



Extremely Low Income: A household that earns less than 30 percent of the area median income based on information provided by HCD/HUD.

General Plan: A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of the homeless.

Household: All persons living in a housing unit.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Infill Development: Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Lot or Parcel: A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Alameda County Clerk-Recorder Office.

Low Income Household: A household earning less than 80 percent of the area median income based on information provided by HCD/HUD.

Manufactured Housing/Mobile Home: A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

Mixed-use: The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

Moderate Income Household: A household earning 80% to 120% of the area median income based on information provided by HCD/HUD.

Multifamily Revenue Bond: Enables affordable housing developers to obtain below-market financing because interest income from the bonds is exempt from state and federal taxes.



Multifamily Residential: Five or more dwelling units on a single site, which may be in the same or separate buildings.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding: Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

Overpayment: Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

Persons with Disability: A person with a long lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

Planning Commission: The Soledad Planning Commission conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Community Development Director, and serves as the advisory body to the Soledad City Council on planning issues.

Point in Time: A count of sheltered and unsheltered people experiencing homelessness that HUD requires each CoC nationwide to conduct in the last 10 days of January each year.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder.

Reasonable Accommodation: The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

Regional Housing Needs Allocation (RNHA): A quantification by AMBAG and HCD of existing and projected housing need -- the City’s fair share of the regional housing needs by household income group.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Shared Housing Program: A living arrangement in which two or more unrelated people share a house or apartment. A home share program provides a service that helps to match a person who has an extra room or separate unit available (provider) with a seeker, who is looking for a place to live.

Single-family Residential: A single dwelling unit on a building site.

Special Needs Population: Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

Supportive Housing: Permanent affordable housing with no limit on length of stay that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and where possible, work in the community.



Transitional Housing: A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

U.S. Department of Housing and Urban Development (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Vacant Site: A site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines or oil-wells) or structures on a property that are permanent and add significantly to the value of the property.

Very Low-Income Household: A household with an annual income usually no greater than 50 percent of the area median income, based on the latest available eligibility limits established by HCD/HUD.

Zoning Ordinance: Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building, and development standards are uniform.

2. PUBLIC PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

To meet the requirements of State law, the City of Soledad completed public outreach to encourage community involvement. These efforts included:

- Local stakeholder consultations
- Community workshop
- Planning Commission and City Council study sessions
- General Plan Advisory Committee (GPAC) meetings

For all public meetings, the City offers translation services. Information regarding translation availability was provided in the workshop flyer that was made available on the City’s Facebook page and is included on meeting agendas.



LOCAL STAKEHOLDER CONSULTATIONS

To ensure that the City solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From March through April 2023, staff reached out to multiple stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs. All of the stakeholder organizations provided feedback via one-on-one interviews.

Representatives from the following stakeholder organizations were interviewed:

- Central Coast Center for Independent Living (CCCIL)
- Community Housing Improvement Systems and Planning Association (CHISPA)
- ECHO Housing
- Monterey County Housing and Community Development Department
- Santa Elena Farmworkers Cooperative

The stakeholders were asked the following questions:

1. Opportunities and concerns: What three top opportunities do you see for the future of housing in the city? What are your three top concerns for the future of housing in Soledad?
2. Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the city? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
4. Housing conditions: How would you characterize the physical condition of housing in Soledad? What opportunities do you see to improve housing in the future?
5. Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
6. How has COVID-19 affected the housing situation?

Representatives of CCCIL and Monterey County Housing and Community Development Department, described the City of Soledad as a community that faces several challenges and barriers to housing. Consumers seeking services from CCCIL identified a need for larger units due to the severe overcrowding and lack of affordable units in Soledad. This need was especially highlighted for farmworkers by the County, who shared that a recent study revealed that approximately 40,000 units would need to be built to address the overcrowding farmworkers are experiencing in Monterey County and Santa Cruz County. Through consultation, it was revealed that farmworkers struggle to qualify for housing due to limited incomes. Furthermore, legal residency is required to purchase an affordable unit, which leads many farmworkers to rely on scarce rental opportunities.



This need is especially exacerbated when their peak-season incomes of \$800 to \$900 per week decrease and farmworker households can no longer afford to pay for housing. According to CCCIL, the majority of consumers of their services are Latinx families and couples. Additional feedback included a lack of resources and services for Soledad residents. According to CCCIL, there is an effort to bring the services they offer into the South County where Soledad is located.

Monterey County Housing and Community Development Department expressed that when competing for funding, the County's applications are not as competitive as those from the San Joaquin Valley. They cited the cause of this being the fact that while the threshold for low-income households in Monterey County is low, it is not as low as those in the Central Valley. As a result of factors driving up the costs of construction, such as prevailing wage and cost of materials, the County commented that projects that rely on multiple funding sources often result in the financing phase of development to be prolonged up to five years. The stakeholder also expressed that many jurisdictions lost redevelopment agencies in 2012 so there has not been a stable source of funding for developing affordable housing since that time. Furthermore, based on discussions with CHISPA, inclusionary ordinance projects, such as LasViviendas, have not been a favorable ownership option for people interested in purchasing homes due to the associated restrictions. *(See Table 6-3 Realistic Capacity Project Examples in Soledad for a description of Las Viviendas.)* CHISPA shared that inclusionary projects are not a viable project for them to develop and maintain because of the associated restrictions and monitoring of the titles for more than 50 years, which is not cost effective for nonprofit developers.

Based on conversations with ECHO Housing for the areas they serve, the most prominent fair housing case is the rejection of Housing Choice Vouchers followed by price gouging and steering. This issue was most prominent in the Cities of Salinas and Greenfield, where people of similar ethnic backgrounds and family sizes were concentrated in certain neighborhoods. An additional issue identified regionally was landlords who threaten occupants who are undocumented. The stakeholder mentioned that these threats are normal among landlords who rent to undocumented populations and, as a result, people do not typically speak out against price gouging and substandard housing units. A non-fair housing issue that ECHO Housing identified is cases of back rent due to the moratoriums put in place, where many renters owe between \$15,000 and \$20,000 in back rent. To address issues related to fair housing, ECHO Housing conducts audits and works closely with cities to provide landlord education as well as rights and responsibilities workshops to tenants. ECHO Housing also expressed that the South County has very limited resources and services, such as local nonprofits and service providers. Many of the available resources are concentrated north of Salinas, causing these areas to get more attention than others. Currently, there is an effort on the behalf of nonprofit organizations and ECHO Housing to bring resources to the South County.

In consultation with all stakeholders, there were many recommendations voiced regarding steps the City can take to incentivize and assist the development of affordable housing and fair housing practices. One of the recommended actions from ECHO Housing was workshops hosted by the City to educate landlords and tenants on rights and responsibilities as well as the distribution of fair housing materials, such as the Assembly Bill (AB) 1482 fact sheet on the City's website. The Monterey County Housing and Community Development Department recommended the City primarily build housing within cities due to the proximity to services and transportation. The stakeholder also suggested that cities make efforts to increase education scores to enhance economic mobility. Additionally, it was recommended the City establish a trust fund that can fund a homeowner program that assists households with down payment assistance or housing rehabilitation. Lastly, CHISPA shared that regulatory incentives, such as reduced parking requirements and reductions of, or waiving, impact fees, are necessary to help make affordable housing more feasible. Additional steps the City can take include the donation or selling of City land through a long-term loan.



COMMUNITY WORKSHOP – APRIL 11, 2023

City staff and their consultant facilitated a community workshop that took place at the Hartnell Community Room on April 11, 2023, from 6:00 p.m. to 7:30 p.m. The City advertised the meeting on its Facebook page, with Spanish and English flyers, by notifying stakeholders after consultations were conducted, and word of mouth. The stakeholders were encouraged to invite their clients and members to the workshop. Twenty-five members of the public attended the workshop.

The meeting began with a presentation providing an overview of the Housing Element update process and requirements, the City's regional housing needs allocation (RHNA), and ended with discussion prompts about housing needs in the city. Translation was provided at the workshop for Spanish speakers.

After the presentation, community members participated in an interactive activity that asked participants to select from a list of responses to two questions. The first question was "What type of housing is needed in the City of Soledad?" The two most frequently selected choices were single-family, detached homes and mixed-use development that includes housing. The following choices were also selected, tiny/micro homes, townhouses, farmworker or employee housing, mobile-home parks, manufactured homes, and rental apartments. The second question was "Which groups do you think Soledad needs to focus on and provide housing for?" In order from most frequently selected to least, participants chose the following responses, first-time homebuyers, homeless or recently homeless individuals, students, seniors, people who work in Soledad.

The following comments were made during the discussion:

- State income limits are not representative of local incomes.
- Community members are experiencing severe overcrowding in the city.
- Input related to Las Viviendas, a 92 unit multi-family housing project on the South-East End of Soledad consisting of 40 affordable units (10 low-income, 30 moderate-income) that have deed restrictions up to 45 years:
 - Concerns regarding the accessibility of affordable for-sale units including qualification requirements, legal status and availability of downpayment assistance.
 - Concerns regarding the inclusionary requirements, which limit future homeowners from building equity when selling their home.
 - Projects with affordable units should host workshops that assist potential applicants with the application process.
- Participants expressed that certain projects were advertised as affordable were misleading because even with their low incomes they did not qualify.
- Community members voiced that there is a need for more housing for extremely low-income households.
- The rising cost of homes limits local families from becoming homeowners and as a result homes are purchased by people outside of Soledad who earn more and can afford the higher cost of homes, which then decreases the housing stock for locals.



- Attendees requested support from the City to become homeowners, such as through a City-funded homeowners loan program for very low and low-income households.
- Attendees asked the City to advertise affordable housing units when they became available.
- Attendees asked if the City has a designated person to assist with affordable housing applications and processes.

As part of the workshop, participants also filled out comment cards. Participants expressed concerns over current rent prices, housing application costs for larger families, and commented on the importance of these meetings for residents who are interested in learning about opportunities to become homeowners. Additional recommendations and needs from participants included a program that assists low-income households become homeowners, accessible housing for farmworkers, information regarding where and how to apply for housing, and building housing that is affordable for households who earn a moderate salary through the state prison or correctional department. Participants also asked if the City controlled rent.

PLANNING COMMISSION AND CITY COUNCIL STUDY SESSION – APRIL 18, 2023

On April 18, 2023, a Joint City Council/Planning Commission Study Session was held to introduce the 2023-2031 Housing Element update and to review new State laws. The public was also invited to attend and participate in this virtual event. Staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the City's RHNA, reviewed new State laws, and solicited feedback from the City Council, Planning Commission, and community members on these strategies and other housing needs. Input obtained during the consultations and community workshop was shared with the City Council/Planning Commission. One member of the public attended who requested and received Spanish translation but did not comment on the element. The Planning Commission had several comments and questions. They are as follows:

The Mayor and Commissioners expressed interest in funding mechanisms such as housing trust funds. The discussion transitioned into incentivizing in-lieu fees collected for projects subject to the inclusionary ordinance by potentially partnering with CHISPA and other nonprofit developers who can identify matching funds. Additionally, City Council had questions regarding "affordable by design" units. Staff informed City Council that accessory dwelling units (ADUs) and other smaller units are examples of affordable by design units. On the same note, the Mayor and City Council expressed interest in diversifying the housing stock through mixed-use projects because of their likelihood to develop in comparison to other housing projects. The discussion included planning for single-room occupancy units (SROs), motels for seasonal workers, and mobile homes. After, the group transitioned into discussing the regulatory incentives available to developers that help make units affordable, including the inclusionary housing ordinance. The Mayor commented on the need to speed up the development process so that affordable units are built concurrently with market-rate units and those same units maintain affordability. The Planning Commission expressed that to strengthen the inclusionary ordinance and address the severe overcrowding, the City can look into conditions for developers to meet housing goals.

Councilmembers and Commissioners discussed homeownership opportunities and the lack of education regarding recent affordable housing developments. The group agreed that more education and organization partnership is needed to make housing projects like Las Viviendas work, emphasizing that these units are not going to meet everyone's needs and that affordable units usually come with restrictions. In the same meeting, Commissioners and Councilmembers suggested actions such as educating residents on development agreements and lotteries for affordable housing units to ensure transparency regarding the City's role in this decision-making process. Planning Commission and City Council suggested that preparing people to become



homeowners can include inviting a group of lenders to workshops to assist people with the application process and identify nonprofits that specialize in credits and taxes.

GENERAL PLAN ADVISORY COMMITTEE (GPAC) MEETING – APRIL 11, 2022

City staff presented an introduction to Housing Elements including an overview of the requirements, a summary of the public outreach conducted to date and a preview of Soledad’s sites and programs. Section will be updated with input received prior to submittal to HCD.

HOW INPUT RECEIVED HAS BEEN ADDRESSED IN THE HOUSING ELEMENT

Section will be updated after the Public Review Draft period, prior to submittal to HCD.



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3. HOUSING NEEDS ASSESSMENT

INTRODUCTION

This chapter begins with a description of housing and demographic characteristics of Soledad. The chapter then discusses the existing housing needs of the city based on housing and demographic characteristics, and the housing needs of “special” population groups, as defined in State law. Data for Soledad is presented, wherever possible, alongside data for Monterey County and California for comparison. This facilitates an understanding of the city’s characteristics by illustrating how the city is similar to, or differs from, the county and state in various aspects related to demographic, employment, and housing characteristics and needs.

SELECTION OF TERMS USED

Household: The US Census defines a household as consisting of all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, such as partners or roomers, is also counted as a household. Data on households does not include people living in group quarters, including group homes.

Group Quarters: The US Census defines group quarters as places where people live or stay in a group living arrangement that is owned or managed by an organization providing housing and/or services for the residents. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, prisons, and worker dormitories.

Family: The US Census defines a family as a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. However, to facilitate fair housing, and remove constraints (for example housing for people with disabilities) under State Housing Element law, local jurisdictions are required to define “family” in a manner that does not distinguish between related and unrelated persons and does not impose limitations on the number of people that may constitute a family.

Family Household: The US Census defines a family household as a household maintained by a householder who is in a family (as defined previously) and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. In US Census data, the number of family households is equal to the number of families. However, the count of family household members differs from the count of family members in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives. In US Census data, a nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Families often prefer single-family homes to accommodate children, while single persons often occupy smaller apartments or condominiums. Single-person households often include seniors living alone or young adults.

Tenure: Tenure is a measure of the rates of homeownership in a jurisdiction. Tenure for a type of unit and the number of bedrooms can help estimate demand for a diversity of housing types. The owner versus renter distribution of a community’s housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing typically having a much lower turnover rate than rental housing.



Home equity is the largest single source of household wealth for most Americans. According to the National Builders Association in 2021, on average, homeowners had a median net worth of \$255,000, which is approximately 40 times the median net worth of renters (\$6,300), which reflects the value of homeownership.

Overcrowding: U.S. Census Bureau standards define a housing unit as overcrowded when the total number of occupants is greater than one person per room, excluding kitchens, porches, balconies, foyers, halls, half-rooms, or bathrooms. For example, if there were more than five people living in a home with five rooms (three bedrooms, living room, and dining room), it would be considered overcrowded. Units with more than 1.5 persons per room are considered severely overcrowded and should be recognized as a significant housing problem. Overcrowding is typically more of a problem in rental units than owner-occupied units.

Housing Affordability: Housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). State law (California Government Code Section 65583(a)(2)) requires “an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.” Identifying and evaluating existing housing needs are a critical component of the housing element. This requires comparison of resident incomes with the local cost of housing. The analysis helps local governments identify existing housing conditions that require addressing and households with housing cost burdens or unmet housing needs. This section includes an analysis of housing cost burden, ability to pay for housing, and the cost of housing.

Housing Cost Burdens: This refers to the proportion of households “overpaying” for housing. An “excessive cost burden” is defined by the US Department of Housing and Urban Development (HUD) as gross housing costs exceeding 30 percent of gross monthly income. A “severe cost burden” is defined as gross housing costs exceeding 50 percent of gross monthly income.

POPULATION PROFILE

This section summarizes information about Soledad’s current and anticipated population. The information in this section comes from the California Department of Housing and Community Development (HCD) pre-approved data package, American Community Survey (ACS) 5-Year Estimates (2016-2020), and the California Department of Finance (DOF). Other sources of information include the Association of Monterey Bay Area Governments (AMBAG), California Employment Development Department (EDD), and HUD, including HUD’s Comprehensive Housing Affordability Strategy (CHAS).

Historic Population Growth¹

The City of Soledad has a rich history rooted in the original Spanish mission land grants of early California. Officially the 13th mission in California, Nuestra Señora de la Soledad, 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 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.

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



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 3,860 persons in the prison at Soledad as of December 2022.

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 26,308 in 2022. **Table 3-1** 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 4.4 percent a year since 1990 on average.

**TABLE 3-1
HISTORICAL POPULATION GROWTH, 1990 TO 2022
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	5	-
1993	14,579	8,094	6,485	1,785	5	13%
1997	19,981	9,544	10,437	2,050	5	18%
2000 ¹	22,634	11,212	11,422	2,472	5	17%
2002	21,942	12,070	9,872	2,667	5	8%
2008	27,905	16,743	11,162	3,718	5	39%
2010	25,738	15,635	10,103	3,664	4	-7%
2014	25,126	16,365	8,761	3,713	4	5%
2017	26,065	16,870	9,195	3,742	5	3%
2022	26,308	18,319	7,989	4,403	4	9%

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.

Sources: California Department of Finance (DOF) 2014, HCD Monterey County Housing Element Data Packet; DOF 2017; DOF 2022.

Projected Population Growth

According to the Association of Monterey Bay Area Governments' (AMBAG's) 2022 population forecasts, Soledad's household population, excluding group quarters (prison population), is expected to increase to 26,112 by 2025, and is expected to continue to grow to 29,133 in 2045. 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 2022 Population Forecast falls in the middle of the General Plan's growth projections. This Housing Element is focused on approaches for accommodating the anticipated growth in the noninstitutionalized population.



AMBAG’s 2022 population projections are reproduced in **Table 3-2**. AMBAG’s published 2022 Regional Forecast provides a breakdown of group quarters, that is expected to increase by less than one percent between 2025 and 2045.

**TABLE 3-2
POPULATION PROJECTIONS
CITY OF SOLEDAD AND MONTEREY COUNTY**

Data	2020		2025		2030		2035		2040		2045	
	City	County	City	County	City	County	City	County	City	County	City	County
Population ¹	25,301	441,143	26,112	452,761	26,824	467,068	27,697	476,028	28,419	483,884	29,133	491,443
Housing Units	4,137	141,764	4,433	146,716	4,733	153,852	5,024	159,100	5,240	162,612	5,426	165,328

¹ The population includes a projection of 8,111 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 2022 Regional Forecast.

Population Age Structure

According to the ACS, the median age of Soledad’s population was older than that of Monterey County in 2020. In Soledad, the median age has increased from 26.7 years in 2016 to 35.4 years in 2020. In Monterey County as a whole, the median age was 34.7 years. **Table 3-3** compares age distribution in urban Soledad to Monterey County. According to the DOF, the city’s estimated 2020 population (household population) was 25,667. **Table 3-3** shows the age distribution of the city’s population for 2020, including the prison population. These numbers show that the largest age group comprises 25- to 44-year-old persons and 45- to 59-year-old persons. The smallest age category was the 75 and over group.

AMBAG’s 2018 Regional Growth Forecast indicates that the two Soledad prisons house between 9,630 and 11,600 prisoners in total. Due to the margin of error associated with the ACS, 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 3-3
POPULATION AGE DISTRIBUTION COMPARISON
CITY OF SOLEDAD AND MONTEREY COUNTY**

Age	Monterey County		City of Soledad	
	Population	% of Total	Population	% of Total
Under 15	95,163	22%	5,225	20%
15 to 29	61,270	14%	3,574	14%
30 to 44	118,490	27%	8,228	32%
45 to 59	76,348	18%	6,288	24%
60 to 74	57,158	13%	1,732	7%
75+	24,548	6%	620	2%
Total	432,977	100%	25,667	100%
Median Age	34.7		35.4	

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)



Ethnicity and Racial Composition

According to the US Census Bureau ACS, the majority of the population in both Soledad and Monterey County is Hispanic or Latino. **Table 3-4** compares ethnic and racial composition in the City of Soledad to Monterey County overall. The data includes people living in group quarters, including prisons. In Soledad, the majority of residents, 75 percent, identified as Hispanic or Latino of any race. The White population made up less than double (12 percent) of the total population than Monterey County (29 percent). Soledad has a significantly higher proportion of Black or African American residents than Monterey County, making up 9 percent of the city's population in comparison to Monterey County's 2 percent Black or African American residents.

TABLE 3-4
ETHNICITY AND RACIAL COMPOSITION, 2016

Ethnicity/Race	Monterey County		City of Soledad	
	Population	% of Total	Population	% of Total
White	127,632	29%	3,089	12%
Black or African American	10,471	2%	2,360	9%
Hispanic or Latino (any race)	255,512	59%	19,255	75%
American Indian and Alaska Native	657	0.2%	84	0.3%
Asian	24,133	6%	504	2%
Native Hawaiian and Other Pacific Islander	1,839	0.4%	91	0.4%
Some other race	12,733	3%	284	1%
Total	432,977	100.0%	25,667	100.0%

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Household Composition

With respect to household composition, the majority of households in Soledad as of 2020 are made up of five or more people. This household size category doubled since 2011, while households of two to four decreased by 10 percent. The percentages of households with householders living alone also nearly doubled between 2011 and 2020. **Table 3-5** shows household composition for Soledad.

TABLE 3-5
HOUSEHOLD COMPOSITION

Type of Household	City of Soledad			
	2011		2020	
	Number	Percentage	Number	Percentage
Householder Living Alone	252	6%	404	11%
2-4 Person Households	2,313	51%	1,524	41%
5+ Person Households	1,183	26%	1,806	48%
Total Households	4,514	100%	3,734	100%

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)



Housing Tenure

There are more owners than renters in the City of Soledad (63 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 3-6**). This is likely due to the higher percentage of single-family homes in Soledad (74 percent), as compared with countywide (70 percent) (see **Table 3-8**).

TABLE 3-6
HOUSING TENURE, 2020

Type of Household	Total Households	Owner Occupied		Renter Occupied	
		Households	Percentage	Households	Percentage
City of Soledad	3,734	2,336	63%	1,398	37%
Monterey County	128,003	66,346	52%	61,657	48%

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

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, DOF, and the City of Soledad.

Housing Stock Growth and Composition

Soledad grew by approximately 60 dwelling units between 2014 and 2020; this represented a 2 percent increase in the number of units during this period, at an annual average rate of growth of 0.3 percent. The share of single-family homes in Soledad decreased to 74 percent in 2020. From 2014 to 2020, the proportion of multiple-family units increased in the city, from 14 to 18 percent of the housing stock, while mobile home units also increased from 5 to 8 percent. **Table 3-7** shows the number and type of dwellings units in Soledad. According to building permit data, approximately 152 residential units have been constructed since 2018. Of the 152 units, 146 units were above moderate-income units and 6 were low-income units.

TABLE 3-7
NUMBER AND TYPE OF DWELLING UNITS

Year	Total	Single Family			Multiple Family			Mobile Homes		Boat, RV, van, etc.	
		Detached	Attached	%	2 to 4 units	5+ units	%	Homes	%	Homes	%
2008	3,810	2,834	214	80%	364	275	17%	123	3%	-	0%
2014	3,927	3,074	81	80%	237	327	14%	208	5%	-	0%
2020	3,987	2,813	128	74%	300	417	18%	329	8%	-	0%

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Note: Residents of the Salinas Valley State Prison and Soledad Correctional Training Facility are not included in the household population.



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 (74 percent in Soledad, 70 percent countywide) and a corresponding lower proportion of multifamily housing (18 percent in Soledad versus 26 percent countywide). When compared with neighboring City of Salinas, the disparity widens between the number of single-family units in Salinas (63 percent) versus Soledad and the county. The City of Salinas had close to double the multifamily units (32 percent) in comparison to the City of Soledad. **Table 3-8** compares Soledad’s housing stock to that of other Monterey County jurisdictions.



**TABLE 3-8
COMPARISON OF HOUSING STOCK COMPOSITION 2020**

Jurisdiction	Total	Single Family			Multiple Family			Mobile Homes	
		Detached	Attached	Percentage of Total	2 to 4	5 Plus	Percentage of Total	Homes	Percentage of Total
Carmel-by-the Sea	3,731	3,278	19	88%	109	231	9%	94	3%
Del Rey Oaks	714	575	39	86%	23	77	14%	-	0%
Gonzales	2,182	1,492	70	72%	38	490	24%	92	4%
Greenfield	4,034	2,912	164	76%	324	558	22%	76	2%
King City	3,526	2,125	233	67%	456	503	27%	209	6%
Marina	8,135	3,857	619	55%	1,235	2,081	41%	343	4%
Monterey	13,615	5,982	930	51%	2,717	3,977	49%	9	0%
Pacific Grove	8,559	5,366	404	67%	950	1,664	31%	175	2%
Salinas	42,675	24,328	2,760	63%	3,645	10,196	32%	1,746	4%
Sand City	197	65	3	35%	42	87	65%	-	0%
Seaside	11,594	6,922	1,365	71%	1,310	1,644	25%	339	3%
Soledad	3,987	2,813	128	74%	300	417	18%	329	8%
Unincorporated	38,961	29,665	2,523	83%	1,804	1,780	9%	3,180	8%
Incorporated	102,949	59,715	6,734	65%	11,149	21,694	32%	6,592	6%
Total County	141,910	89,380	9,257	70%	12,953	23,474	26%	9,772	7%

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)



Age and Condition of Housing Stock

Housing conditions are an important indicator of quality of life in Monterey County communities. If not regularly maintained, structures can deteriorate as they age over time and discourage reinvestment, depress neighborhood property values, and even become health hazards. Maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1990), may require repair and improvement of such features as siding; fencing; roofs; and heating, ventilation, and air conditioning (HVAC) systems, while housing units older than 50 years (pre-1970) are more likely to require complete rehabilitation of systems such as roofing, plumbing, structural, and electrical.

Table 3-9 summarizes information on the age of Soledad's housing stock. As this table illustrates, approximately 28 percent of the housing stock in Soledad was built prior to 1970, while 45 percent of the housing stock was built before 1990. The older housing is likely to have substantial rehabilitation needs, and in some cases, may be so dilapidated as to warrant replacement.

TABLE 3-9
YEAR STRUCTURE BUILT 2020

Year Built	Total Units	Percentage
2014 to 2018	84	2%
2010 to 2013	190	5%
2000 to 2009	1,296	33%
1990 to 1999	642	16%
1980 to 1989	428	11%
1970 to 1979	234	6%
1960 to 1969	430	11%
1950 to 1959	312	8%
1940 to 1949	238	6%
Before 1940	133	3%
Prior to 1990 (older than 30 years)	1,775	45%
Percentage before 1970 (older than 50 years)	1,113	28%
Total	3,987	100%

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

According to a code enforcement officer in Soledad, 28 homes need repairs and 5 need replacement. The majority of the homes are in the Soledad Mobile Park, Nielsen's Trailer Park, Barcelona State, and Buena Vista Park, and near the Chevron gas station on the 100 block of Front Street.



Vacancy Rates

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. According to the 2016-2020 ACS, Soledad's vacancy rate in 2020 was 6 percent (**Table 3-10** 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. According to the available data, approximately 83 percent of vacant units are "other vacant," which refers to units that are unoccupied or not permanently occupied but not on the market, and 17 percent are for rent, for both Soledad and Monterey County. The majority of vacant units in Monterey County (48 percent) are for seasonal, recreational, or occasional use. **Table 3-11** shows vacancy rates for Monterey County cities over the last several decades.

**TABLE 3-10
OCCUPANCY BY HOUSING TYPE 2020**

	City of Soledad		Monterey County	
	Total Units	Percentage	Total Units	Percentage
Occupied Housing Units	3,734	94%	128,003	90%
Vacant Housing Units	253	6%	13,907	10%
Total	3,987	100%	141,910	100%
Vacancy By Type				
For rent	42	17%	2,308	17%
Rented, not occupied	-	-	425	3%
For sale only	-	-	679	5%
Sold, not occupied	-	-	502	4%
For seasonal, recreational, or occasional use	-	-	6,666	48%
For Migrant Workers	-	-	63	0%
Other vacant	211	83%	3,264	23%
Total	253	100%		100%

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)
Note: Residents of the Salinas Valley State Prison and Soledad Correctional Training Facility are not included in the household population.



**TABLE 3-11
COMPARATIVE VACANCY RATES
MONTEREY COUNTY CITIES**

Jurisdiction	1990	1995	2000	2002	2008	2014	2022
Carmel-by-the-Sea	31%	31%	31%	31%	31%	39%	49%
Del Rey Oaks	5%	5%	3%	3%	3%	5%	11%
Gonzales	9%	9%	2%	2%	2%	4%	1%
Greenfield	6%	6%	3%	3%	3%	8%	7%
King City	11%	11%	3%	3%	3%	7%	8%
Marina	4%	28%	21%	21%	21%	5%	4%
Monterey	6%	7%	6%	6%	6%	10%	9%
Pacific Grove	7%	7%	9%	9%	9%	14%	18%
Salinas	4%	4%	3%	3%	3%	5%	3%
Sand City	8%	8%	8%	8%	30%	12%	3%
Seaside	5%	17%	11%	11%	12%	7%	8%
Soledad	4%	4%	2%	2%	2%	5%	6%
Unincorporated Areas	9%	12%	95%	9%	9%	9%	15%
Incorporated Areas	6%	10%	8%	8%	8%	10%	8%
Total County	7%	11%	8%	8%	8%	9%	10%

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Overcrowding

HCD defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. Overcrowding in households typically results from either a lack of affordable housing (which may force more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. Generally, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families). According to the ACS, approximately 25 percent of all dwelling units in Soledad were overcrowded in 2020, compared to 14 percent in the county as a whole. In both Monterey County and the City of Soledad, overcrowding is typically a greater problem for renter households at 16 percent and 9 percent, respectively, compared to overcrowding among owner-occupied households at 10 percent in Monterey County and 4 percent for renter-occupied households. **Table 3-12** summarizes the data on overcrowding in 2020.



TABLE 3-12
2020 OVERCROWDING

Jurisdiction	Total Occupied Units	Overcrowded (Owner)	Overcrowded (Renter)	Total Overcrowded	Percentage
Soledad	3,734	349	600	949	25%
Monterey County	128,003	4,711	12,686	17,397	14%

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

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 ACS Estimates for 2016-2020, Soledad has the second-highest average household size of any jurisdiction in Monterey County, followed by the Cities of Greenfield and King City. **Table 3-13** reports the average number of persons per household for all Monterey County jurisdictions.

TABLE 3-13
2020 COMPARATIVE PERSONS PER HOUSEHOLD
MONTEREY COUNTY JURISDICTIONS

City	Persons per Household
Carmel-by-the Sea	2.0
Del Rey Oaks	2.4
Gonzales	3.9
Greenfield	4.7
King City	4.3
Marina	2.7
Monterey	2.1
Pacific Grove	2.2
Salinas	3.7
Sand City	2.0
Seaside	3.1
Soledad	4.6
Unincorporated	4.4
Incorporated	3.4
Total County	3.3

Source: 2016-2020 American Community Survey, Table S1101 and Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)



EMPLOYMENT AND INCOME

The economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affect housing demand. This section describes the economic and employment patterns and how these patterns influence housing needs.

Employment by Industry

According to 2016-2020 ACS estimates, there were 6,462 jobs in the City of Soledad in 2020. The largest industries of employment were agriculture, forestry, fishing and hunting, and mining (29 percent) and educational services, and health care and social assistance (23 percent). Comparatively, in Monterey County, half of the population was employed in the agriculture, forestry, fishing and hunting, and mining sector (51 percent). Other prominent industries in the county included arts, entertainment, and recreation, and accommodation and food (10 percent) and construction (8 percent). Refer to **Table 3-14** for the number of jobs by industry type in the City of Soledad and Monterey County.

**TABLE 3-14
EMPLOYMENT BY INDUSTRY**

Industry	City of Soledad		Monterey County	
	Number	Percentage	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	1,896	29%	188,734	51%
Construction	296	5%	29,975	8%
Manufacturing	605	9%	12,524	3%
Wholesale trade	196	3%	10,219	3%
Retail trade	240	4%	4,587	1%
Transportation and warehousing, and utilities	202	3%	18,535	5%
Information	70	1%	7,143	2%
Finance and insurance, and real estate and rental and leasing	145	2%	2,593	1%
Professional, scientific, and management, and administrative and waste management services	315	5%	7,073	2%
Educational services, and health care and social assistance	1,470	23%	18,766	5%
Arts, entertainment, and recreation, and accommodation and food services	427	7%	38,246	10%
Other services, except public administration	225	3%	21,063	6%
Public administration	375	6%	8,087	2%
Total	6,462	100%	367,545	100%

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)



Employment and 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 2022 Regional Forecast of housing and employment for the Monterey region, AMBAG reported that there were 9,010 jobs in Soledad in 2020, while there were 4,137 housing units in 2020. Between 2020 and 2045, jobs are expected to increase by 452 jobs and housing units are expected to increase by 1,289 units. This is in contrast to the decrease in employment projected in the 2018 AMBAG Regional Growth Forecast.

Table 3-15 provides AMBAG's employment projections by sector through 2045. The number of jobs in 2020 (9,010) is approximately three times the number of jobs in 2015 (3,442) from the previous AMBAG document. The 9,079 jobs projected for 2025 in Soledad and 4,433 housing units, indicate a more balanced jobs to housing ratio of 2.0 jobs for every home. Projections estimate that the jobs-housing ratio will become more balanced between 2020 and 2045. **Table 3-16** provides a breakdown by sector of projected job numbers over this time period.

TABLE 3-15
AMBAG ESTIMATE OF JOBS AND HOUSING
2022 REGIONAL FORECAST

Year	Jobs	Housing	Ratio
2020	9,010	4,137	2.2
2025	9,079	4,433	2.0
2030	9,161	4,733	1.9
2035	9,235	5,024	1.8
2040	9,333	5,240	1.8
2045	9,462	5,426	1.7
Change between 2020 and 2045	452	1,289	-

Source: 2022 AMBAG Population, Housing Unit and Employment Forecasts



**TABLE 3-16
EMPLOYMENT PROJECTIONS
CITY OF SOLEDAD**

Data	2020	2025	2030	2035	2040	2045
Agriculture	1,833	1,834	1,836	1,838	1,841	1,843
Manufacturing	315	316	317	317	317	317
Site-based Skilled Trade	1,833	1,868	1,899	1,916	1,943	1,972
Wholesale	239	235	239	239	239	239
Retail	289	290	291	296	301	306
Financial and Professional Services	189	190	194	198	202	206
Education	569	573	581	590	600	610
Health Care and Social Assistance	622	642	655	669	683	698
Other Services	479	482	491	500	508	518
Public	2,500	2,503	2,509	2,519	2,544	2,593
Self-employed	142	146	149	153	155	160
Total	9,010	9,079	9,161	9,235	9,333	9,462

Source: AMBAG, Monterey Bay Area 2022 Regional Growth Forecast



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 on the relationship to the county adjusted median income (AMI), adjusted for household size. The State of California uses the income groups presented in **Table 3-17**. For purposes of the Housing Element, the State income definitions are used throughout the document.

**TABLE 3-17
STATE INCOME CATEGORIES**

Income Category	Percentage of County Area Median Income (AMI)
Acutely Low	Less than 15%
Extremely Low	15%–30%
Very Low	31%–50%
Low	51%–80%
Moderate	81%–120%
Above Moderate	More than 120%

Source: HCD State Income Limits for Solano County, 2022.

The 2022 State Income Limits published by HCD for Monterey County are shown in **Table 4-18**. These are the income limits used to determine eligibility for many affordable housing programs with income qualification criteria attached to the funding. While Soledad’s actual family median income may be significantly less than that of Monterey County, the State of California updates the countywide median income and corresponding county income limits each year for use in affordable housing programs. The countywide median income and related income limits are therefore considered to provide a more recent representation of the income characteristics of the area.

The median income for a family of four is used as a basis for showing how the established income categories shown in **Table 3-18** equate to actual household numbers in the city. The County median income for the years 2018 and 2022 for a household of four persons is:

- Monterey County Median Income (2018) = \$69,100
- Monterey County Median Income (2022) = \$90,100

**TABLE 3-18
HOUSEHOLD INCOME LIMITS FOR MONTEREY COUNTY, 2022**

Income Category	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
Acutely Low	\$9,450	\$10,800	\$12,150	\$13,500	\$14,600	\$15,650
Extremely Low	\$23,900	\$27,300	\$30,700	\$34,100	\$36,850	\$39,600
Very Low	\$39,800	\$45,500	\$51,200	\$56,850	\$61,400	\$65,950
Low	\$63,700	\$72,800	\$81,900	\$91,000	\$98,300	\$105,600
<i>Median</i>	<i>\$63,050</i>	<i>\$72,100</i>	<i>\$81,100</i>	<i>\$90,100</i>	<i>\$97,300</i>	<i>\$104,500</i>
Moderate	\$75,650	\$86,500	\$97,300	\$108,100	\$116,750	\$125,400

Source: Department of Housing and Community Development, 2022 Income Limits.



Table 3-19 provides ACS data for income for the City of Soledad and Monterey County. A household of four earning less than \$34,100 is considered an extremely low-income household and approximately 13 percent of households fall into this income category. For this same income category, the county had 10 percent of households fall into this category. For very low-income households, approximately 14 percent of households in Soledad fall into this category and 11 percent of households in the county are in this category. Approximately 23 percent of households in Soledad fall into the low-income category, higher than the county’s 17 percent of low-income households. Soledad had less households (50 percent) fall into the moderate to above-moderate income category, compared to the county (61 percent).

**TABLE 3-19
DISTRIBUTION OF HOUSEHOLD INCOME, 2020**

Income Category	City of Soledad	Monterey County
	Percentage	Percentage
Extremely Low Income - ≤30% of AMI	13%*	10%*
Very Low Income - 31% - 50% of AMI	14%	11%
Low Income - 51% - 80% of AMI	23%	17%
Moderate Income - 81% - 100% of AMI	10%	11%
Above Moderate Income - >100% AMI	40%	51%
Total	100.0%	100.0%

*Includes acutely low-income households.

Note: Residents of the Salinas Valley State Prison and Soledad Correctional Training Facility are not included in the household population.

Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates -- CHAS 2014-2018.

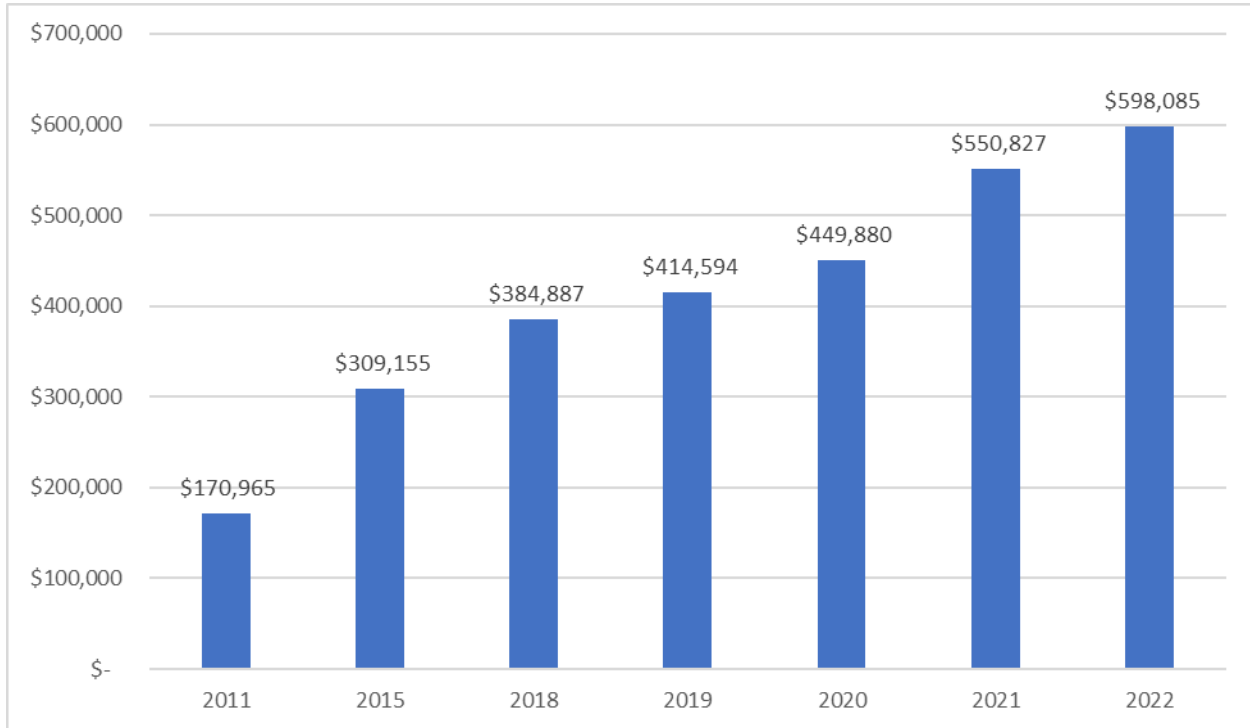
HOUSING COSTS, AFFORDABILITY, AND OVERPAYMENT

Housing Sales

Figure 3-1 shows the average sale prices of homes in Soledad from 2011 to 2022. These are point-in-time numbers from January of each year so do not represent the median over the course of the year. In 2011, the average sales price for homes in Soledad was \$170,965. By 2015, the average sales price almost doubled to \$309,155. Since then, the trend in median home prices has been steadily increasing at an average of 23 percent per year, with the average price at \$598,085 towards the end of January 2022.



**FIGURE 3-1
AVERAGE HOME PRICES EACH JANUARY IN SOLEDAD, 2011-2022**



Source: Monterey County Association of REALTORS®, 2015-2022.

Rental Market

In April 2023, a rental survey was conducted of available rental units in the City of Soledad. The results of the survey are shown in **Table 3-20**. The market survey consisted of evaluating and compiling data from a variety of sources. A total of four listings were found, which consisted of homes ranging from studios to three bedrooms, though no one-bedroom units were listed as available. According to the findings of the survey, the rental price for a three-bedroom unit was \$2,400 per month, \$2,175 per month for a two-bedroom unit, and \$1,000 per month for a studio. It should be noted that the number of two-bedroom unit listings was twice as large as the other sizes of units. The lack of four-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. Given the shortage of available units, the City also looked at the median gross rent estimated by ACS. ACS estimates that the median rent for a studio unit in Soledad was \$777 in 2020, \$1,193 for a two bedroom, \$1,539 for a three bedroom, and \$1,725 for a four bedroom. No estimate was available for one-bedroom units.



**TABLE 3-20
RENTAL RATES**

Number of Bedrooms	Median Rent	Number of Units Surveyed
Studio	\$1,000	1
1 Bedroom	--	None listed
2 Bedroom	\$2,175	2
3 Bedroom	\$2,400	1
4 Bedroom	--	None listed
Total	--	4

Sources: Craigslist; Zillow; Redfin; accessed April 2023.

Comparing the rental rates in **Table 3-20** with the rental affordability rates for the income levels described in **Table 3-21**, acutely low-, extremely low-, and very low-income households cannot afford the monthly rental rates in Soledad, for any unit size, without paying more than 30 percent of gross monthly income on housing cost. For example, an extremely low-income four-person household can afford \$853 per month on rent and the median rental price for a three-bedroom unit is \$2,400. Low-, moderate-, and above moderate-income households do earn enough income to afford the average rental rates of all bedroom sizes for apartments.

**TABLE 3-21
HOUSING AFFORDABILITY**

Household Size	1 person	2 persons	3 persons	4 persons
Acutely Low Income (Households at <30% of Median)				
Annual Income Limit	\$9,450	\$10,800	\$12,150	\$13,500
Monthly Income	\$788	\$900	\$1,013	\$1,125
Max. Monthly Gross Rent ¹	\$236	\$270	\$304	\$338
Max. Purchase Price ²	\$41,478	\$47,404	\$53,329	\$59,255
Extremely Low Income (Households at 30% of Median Income)				
Annual Income Limit	\$23,900	\$27,300	\$30,700	\$34,100
Monthly Income	\$1,992	\$2,275	\$2,558	\$2,842
Max. Monthly Gross Rent ¹	\$598	\$683	\$768	\$853
Max. Purchase Price ²	\$104,903	\$119,827	\$134,750	\$149,674
Very Low Income (Households at 50% of Median Income)				
Annual Income Limit	\$39,800	\$45,500	\$51,200	\$56,850
Monthly Income	\$3,317	\$3,792	\$4,267	\$4,738
Max. Monthly Gross Rent ¹	\$995	\$1,138	\$1,280	\$1,421
Max. Purchase Price ²	\$174,692	\$199,711	\$224,730	\$249,529



Household Size	1 person	2 persons	3 persons	4 persons
Low Income (Households at 80% of Median Income)				
Annual Income Limit	\$63,700	\$72,800	\$81,900	\$91,000
Monthly Income	\$5,308	\$6,067	\$6,825	\$7,583
Max. Monthly Gross Rent ¹	\$1,593	\$1,820	\$2,048	\$2,275
Max. Purchase Price ²	\$279,595	\$319,538	\$359,480	\$399,422
Moderate Income (Households at 120% of Median Income)				
Annual Income Limit	\$75,650	\$86,500	\$97,300	\$108,100
Monthly Income	\$6,304	\$7,208	\$8,108	\$9,008
Max. Monthly Gross Rent ¹	\$1,891	\$2,163	\$2,433	\$2,703
Max. Purchase Price ^{2,3}	\$332,047	\$379,670	\$427,074	\$474,478

¹Assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities, or mortgage payment, taxes, mortgage insurance, and homeowners' insurance.

²Assumes 96.5 percent loan at 60 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

³ 2022 State Area Median Income for Monterey County is \$90,100.

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 \$90,100 for 2022, a moderate-income family of four would make up to \$108,100 annually. An affordable purchase price for this family would be approximately \$474,478, assuming 5 percent down payment and a 6 percent 30-year fixed interest rate. For a low-income family of four, an affordable purchase price would be approximately \$399,422 with the same terms. The median 2022 resale price of existing for-sale units was \$598,085, which is higher than the maximum affordable price for lower- and moderate-income households. **Table 3-19** shows ownership affordability for all income groups in the Soledad area.

Based on housing prices shown previously in **Figure 3-1** and affordability information shown in **Table 3-21**, there are few single-family detached homes that are affordable to families earning less than above moderate income in current housing market conditions. There would be virtually no ownership housing choices for acutely low, extremely low-income, very low-income, and low-income homebuyers.

As indicated by **Figure 3-1** and **Table 3-20**, rental housing in Soledad is considerably more affordable than ownership units. A four-person household earning the Monterey County AMI can afford approximately \$2,275 in monthly rent. This is based on the cost of housing not exceeding 30 percent of the household's income. Even if the lower AMI for Soledad is considered, the median-priced rental (\$1,938) would be affordable, as detailed in **Table 3-20**.

Table 3-21 shows rental affordability for all income groups in Soledad. In 2022, the rental price for a two-bedroom, one bath single-family home was \$2,150 and was \$2,200 for the same bed and bath size for a multifamily housing rental unit. As discussed earlier, the lack of affordable rental housing (i.e., multifamily units instead of single-family rentals, which are more expensive) causes many households to live outside of Soledad. This indicates a need for additional multifamily units that are priced appropriately for a variety of income levels.



Overpayment for Housing

Overpayment for housing was calculated using data from HUD's 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. Residents of the Salinas Valley State Prison and Soledad Correctional Training Facility are not included in the household population. **Table 3-22** compares overpayment for housing between owners and renters for different income categories.

TABLE 3-22
CITY OF SOLEDAD HOUSEHOLD OVERPAYMENT

Type of Household	Owner-Occupied Housing		Renter-Occupied Housing		All Occupied Housing	
	Number	Percentage	Number	Percentage	Number	Percentage
All households	2,285	62%	1,390	38%	3,675	100%
Total lower-income households (0-80% of HAMFI)	840	37%	1,115	80%	1,955	53%
Lower-income households overpaying	420	18%	720	52%	1,140	31%
Lower-income households severely overpaying	145	6%	475	34%	620	17%
Total extremely low-income households	95	4%	360	26%	455	12%
Extremely low-income households overpaying	60	3%	315	23%	375	10%
Extremely low-income households severely overpaying	35	2%	295	21%	330	9%
Total households overpaying	540	24%	720	52%	1,260	34%
Total households severely overpaying	145	6%	475	34%	620	17%

Source: CHAS 2015-2019

Note: Residents of the Salinas Valley State Prison and Soledad Correctional Training Facility are not included in the household population.

The CHAS data provides information about housing problems. According to this data, there were 420 lower-income, owner-occupied households (18 percent of total owner households) and 720 lower-income, renter-occupied households (52 percent of total renter households) paying more than 30 percent of their income on housing costs in the city in 2018. In the same dataset, there were 35 extremely low-income owner households and 295 extremely low-income renter households paying more than 50 percent of their income on housing costs. In total, there were 840 lower-income owner households and 1,115 lower-income renter households paying more than 30 percent of their income on rent or mortgage. 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.



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

According to the ACS, approximately 4 percent of the population in Soledad reports having at least one disability, compared to 6 percent in Monterey County as a whole. As seen in **Table 3-23**, the most prevalent types of disabilities among residents of Soledad were ambulatory, cognitive, vision, and self-care difficulty for persons ages 18 to 64. For persons aged 65 and older, ambulatory and independent living disabilities were the most prevalent.

**TABLE 3-23
DISABILITIES BY DISABILITY TYPE BY AGE, 2020**

	Soledad		Monterey County	
	Number	Percentage	Number	Percentage
Disabilities for Ages 18 - 64				
Hearing Difficulty	51	3%	2,849	4%
Vision Difficulty	155	10%	3,984	6%
Cognitive Difficulty	158	10%	6,201	9%
Ambulatory Difficulty	173	11%	6,568	10%
Self-Care Difficulty	153	10%	2,920	4%
Independent Difficulty	143	9%	5,793	9%
Total Disabilities for Ages 18-64	833	54%	28,315	42%
Disabilities for Ages 65 and over				
Hearing Difficulty	87	6%	7,805	12%
Vision Difficulty	35	2%	2,607	4%
Cognitive Difficulty	35	2%	4,995	7%
Ambulatory Difficulty	259	17%	11,048	16%



	Soledad		Monterey County	
	Number	Percentage	Number	Percentage
Disabilities for Ages 18 - 64				
Self-care Difficulty	127	8%	4,890	7%
Independent Difficulty	159	10%	7,395	11%
Total Disabilities for Ages 65 and Over	702	46%	38,740	58%
Total Disabilities Tallied ¹	1,535	100%	67,055	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: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

The number of disabled persons between Soledad and the county had similar rates in 2020 with the majority of persons reporting ambulatory and independent living difficulty. 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 Americans with Disabilities Act (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 in Salinas and serves all of Monterey County.
- San Andreas Regional Center provides assessment, prevention, and advocacy for individuals with developmental disabilities. The center also funds residential care and supported living-eligible individuals, respite care for families.
- Deaf and Hard of Hearing Service Center Inc. provides services for the deaf and hard of hearing, including advocacy, communications service (including interpreting), independent-living skills instruction, employment assistance, peer counseling, and referral services. They also provide special programs for deaf and hard of hearing children.

Some of the affordable multifamily 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

Senate Bill (SB) 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live and work normally. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

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 those with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. 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 January 2021, the Center did not report any consumers for the 93690-zip code (Soledad) despite approximately 14 percent of the population with a disability in the city reporting having cognitive difficulties and 20 percent having independent-living difficulties. According to the San Andreas Regional Center (SARC), the City of Soledad is home to 170 people with developmental disabilities of whom 92 (54 percent) are adults and 78 (46 percent) are under age 18. The concentration of adults in the City of Soledad is slightly lower than in the County overall where 57 percent of the population with developmental disabilities is age 18 or older.

As of November 2021, SARC reported that the family home is overwhelmingly the most prevalent living arrangement for City of Soledad adults with developmental disabilities, with 91 percent of adults continuing to live in the family home. This is different from the county where only 79 percent of adults live at home with aging caregivers. Overreliance on aging parents to provide housing for adults with developmental disabilities puts them at greater risk of homelessness or displacement as they age in place. Due to the lack of deeply affordable housing in the City of Soledad only 9 percent of adults with developmental disabilities have been able to transition from the family home into their own apartment with supportive services, slightly lower than Monterey County adults with developmental disabilities overall, 10 percent of whom have transitioned to independent living. Coupled with longer life expectancy, adults outliving their elderly family caregivers may be at-risk for displacement especially for adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in the City of Soledad.

A number of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, rentals in combination with Section 8 Housing Choice Vouchers, special programs for home purchase, HUD housing, and SB 962 homes (these are adult residential homes for persons with specialized health care needs). Supportive housing and group living opportunities for persons with developmental disabilities can be an important resource for those individuals who can transition from the home of a parent or guardian to independent living. The Department of Developmental Services reports that between September 2015 and June 2021, there was a 9 percent decrease in the number of people



with developmental disabilities able to be housed in licensed care facilities. The County's reduced supply of licensed care facilities increases the likelihood that City of Soledad adults with developmental disabilities will be forced out of the county when their parents are no longer able to house them--unless there is a significant improvement in access to affordable housing. Per **Program 4.3.2 Housing Choice Vouchers (HCV)**, the City will continue to collaborate with the Housing Authority of Monterey County (HACM) to maintain the use of HCV for the City's very low-income residents. Per **Program 6.1.1 Fair Housing**, the City will collaborate with appropriate entities, such as HACM, CHISPA, CRLA and Echo of Monterey County to provide bilingual landlord education and outreach on source of income discrimination and voucher programs. Provide bilingual education to property owners about the benefits of voucher holding-tenants, encouraging them to market available units at their rental properties to voucher holders; and assess the feasibility of a landlord incentive program for landlords that choose to accept voucher-holding tenants.

People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Nearly 23 percent of Monterey County residents with developmental disabilities have limited mobility, and 12 percent have vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of most of the limited number of affordable housing units in the City of Soledad.

Therefore, the design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income or cared for by households with limited financial resources.

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. Additionally, according to the Department of Developmental Services between September 2015 and June 2021 the number of Monterey County residents with developmental disabilities age 62 and older has grown by 82 percent. Longer life spans mean that more adults with developmental disabilities will outlive their parents and family members who are the largest source of housing for people with developmental disabilities in the City of Soledad.

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. The San Andreas Regional Center serves Soledad and the surrounding area. To assist in the housing needs for persons with disabilities, the City will implement **Program 3.1.2 Persons with Disabilities (Including Developmental Disabilities)**.

There are a number of additional resources and agencies assisting persons with disabilities in the surrounding area of Soledad, including:

- Del Mar Caregivers Resource Center provides counseling, support groups, respite, and referral services for caregivers of brain-impaired adults, including those with multiple sclerosis, Parkinson's Disease, stroke, brain injury, Alzheimer's disease, and other dementias.
- Hope Services, Monterey District, provides a variety of services, including employment, job training, community living services, and adult activity programs for individuals with developmental disabilities.



- Gateway Center of Monterey County Inc. provides a range of supportive services for adults over the age of 18 with developmental and intellectual disabilities, including residential care, respite care, training, and day activity programs.
- Social Vocational Services provides services for individuals with developmental disabilities in the State of California and has an on-site office in the City of Soledad. Programs include community inclusion opportunities, career exploration, supported employment, support/independent living, residential living, and alternative living as well as transportation services.

Housing for the Elderly in Soledad

Seniors have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

The population of persons over the age 65 in Soledad was 694 persons in 2020, or 19 percent of the overall population. Monterey County’s percentage of persons aged 65 and older was higher than that of Soledad’s, at 27 percent of the population. In 2020, there were beds for 59 elderly persons in a skilled nursing facility in Soledad, the Eden Valley Care Center on Main Street. **Table 3-24** shows senior households by tenure.

**TABLE 3-24
SENIOR HOUSEHOLDS BY TENURE**

Tenure	County of Monterey		City of Soledad	
	Number	Percentage of Total Households	Number	Percentage of Total Households
Owners	24,799	19%	555	15%
Renters	9,140	7%	139	4%
Total Senior Households	33,939	27%	694	19%

*Source: Soledad Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)
Note: Residents of the Salinas Valley State Prison and Soledad Correctional Training Facility are not included in the household population.*

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, Area Agency on Aging, provides an array of services such as information and referral assistance and a senior nutrition program.
- 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 Transportation and Coordination Program. The service is provided countywide and is supported by Monterey-Salinas Transit.



- Central Coast Center for Independent Living is based in Salinas and provides affordable, reliable, experienced personal assistants to older adults and persons with disabilities to enable them to live independently. Included are aides with many years of experience but no formal training, personal homecare workers, certified nurse assistants, licensed vocational nurses (LVNs), medical assistants, registered nurses (RNs), etc.
- The Salinas YMCA, at 117 Clay Street, 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, at 530 Andalucia Drive, offers 40 apartments for senior living.

To assist in the housing needs for seniors, the City will implement **Program 3.1.5 Seniors**.

Farmworker Housing Needs

Farmworkers are generally considered to have special housing needs because of limited incomes and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next).

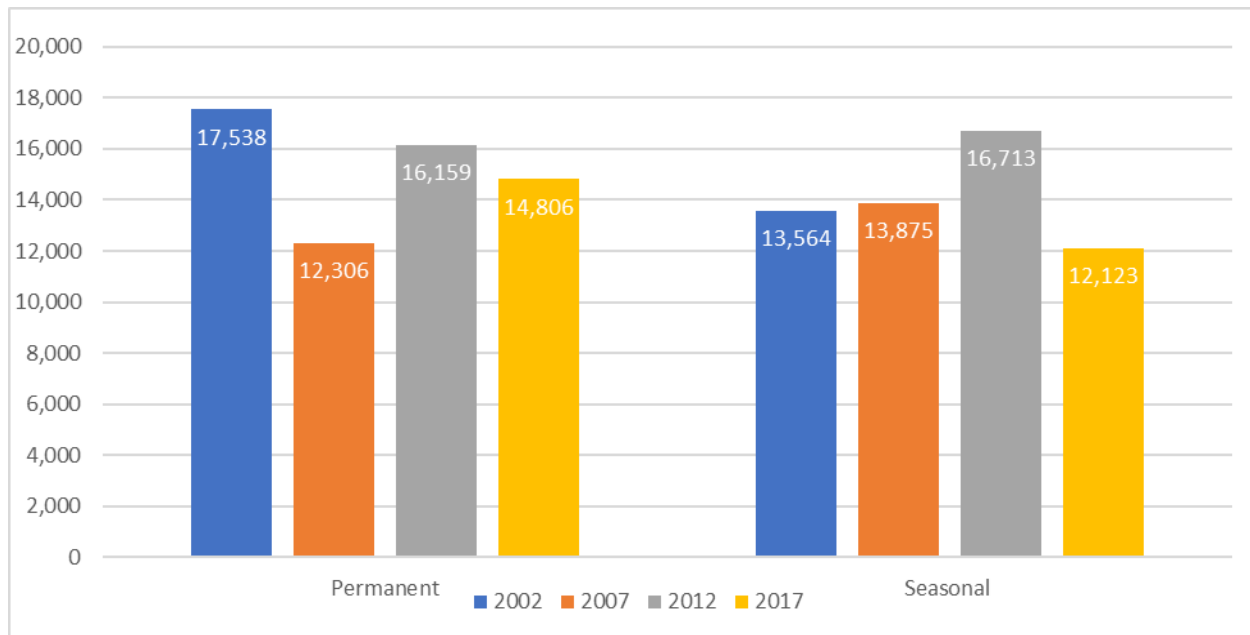
According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farmworkers in Monterey County has fluctuated from 2002 to 2017, decreasing from 17,538 to 14,806 farmworkers over that time frame. However, there was an increase in permanent farmworkers from 2007 to 2012. Between 2012 and 2017, there was a decrease from 16,159 to 14,806 permanent farmworkers. The number of seasonal workers has slightly decreased from 13,564 in 2002 to 12,123 in 2017. In 2012, there was an increase from the 13,875 seasonal farmworkers in 2007 to 16,713 in 2012 (see **Figure 3-2**). The overall number of seasonal farmworkers (12,173) was lower in 2017 in comparison to 2012. The U.S. Department of Agriculture Census of Farmworkers reports that there were 514 farms in Monterey County, employing a total of 26,929 workers in 2017. Of the 26,929 farmworkers in the county, 14,806 workers (55 percent) worked 150 days or more each year. The remaining 45 percent worked less than 150 days per year. Larger farms provide the main source of farm employment for farmworkers. According to the Census of Agriculture, 14,168 farmworkers (53 percent) were employed on farms with 10 or more workers. According to the California Department of Education California Longitudinal Pupil Achievement Data System (CALPADS), there were about 3,406 migrant workers throughout Monterey County. Typically, farmworker positions, unless they own the business, do not pay well and these persons may have trouble finding adequate housing in the county.

When looking at Soledad alone, 29 percent, or 1,896 residents, were employed in Agriculture and Natural Resources, according to the 2016-2020 ACS, representing a very significant portion of the workforce. Based on data from one-on-one interviews with the Santa Elena Cooperative stakeholder, residents have expressed interest in the installment of solar panels and wheelchair ramps for residents who are aging in place, as well as community events for residents. Additionally, the stakeholder expressed the importance of constructing more mobile home parks like Santa Elena Cooperative because they ensure affordability for farmworkers living in Monterey County.

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.



FIGURE 3-2
FARM LABOR IN MONTEREY COUNTY



Source: U.S. Department of Agriculture Census of Farmworkers

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). To assist in the housing needs for farmworkers, the City will implement **Program 3.1.3 Farmworkers**.

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. At the time of the survey, 29 of the participants lived in Soledad. 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 Community Development Block Grant (CDBG), HOME, California Tax Credit Allocation Committee (TCAC), USDA Rural Development eligible rural high amenity parcels, and 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), Housing Authority of Monterey County (HACM), 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 to facilitate development of more farmworker housing. Specific information concerning available farmworker housing is provided below.

Housing resources for farmworkers in Soledad include:

- HACM 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. In 2016, Eden Housing redeveloped a bracero camp and opened Camphora Apartments just outside the Soledad city limits. It is 44 units of affordable rental housing for farmworkers and their families.
- CHISPA constructs, owns, and manages affordable multi-family developments in addition to administering a U.S. Department of Agriculture (USDA) Rural Housing fund that supports a self-help homeownership program where families build their own homes. CHISPA owns and manages several other developments that provide farmworker housing in whole or in part, including Jardinas de Soledad with 50-unit townhome project on Andalucia Drive, 40 of which target farmworkers, Las Jicamas on Martinez Place with a 46 unit project for mostly lower-income persons, including farmworkers, Market Street Townhomes on Market Street with 60 units, a portion of which are reserved for farmworkers, and Soledad Townhomes on Benito Street with 34 units, all for farmworkers. Most recently, CHISPA built four homes with four attached ADUs, of the eight units, seven have Section 8 vouchers. One of the households is paying market rate; however, according to CHISPA, if the current occupants move out, CHISPA plans to release to Section 8 voucher holders.
- The Santa Elena Farmworkers Cooperative is 100 mobile homes rehabilitated and run as a cooperative by farmworkers since 1980.

Refer to **Table 4-3, Farmworker Housing Resources in Soledad**, in **Chapter 4, Assessment of Fair Housing** for more information on H-21 housing that is available to farmworkers in Soledad.

Single-Parent-Headed Households

Single-parent households (which are predominantly female-headed) are one-parent households with children under the age of 18 living at home. For these households, living expenses generally require a larger proportion of income relative to two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to daycare or childcare, healthcare, and other supportive services.

Households with children under 18 years of age headed by a single parent are another group that may have special needs for housing. According to the 2016-2020 ACS, Monterey County had about 17 percent (15,986) female-headed family households and 9 percent (8,394) male-headed family households. In all of Monterey County, single-headed households represent approximately 26 percent of all family households. In comparison, in Soledad, 20 percent were single-headed households (male or female). The U.S. Census Bureau reported that there were 407 female-headed households present in Soledad in 2020. 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.

Single-parent households, particularly those headed by women, are likely to have greater demand for childcare and other social services than two-parent households. According to the 2016-2020 ACS, 12 percent of female-headed householders in Soledad were under the poverty level, compared to 9 percent of these households in Monterey County. Because single-parent households often have limited incomes, these households may have



trouble finding adequate, affordable housing, or may overpay for housing to accommodate family size or have access to services and resources.

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

- The Soledad Migrant Head Start operates one center in Soledad, with a maximum capacity of 45 children. The provider does not participate in a subsidized childcare program.
- There are several licensed day care facilities in Soledad that provide programs for families, including Windy Acres, Shiloh Arms Day Care Center Development Center, and Soledad Migrant Head Start.
- HACM 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.
- Cal-Learn is a statewide, mandated program for pregnant and parenting teens, whose parent(s) receive California Work Opportunity and Responsibility to Kids (CalWORKs/TANF) benefits. Cal-Learn rewards good school performance; up to \$100.00 per report card period can be earned and added to a family's grant if a teen receives and submits good grades. In addition, a \$500 bonus is provided to teens if they graduate from high school while enrolled in the Cal-Learn Program.

To assist in the housing needs for single-parent households, the City will implement **Program 3.1.4 Single-Parent Households**.

Large Families

Large households are defined as households with five or more members. Large households comprise a special-needs group because of the need for larger dwelling units with three or more bedrooms, which are often in limited supply and therefore command higher prices. To save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income, large households to reside in smaller dwelling units, frequently resulting in overcrowding.

The ACS estimated that, in 2020, of the 3,734 total households in Soledad, 48 percent (1,806) had five or more persons (see **Table 3-25**). As discussed previously, the average household size in Soledad is 4.6 people per household, the highest household size in Monterey County, reflecting the high rate of large families and households. According to the 2016-2020 ACS, a relatively large proportion of the housing stock has three or more bedrooms (76 percent). Although the supply of units with three or more bedrooms may appear to be adequate to accommodate the needs of large families, larger households may not actually be residing in these units, as the price for larger units may be a barrier to ownership or rental, leaving a portion of this population underserved. Additionally, large households may choose to reside in the larger housing units that are above their financial means, thus resulting in overpayment and the potential for displacement.



When looking at large households by tenure, according to the 2016-2020 ACS, of all large households in Soledad, 42 percent were renters and 58 percent were owners. To address affordability challenges, the City will encourage and incentivize development of affordable housing units and will develop a program to connect lower-income residents with affordable housing opportunities and market availability of financial assistance for first-time homebuyers. (**Program 2.2.1 Pursue Funding, Program 2.2.2 Provide Incentives and Program 3.2.2 First-Time Homebuyer Funding**). To assist in the housing needs for large families, the City will implement **Program 3.1.1 Large Families**.

**TABLE 3-25
HOUSEHOLD SIZE BY TENURE**

Jurisdiction		Large Households		
		Owner	Renter	Total
City of Soledad	Number	1,048	758	1,806
	Percentage	58%	42%	100%
Monterey County	Number	11,706	13,490	25,196
	Percentage	46%	54%	100%

Source: Soledad Data Packet, 2022 – U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Households with Extremely Low Incomes

An extremely low-income household is defined as a household earning 30 percent or less than the area median. According to HCD, the median income for a four-person household in Soledad was \$81,100 in 2022. Based on the above definition, an extremely low-income household of four earns less than \$30,700 a year. Employees earning the minimum wage in California (\$15.50 per hour) and working 40 hours a week would be considered extremely low income, as their total annual earnings would be \$32,240. According to **Table 3-21, Housing Affordability**, for acutely low-income households, the maximum monthly gross rent for a four-person household is \$338 and the maximum purchase price is \$59,255. For extremely low-income households, the maximum monthly gross rent for four-person households is \$853 and the maximum purchase price is \$149,674. Furthermore, the median cost for renting a studio apartment in Soledad is \$1,000. For a family looking for a three-bedroom unit, the median cost is \$2,400.

When looking at households in Soledad, 62.0 percent of owner-occupied housing and 38.0 percent of renter-occupied housing were overpaying for housing. Cost burden occurs when a household is paying between 30.0 and 50.0 percent of monthly income for housing. The majority of extremely low-income households are renters, comprising 26.0 percent of all occupied housing, compared to homeowners comprising 4.0 percent of extremely low-income households. As shown in **Table 3-22**, 21.0 percent of extremely low-income households are severely overpaying for renter-occupied units, while 2.0 percent of extremely low-income households of owner-occupied units were severely overpaying. According to the data for **Table 3-22**, there were 21.0 percent of extremely low-income households (295 households) were severely overpaying for renter occupied units, while 2.0 percent (35 households) of extremely low-income households were severely overpaying for owner-occupied units. These statistics suggest that extremely low-income households most likely have a more difficult time purchasing a home than households in higher-income categories, and those households that have recently or currently reside in an owner-occupied unit are experiencing a challenge in making payments, which places this population at risk of displacement.



Further, the high proportion of extremely low-income renter households experiencing severe overpayment challenges indicates that existing affordable housing opportunities in the city are not sufficient to meet the demand, combined with waiting lists for housing assistance programs, potentially placing these households at risk of displacement and homelessness. In addition, while these households may be able to find an affordable housing opportunity, in cases of large households or single, female-headed households with children, renting an appropriately sized unit may result in overpayment, overcrowding, or both. Senior households are also a community of concern, and make up 15.0 percent of all households, of which, 4.0 percent were renters. There are a number of senior housing resources in Soledad, including Eden Valley Care Center, and market-rate age-restricted apartment complexes, such as the Soledad Senior Apartments.

Households with extremely low incomes have a variety of housing situations and needs. This population includes persons who are homeless, persons with disabilities, farmworkers, college students, single parents, seniors living on fixed incomes, and the long-term unemployed. Some extremely low-income individuals and households are homeless. As noted previously, this population also includes minimum wage workers or part-time employees. For some extremely low-income residents, housing may not be an issue—for example, domestic workers and students may live in in-law units at low (or no) rents. Other extremely low-income residents spend a substantial amount of their monthly incomes on housing or may alternate between homelessness and temporary living arrangements with friends and relatives. Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or exacerbated by a lack of affordable housing opportunities. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions and also face the risk of displacement. Some extremely low-income households could have members with mental or other disabilities and special needs. Some of the agencies in or near Soledad that provide other types of support services to large households and extremely low-income households include:

- CSUMB – Community Health Engagement services residents who meet permanent supportive housing through the Homeless Coordinated Entry System or meet HUD’s definition of homelessness. Programs include Street Outreach, Case Management, Housing Navigation and Retention Services, Groups, and Life Skills Classes.
- Central Coast Center for Independent Living provides a Rapid Rehousing and Homeless Prevention program for homeless individuals and families.
- Interim Inc.’s mission is to provide services and affordable housing supporting members of the community with mental illness in building productive and satisfying lives. Support ranges from affordable housing, residential treatment, social support, homeless outreach and support, and supported education and employment services.
- County of Monterey Department of Social Services Community Benefit Branch provides temporary public assistance benefits and services to assist eligible residents of Monterey County meet their basic needs. Programs include temporary cash assistance, general assistance, Medi-Cal, CalFresh, and CalWORKS. Eligibility for these public benefits is based on income and resource levels.
- Catholic Charities (Salinas) offers family supportive services, including limited and seasonal assistance with rent and utilities and help with Calfresh applications. These services are available in both English and Spanish.
- Good Samaritan Center operated by the Salvation Army provides assistance with food, rent, and utility bills for bills Monterey Peninsula residents.



- Housing Resource Center provides rental assistance with security deposits and move-in assistance for low-income households. They also provide first-time homebuyer workshops, foreclosure education and counselling, and financial literacy/credit education. These services are available in English and Spanish.

To assist in the housing needs for households with extremely low incomes, the City will implement **Program 3.1.6 Extremely Low-Income Households**.

Homeless Residents

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. California law requires that Housing Elements estimate the need for emergency shelter for homeless people.

The Point-in-Time (PIT) Count gathers both sheltered and unsheltered numbers. The sheltered PIT count is conducted on an annual basis and gathers data on the number of persons who are in emergency shelter or transitional housing, collecting demographic information such as age, gender, length of time homeless, income, and housing history. The unsheltered PIT count, conducted biannually, gathers data on the number of persons who are observed on the street. The PIT count is conducted on a single day/night during January and is therefore not meant to represent the overall number of individuals who experience homelessness over the course of a year.

The most recent PIT Count was conducted in January 2022. The total number of homeless persons counted in Soledad was 12, all of whom were unsheltered. This population accounted for 0.6 percent of the total homeless population in Monterey County and represented a decrease from 2 percent (35 individuals) in the previous PIT. They were all unsheltered. **Table 3-26** provides the available characteristics of the homeless population in the county; a breakdown was not available at the city level.

**TABLE 3-26
CHARACTERISTICS OF THE POPULATION EXPERIENCING HOMELESSNESS,
MONTEREY COUNTY**

Primary Condition that Led to Homelessness	Percentage of Total Count
Mental Health Issue	23%
Alcohol/Drug Abuse	34%
Financial Issues (job loss, eviction)	50%
Divorce/Separation/Breakup	21%
Incarceration	29%
Legal Issues	22%

Source: Monterey Homeless Count and Survey Comprehensive Report, 2022

Although there are no functioning homeless shelters within Soledad, there are homeless shelters serving all of Monterey County with accessibility from Soledad:

- Share Center, in Salinas, is a 128-bed navigation center for homeless men, women, and families that provides meals and 24/7 shelter to people experiencing homelessness in Monterey County. The Share Center provides supportive services, employment coordination, and housing navigation.



- Franciscan Workers – House of Peace of Transitional Living Residence is a transitional program for unaccompanied men and women (couples and families based on room availability). Emotional Support Animals and Service Animals are welcome. Resident-driven case management, supportive services, and housing navigation with the goal of assistance into permanent housing. Dorothy’s Kitchen serves breakfast and lunch every day, including holidays, providing 450 meals daily, on average.
- 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 Navigation Center in the 51-bed navigation center that provides meals and 24/7 shelter to homeless adults residing in Chinatown or the City of Salinas. The center provides supportive services and housing navigation.
- The Victory Mission in Salinas provides overnight shelter for 50 men. The shelter residents are also provided showers, dinner and breakfast, and ministry.
- Shelter Outreach Plus operates an emergency shelter in Salinas with 32 beds for women and children. Other services such as case management, basic necessities, and employment search assistance are provided. Shelter Outreach Plus also operates a 14-bed shelter for Salinas men, but it is located in Marina.
- YWCA Monterey County – Domestic Violence Shelter serves victims of domestic violence with emergency shelter (women and children only).
- Central Coast Center for Independent Living (CCCIL) provides a Rapid Rehousing and Homeless Prevention program for homeless individuals and families, access to case management, and other supportive services. CCCIL provides services to people with disabilities in Monterey, Santa Cruz, and San Benito Counties.

To assist in the housing needs for people experiencing homelessness, the City will implement **Program 3.1.7 People Experiencing Homelessness**.

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 2023 to December 2031). According to the analysis, there aren’t any assisted housing projects with funding expiration dates within that 10-year period. The affordability of the Soledad Townhouses is shown to expire in 2023. CHISPA re-amortized the USDA loan that was set to expired in order to maintain the financing and subsidy for tenants. The property will remain affordable for the next 20 years to preserve the affordability of these units and continue to make them available for low-income families and individuals. **Program 4.3.1 At-Risk Units** 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 490 assisted housing units in Soledad, none of which are at risk of conversion to market rate in the next 10 years. **Table 3-27** summarizes the status of assisted housing in Soledad. San Vicente Townhomes are not shown in **Table 3-27**. Affordability restrictions on these 85 ownership units will expire in 2024 and will not be renewed. Once the restrictions expire, the owners of these homes will be allowed to sell them at market-rate when they decide to move.

**TABLE 3-27
AFFORDABLE HOUSING IN SOLEDAD**

Project Name	Address	No. of Units	No. of Affordable Units	Funding Source	Earliest Date to Convert
Benito Street Farm Labor Center	439 Benito Street	73	62	LIHTC; USDA	2061
Jardines De Soledad	501 Andalucia Street	50	50	USDA	2038
Soledad Townhouses	438 Benito Street	34	34	USDA	2023 ¹
Soledad Senior Apartments	530 Andalucia Drive	40	40	LIHTC; USDA	2048
Las Jicamas Apartments	110 Martinez Place	46	45	LIHTC; HCD	2053
Market Street Townhomes	110 Market Street	60	59	LIHTC; HCD	2059
Gabilan Family Apartments	730 San Pedro Way	84	80	LIHTC; HCD	2063
Monterey Street Apartments	1333 Monterey Street	52	51	LIHTC	2063
Benito Street Affordable Housing Community	439 Benito Street	70	69	LIHTC; HCD	2065
Total Existing Affordable Units	-	509	490		-

Source: California Housing Partnership Corporation (CHPC), 2022

Notes:

¹ CHISPA re-amortized the USDA loan that expired to maintain the financing and subsidy for tenants. The property will remain affordable for the next 20 years.

Preservation Resources

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies, otherwise known as the Section 8 program.

A variety of federal and State programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. Several sources of funding are available to Soledad for preservation of assisted, multifamily rental housing units to assist with purchasing units or providing rental subsidies, including CDBG or HOME funds. For older buildings with expiring affordability, funding for substantial rehabilitation may also give the County an opportunity to reinstate affordability requirements. HUD may provide Section 8 Tenant Protection Vouchers to subsidize rents for tenants in properties at risk of loss because of expiration due to loss of affordability associated with mortgage prepayment.

When affordable housing units have the potential to convert to market rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid.



Qualified Entities

The following qualified entities were listed as potential purchasers of at-risk units in Monterey County:

- Mid-Peninsula Housing Coalition
- Affordable Housing Foundation
- South County Housing, Inc.
- Peoples' Self-Help Housing Corporation
- CHISPA Inc.
- ROEM Development Corporation
- L + M Fund Management LLC

The Section 8 Housing Choice Voucher Program is another affordability option that individuals may apply for through HACM. Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Section 8-supported housing may be either project-based for a portion of an entire apartment building, or subsidies may be provided in the form of vouchers for individual, independent units. In the fiscal year beginning July 2022, HACM has an allocation of 4,771 HCVs, with 132 allocated in the City of Soledad. Housing Choice Vouchers allow the client to find their own home in Monterey County; therefore, the amount of voucher holders in Soledad varies monthly.

Per **Program 4.3.2 Housing Choice Vouchers (HCV)**, the City will continue to collaborate with HACM to maintain the use of HCV for the City's very low-income residents. Per **Program 6.1.1 Fair Housing**, the City will collaborate with appropriate entities, such as HACM, CHISPA, CRLA and Echo of Monterey County to provide bilingual landlord education and outreach on source of income discrimination and voucher programs. Provide bilingual education to property owners about the benefits of voucher holding-tenants, encouraging them to market available units at their rental properties to voucher holders; and assess the feasibility of a landlord incentive program for landlords that choose to accept voucher-holding tenants.

Strategies for Preserving Affordable Housing

Acquisition - For units at risk of conversion, qualified nonprofit entities must be offered the opportunity to purchase buildings to maintain affordability.

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Looking at multifamily buildings throughout the county in April 2022, prices ranged from \$257,750 per unit for a six-unit building in Salinas to \$350,000 per unit for a six-unit multifamily unit in Marina. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis. It is important to note that a major financing tool, Low Income Housing Tax Credits (LIHTC), currently do not prioritize acquisition and rehabilitation projects, but instead fund new construction projects. This makes the effort to preserve units much more difficult.



Preservation - Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Section 8 Housing Choice Voucher program described previously. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD's 2023 fair-market rents, the total cost to subsidize rental costs for a very low-income, four-person household for 20 years would be \$300,900 for a two-bedroom home and \$568,500 for a three-bedroom home. This is typically done through project-based contracts with the HACM that administers a Project-Based Program and has available vouchers.

Replacement with New Construction – Another alternative to preserve the overall number of affordable housing units in the county is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. Based on costs calculated using the International Code Council Building Valuation Data for February 2023, costs for prototypical multifamily construction are approximately \$150 per square foot. Based on costs calculated for 10 units in one building in Soledad, at an average unit size of 750 square feet per unit, the estimated total construction costs for each multifamily unit is \$112,350, with a total construction cost for the building of \$1,123,500. These construction costs do not include the costs of buying land or providing off-street parking.

Cost of Preservation Versus Replacement

The cost to Soledad of preserving units that are projected to expire between 2024 and 2032 is estimated to be less in most cases than replacing the units through new construction. Replacing the units with rehabilitated units may be cost-effective in some instances. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability restrictions on these projects expire.

Extending low-income use restrictions to preserve the units as affordable may require financial incentives to the project owners. Other scenarios for preservation would involve purchase of the affordable units by a nonprofit or public agency, or local subsidies to offset the difference between affordable and market rents. Scenarios for preservation depend on the type of project at risk.

Funding Sources for Preservation

The types of resources needed for preserving at-risk units fall into three categories: financial resources available to purchase existing units or develop replacement units, entities with the intent and ability to purchase and/or manage at-risk units, and programs to provide replacement funding for potential reductions in funding for Housing Choice Voucher Program rent subsidies (previously known as the Section 8 Program).

A variety of federal, State, and local programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, multiple funding sources would be required. The following summarizes federal and State financial resources available to the cities within Solano County for preservation of assisted, multifamily rental housing units.



Federal Programs

Community Development Block Grant (CDBG)—This program is intended to enhance and preserve the jurisdiction’s affordable housing stock. CDBG funds are awarded to the County on a formula basis for housing and community development activities. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG funds benefit primarily persons/households with incomes not exceeding 80 percent of the county median family income.

HOME Investment Partnerships—HOME funding is a flexible grant program that is awarded to jurisdictions on a formula basis for housing activities that take into account local market conditions, inadequate housing, poverty, and housing production costs. The formula for determining funding amount and eligibility is based on several factors, including the number of units in a jurisdiction that are substandard or unaffordable, the age of a jurisdiction’s housing, and the number of families living below the poverty line. HOME funding is provided to jurisdictions to either assist rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing, as well as possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Housing Choice Voucher (Section 8) Program—This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

Section 811/202 Program—Nonprofit organizations and consumer cooperatives are eligible to receive zero-interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance, or capital advances, is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

HUD Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA)—LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. When an assisted housing project pays off the loan, they are then eligible to convert to market rate, thus resulting in a loss of affordable housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low income or to sell the project to priority purchasers (tenants, nonprofits, or governmental agencies.) Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would ensure an 8-percent return for property owners on the recalculated equity of their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120 percent of the fair-market rate (FMR), or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program or offer to sell the project (a “voluntary” sale) to a priority purchaser for a 12-month period or other purchasers for an additional 3 months. The owner is required to document this choice in a plan of action.

If HUD cannot provide the owner with the 8-percent return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months, or other qualified buyers for an additional 3 months (a “mandatory” sale) and filing a plan of action that demonstrates that conversion will not adversely impact affordable housing or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.



Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay the loan. First, the owner may prepay the property loan if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

State Programs

California Housing Finance Agency (CHFA) Multiple Rental Housing Programs—This program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market-rate mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20 to 150 units.

Affordable Housing Sustainable Communities Program (AHSC)—This program provides grants and/or loans, or any combination, that will achieve greenhouse gas emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.

Low-Income Housing Tax Credit (LIHTC)—This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation (CCRC)—This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multifamily rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Nonprofit Entities—Nonprofit entities serving the county can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. (See partial list above under Qualified Entities.)

Program Efforts to Preserve At-Risk Units

The following housing programs have been developed to address the preservation of assisted very low-income units eligible to convert to market rate. The City's Community Development Department will be responsible for implementing the programs. Funding for implementation could be provided through the funding sources cited previously.

The City will maintain contact with owners of at-risk units as the use restriction expiration dates approach and will communicate to the owners the importance of the units to the supply of affordable housing in the county as well as its desire to preserve the units as affordable.

Rental Subsidies—If HUD funding is discontinued at some point within the next planning period to subsidize affordable units and other methods to preserve the at-risk units fail, the City will determine if it can assign financial resources to provide rental assistance to very low-income tenants to cover the difference between their current rents and market rents as well as continue to promote the development of affordable housing. If the owners of a project at risk of converting their units to market rate are not interested in preserving affordability, the City will evaluate the feasibility of implementing available options to preserve bond-financed units at risk of conversion: (1) offer rental subsidies using HOME or other available funding; (2) work with the property owner to refinance the mortgage at lower interest rates; (3) work with nonprofit entities to evaluate the potential for acquisition of the complex (although, if only a portion of the units are at risk, this may not be feasible); (4) consider acquisition and rehabilitation of the project.



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4. ASSESSMENT OF FAIR HOUSING

INTRODUCTION

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the City of Soledad, Government Code Section 65583 (c)(9), (c)(10), and Section 8899.50, (a), (b), and (c) require all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. To that end, the City of Soledad has prepared a local assessment of fair housing.

This chapter is organized by fair housing topics. For each topic, the regional assessment is first, followed by the local assessment. Strategies to address the identified issues are included throughout the chapter. Through discussions with stakeholders and fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues. These contributing factors are in **Table 4-4**, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are included in **Chapter 7, Goals Policies and Programs**.

This chapter also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category, access to high resource areas, and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing.

Data Sources

Various sources of information contribute to the Housing Element. The Association of Monterey Bay Area Governments (AMBAG) provides a data package that has been pre-approved by the California Department of Housing and Community Development (HCD) and serves as the primary data source for population and household characteristics. Dates for data included in the AMBAG data package may vary depending on the selection of data that was made to provide the best data on the topic. These datasets rely on data reported by the American Community Survey (ACS), California Department of Finance, California Economic Development Department, U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), and the Department of Agriculture Agricultural Census. Where more current information is available, it has been provided. Please note that numbers for the same type of data (e.g., households) may not exactly match in different tables and sections because of the different data sources and samples used. The main data source for the assessment of fair housing was the HCD’s AFFH 2.0 Data Viewer mapping tool. Several additional data sources were used to supplement the 2021 data package:

- Housing market information, such as home sales, construction costs, and rents, updated via online surveys.



- Data on special-needs groups, the services available, and gaps in the service delivery system provided via service provider stakeholder interviews.
- Lending patterns for home purchase and home improvement loans through the Home Mortgage Disclosure Act (HMDA) database.

OUTREACH

The City completed public outreach to encourage community involvement and comply with State law. For all public meetings, the City offers translation services. Information regarding translation availability was provided in the workshop flyer, which was made available on the City's Facebook page and is included on meeting agendas. These efforts included:

- Local stakeholder consultations
- Community workshop
- Planning Commission and City Council study sessions

See **Chapter 2, Public Participation** for more information.

Local Stakeholder Consultations

To ensure that the City solicits feedback from all segments of the community, one-on-one consultations were conducted from March through April 2022 with service providers and other stakeholders representing different segments of the housing community. Multiple stakeholder organizations were offered the opportunity to provide one-on-one input regarding housing needs and programs. Representatives from the following stakeholders were interviewed:

- CCCIL
- CHISPA
- ECHO Housing
- Monterey County Housing and Community Development Department
- Santa Elena Farmworkers Cooperative

The stakeholders were asked the following questions:

Opportunities and concerns: What three top opportunities do you see for the future of housing in the city? What are your three top concerns for the future of housing in Soledad?

Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the city? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?

Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?



Housing conditions: How would you characterize the physical condition of housing in Soledad? What opportunities do you see to improve housing in the future?

Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?

Pandemic: How has COVID-19 affected the housing situation?

Special Needs Associated with Large Households, Farmworkers, and Hispanic Communities - Representatives of CCCIL and Monterey County Housing and Community Development Department discussed concerns that severe overcrowding and lack of affordable units indicates a need for larger units, which is a problem brought to CCCIL from predominantly Latinx consumers seeking their services. Tenants are forced to accept substandard, too small, or overpriced housing, and a relatively high prevalence of multiple households doubling up to afford housing, all conditions that can lead to displacement. The County brought up the special housing needs of farmworkers, which included severe overcrowding, and Hispanic households in general, which are discussed in **Chapter 3, Housing Needs Assessment** and **Chapter 4, Assessment of Fair Housing**, using the referenced study as a baseline for the farmworker analysis. The lack of resources and services in Soledad to assist in finding more suitable housing options or assist in submitting complaints was also identified; CCCIL is working to expand the services they offer in the Salinas area into the South County.

Barriers to Development of Affordable Housing - Barriers in competing for funding with adjacent San Joaquin Valley communities was expressed by the County due to a higher area median income (AMI). It was also identified that developers without single-source financing can lengthen financing and processing time, resulting in nongovernmental factors that increase costs of construction, which impacts the cost and limits affordability. A stable source of funding for developing affordable housing was lost with the termination of redevelopment agencies, which has also constrained provision of affordable housing. Furthermore, based on discussions with CHISPA, inclusionary ordinance projects, such as Las Viviendas, have not been a favorable ownership option for people interested in purchasing homes due to the associated restrictions. *(See comments in Chapter 2 Public Participation.)* CHISPA shared that inclusionary projects are not cost effective for nonprofits due to associated restrictions and title monitoring timeframes.

Fair Housing - Based on conversations with ECHO Housing for the areas they serve, the most prominent fair housing issues are non-acceptance of housing choice vouchers (HCVs), price gouging, concentrating people of similar ethnicities or family sizes in certain neighborhoods, and challenges undocumented persons face from property owners/landlords in acquiring living accommodations. Threats from landlords who rent to undocumented populations are commonplace and fear of retaliation or eviction, as well as not knowing where to go for assistance, keeps people from taking action against price gouging and substandard living conditions. ECHO Housing takes the same perspective as CCCIL that the South County has very limited resources and services such as local nonprofits and service providers, which corresponds to comments made by workshop participants that they need rental and potential homeowner assistance yet don't know where to get help, as the majority of fair housing organizations are in the Salinas and Santa Cruz areas, which are benefitting from the help. Currently, there is an effort on the behalf of nonprofit organizations and ECHO Housing to bring resources to the South County, as participants are questioning where to go and who will work them through the difficult processes. To address issues related to fair housing, ECHO Housing conducts audits and investigation and works closely with cities to provide landlord education as well as rights and responsibilities workshops to tenants. **Program 6.1.1 Fair Housing** has been drafted to address fair housing.



Enhanced Outreach and Education - A common theme among stakeholders was that there are several ways the City can incentivize and assist the development of affordable housing, as well as further fair housing practices that are not currently being implemented or communicated to both developers of affordable housing, landlords/property owners, and residents. In response to these comments, the City can be more proactive about adding fair housing programming and resources to its website and working with local organizations who provide these services. **Program 6.1.1 Fair Housing** commits the City to collaborate with appropriate entities to provide education to landlords and tenants on rights and responsibilities as well as the distribution of fair housing materials and notice these workshops on the City’s website and at community events, the library, city hall, and community center.

Sites and Incentives to Promote Affordable Housing - The County recommended the City target infill sites for housing within city limits to maximize proximity to infrastructure, services, and transportation; providing regulatory incentives or reducing/waiving impact fees to increase feasibility and reduce developer costs (and to implement the 2016 Memorandum of Understanding to preserve farmland); and take measures to improve education scores to enhance economic mobility. Stakeholders discussed the City setting up trust funds to establish programs to provide down payment assistance or housing rehabilitation loans, as well as donating or selling vacant and underutilized City land through long-term loans.

The comments and recommendations of the stakeholders have been considered and incorporated into the Housing Element, as applicable.

Community Workshop – April 11, 2022

The first community workshop for Soledad residents as part of the Housing Element update took place at the Hartnell Community Room on April 11, 2022, from 6:00 p.m. to 7:30 p.m. The focus of the workshop was on the City’s Regional Housing Needs Assessment (RHNA) and to educate residents about the update process and state requirements. The intent of the workshop was also to hear residents’ insights and ideas about housing needs and how the City can improve housing opportunities in the future. Spanish translation was available during the workshop. The community workshop materials were posted on the City’s Housing Element web page.

City staff and consultants facilitated the workshop and 25 participants attended. Throughout the workshop, community members were asked to provide feedback, ask questions, or provide comments. As part of the workshop, participants also filled out comment cards. The following summary of questions and comments relate specifically to fair housing issues. Also, see **Chapter 2, Public Participation** for more information.

Affordable Housing – Overall, community members voiced the need for more housing for extremely low-income households and farmworkers, noted that rising rental costs are leading to severe overcrowding in the city, and that application costs for rental housing are an issue. There is confusion as to what the income limits are for deed-restricted “affordable” housing units, and that State income limits are not representative of local conditions; because even with low incomes, participants are above the qualifying income requirements, emphasizing the need for housing for the “missing middle” households, such as employees at the prison. In contrast, citizens from the northeastern edge of the city voiced concerns regarding negative impacts the Las Viviendas condo complex will have on their home value. *(See comments in Chapter 2 Public Participation.)*

Access to Housing Resources – Several comments were made regarding sources of information to locate affordable housing resources, and where residents can seek assistance in the application processes. The potential for holding workshops was identified, as well as notifications of availability on the City’s website, and assistance from the City on the application process. Based on input from stakeholder interviews with Eden Council for Hope and Opportunity (ECHO) and Housing and Central Coast Center for Independent Living (CCCIL), programs were included. **Program 6.1.1 Fair Housing** commits the City to work with these fair housing advocates to expand their presence into south county to assist residents with acquiring housing and address other fair housing issues.



Barriers to Homeownership - The rising cost of homes as a barrier to home ownership, and the influx of homebuyers from outside the city was identified as a concern. The need for down-payment and loan programs to assist very low-income residents become homeowners was reiterated, as well as where to get assistance in the homebuying process. The City noted that rising home prices and cost burden are discussed in the Risk of Displacement section in this chapter, and resources to assist in attaining homeownership are identified in **Chapter 6, Housing Resources**.

The City advertised the meeting on its Facebook page, Spanish and English flyers, by notifying stakeholders after consultations were conducted, and word of mouth. The stakeholders were encouraged to invite their clients and members to the workshop.

Planning Commission and City Council Study Session – April 18, 2023

On April 18, 2023, a Joint City Council/Planning Commission Study Session was held to introduce the 2023-2031 Housing Element update and to review new State laws. The public was also invited to attend and participate in the event in person or virtually. Staff presented an overview of the Housing Element update process, required contents of the element, discussed early strategies and possible sites to meet the City's RHNA, reviewed new State laws, and solicited feedback from the City Council, Planning Commission, and community members. Input obtained during the consultations and community workshop was shared with the City Council/Planning Commission. Spanish translation was provided.

Comments and questions from the session include the following.

Funding Mechanisms for Affordable Housing - Interest in funding mechanisms, such as housing trust funds, was expressed, leading to a discussion about incentivizing in-lieu fees collected for projects subject to the inclusionary ordinance by potentially partnering with Community Housing Improvement Systems and Planning Association (CHISPA) and other nonprofit developers who can identify matching funds.

Affordable by Design Housing Options – Attendees wondered what “affordable by design units” are. Staff providing examples such as accessory dwelling units (ADUs), tiny homes, and similar small units. These are options for “missing middle” households to attain homeownership. Planning for single-room occupancy units (SROs), use of motels for seasonal workers, and mobile homes was also discussed.

The Permitting Process – Discussion also pertained to constraints being experienced related to processing and approval of applications, regulatory incentives available to developers that help make units affordable, and how the inclusionary housing ordinance needs to be strengthened. The potential for diversifying housing stock through mixed-use projects, as these are more likely to develop, was noted as a strategy. These topics are analyzed in **Chapter 5, Constraints** and programs are identified in the **Chapter 7, Goals, Policies and Programs** to address potential constraints and streamline the review and project approval process.

Outreach and Education – The group agreed that more public education is needed regarding income restrictions and other conditions associated with affordable homeowner units. Educating residents on development agreements and the lottery process was suggested to ensure transparency regarding the City's role in this decision-making process; as well as clarifying the homeownership process by inviting lenders to workshops to assist people with the application process, and through this outreach expand the City's relationships with nonprofits that specialize in tax credits and funding resources.

The comments and strategies elicited by the joint workshop have been considered and incorporated into the Housing Element, as applicable.



FAIR HOUSING ISSUES

Opportunity Mapping

Since 2017, the Tax Credit Allocation Committee (TCAC) and HCD have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas in the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorizes census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use an index score comparing all tracts within the AMBAG region to determine categorization as high, moderate, and low resource.

Areas designated as “highest resource” are the highest-scoring census tracts in the region, falling within the 0 to 20th percentile. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the 41st to 70th percentile, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas score above the 70th percentile and indicate a lack of access to positive outcomes and poor access to opportunities.

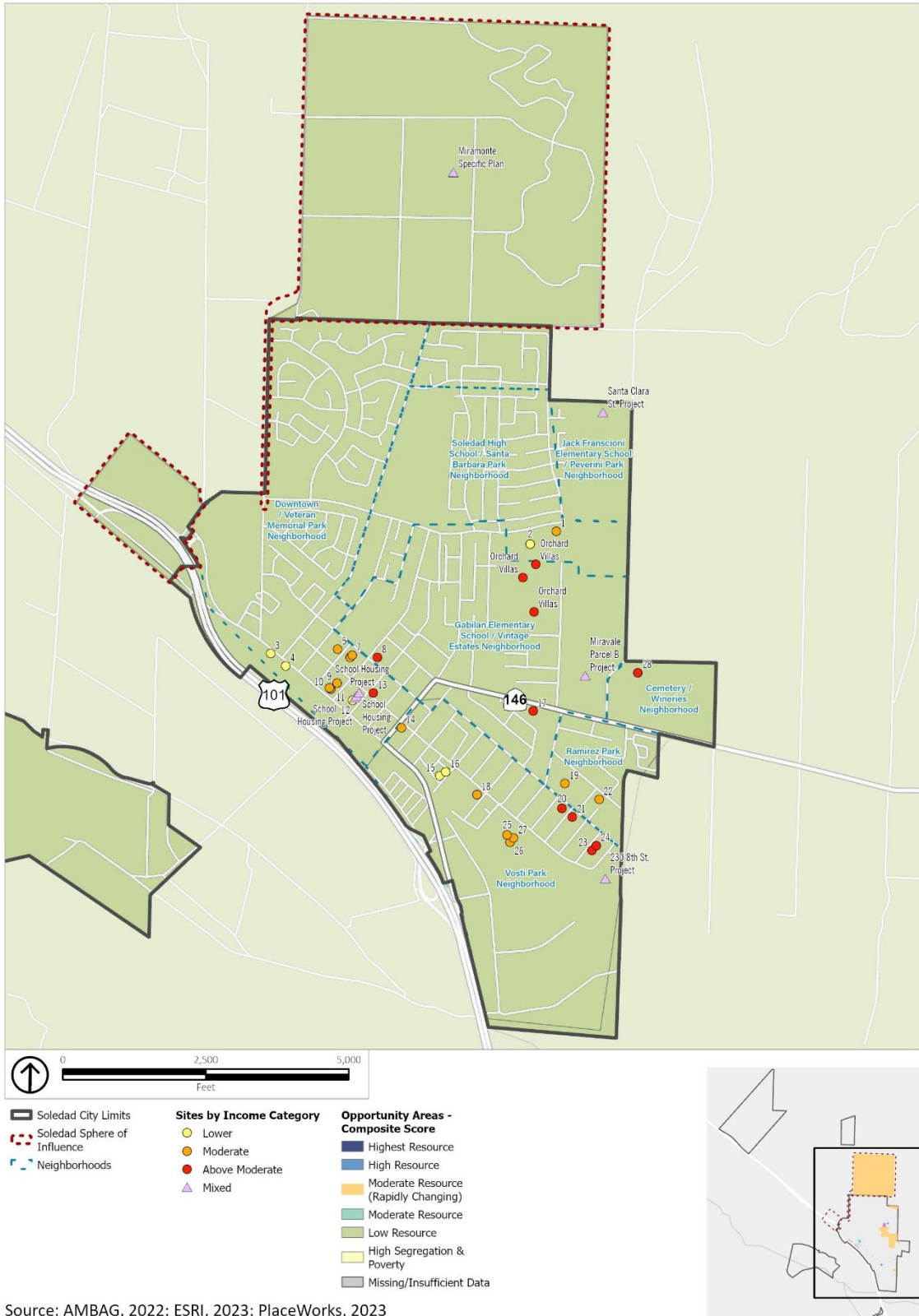
The final designation is “high segregation and poverty.” These are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30 percent of the population in these areas is below the federal poverty line (\$30,000 annually for a family of four in 2023). Although there are none identified in Soledad, determination of racially/ethnically concentrated areas of poverty (R/ECAP) relies on a racial and ethnic concentration threshold as well as a poverty test. The racial and ethnic concentration threshold for a R/ECAP is a non-White population of 50.0 percent or more. The poverty test defines areas of “extreme poverty” as those where 40.0 percent or more of the population lives at or below the federal poverty line, or where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. More information about R/ECAPs is provided later in this chapter.

From a countywide perspective, coastal areas tend to have higher opportunity scores including high and highest resource tracts. In Monterey County, the jurisdictions of Monterey, Pacific Grove, and the coastal areas to the south of the Monterey Bay area and Carmel By-the-Sea are made up of high- and highest-resource tracts. In contrast, inland cities, including Salinas, Gonzales, and Soledad, are designated primarily moderate- and low-resource tracts. Regionally, Santa Clara and Santa Cruz Counties to the north have a higher concentration of high- and highest-resource tracts compared to inland Monterey County and Fresno County to the east.

As seen in **Figure 4-1, TCAC/HCD Opportunity Areas**, Soledad has one spatial opportunity area designation of low resource.



**FIGURE 4-1
TCAC/HCD OPPORTUNITY AREAS**



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



Soledad Neighborhoods

Soledad does not have a standard convention for delineating neighborhoods. However, areas of the city are generally referenced by notable landmarks, including parks and schools. For the purposes of this analysis, six neighborhoods were identified based on local landmarks and delineated based on census tracts.

Figure 4-2 shows the census tracts in Soledad and the six neighborhoods in the city that were delineated for this analysis. From north to south they are:

- Neighborhood 1: Downtown/Veterans Memorial Park
- Neighborhood 2: Soledad High School/Santa Barbara Park
- Neighborhood 3a: Jack Francioni Elementary School/Peaverini Park
- Neighborhood 3b: Cemetery/Wineries
- Neighborhood 4: Gabilan/Vintage Estates
- Neighborhood 5: Ramirez Park
- Neighborhood 6: Vosti Park

Neighborhood 1: Downtown/Veterans Park neighborhood is a sizeable area along the west side of the city. Within the northwest corner of the city between San Vicente Road and West Street, north of Gabilan Drive, uses are primarily single-family residential in the Vista de Soledad and Gabilan subdivisions, and the portion of the Cuesta subdivision west of West Street, with Vista Apartments in the northwest corner, as well as the Frank Ledesma Elementary School, and Veterans Memorial Park. South of Entrada Drive is the Rockrose subdivision. The neighborhood boundaries extend south to US 101 and includes the portion of downtown bounded by Market Street, Andalucia Drive, and US 101. La Hacienda Mobile Home Park, Nielson's Trailer Park, Market Street (59 deed-restricted units), and San Vicente Townhomes (49 deed-restricted units) affordable multifamily complexes are in this neighborhood. Residential projects in the entitlement phase include Miravale Parcel H with 20 multifamily units.

Neighborhood 2: Soledad High School/Santa Barbara Park neighborhood is within the northeastern portion of the city, bounded by West Street to the west, North Street/Montezuma Drive/Gabilan Drive/Metz Road along the south, Bryant Canyon/Orchard Lane to the east, and Entrada Street/eastern Gabilan Drive to the north. Uses include single-family residential, multifamily residential, the Benito Street Affordable Housing Community (69 deed-restricted units), Benito Street Farm Labor Center (62 deed-restricted units), parks, and the Soledad High School site.

Neighborhood 3a: Jack Francioni Elementary School/Peaverini Park neighborhood is at the northeastern corner of the city. Uses include the Vista single-family residential subdivision surrounding Lum and Peaverini Parks, a portion of the Cuesta subdivision between the two parks and West Street, the Jack Francioni Elementary School site, and San Rafael Aztecs single-family residential subdivision north of the elementary school. Residential projects in the entitlement phase include Santa Clara Street multifamily development with 140 units, and Las Viviendas Condominiums with 92 units.



Neighborhood 3b: Cemeteries/Wineries neighborhood is located on the east edge of the city just north of the Ramirez Park neighborhood, Bounded by Bryant Canyon Road to the west and Metz Road to the south. Although neighborhoods 3a and 3b are not contiguous, they are in the same census tract, along with areas of the unincorporated county, which make up the majority of the census tract. Included in this neighborhood is the Soledad Cemetery and a number of wineries (Stonewall Canyon Vineyard, Golden State Vintners, and Franciscan Winery), with a few single residential units associated with the winery operations along Metz Road.

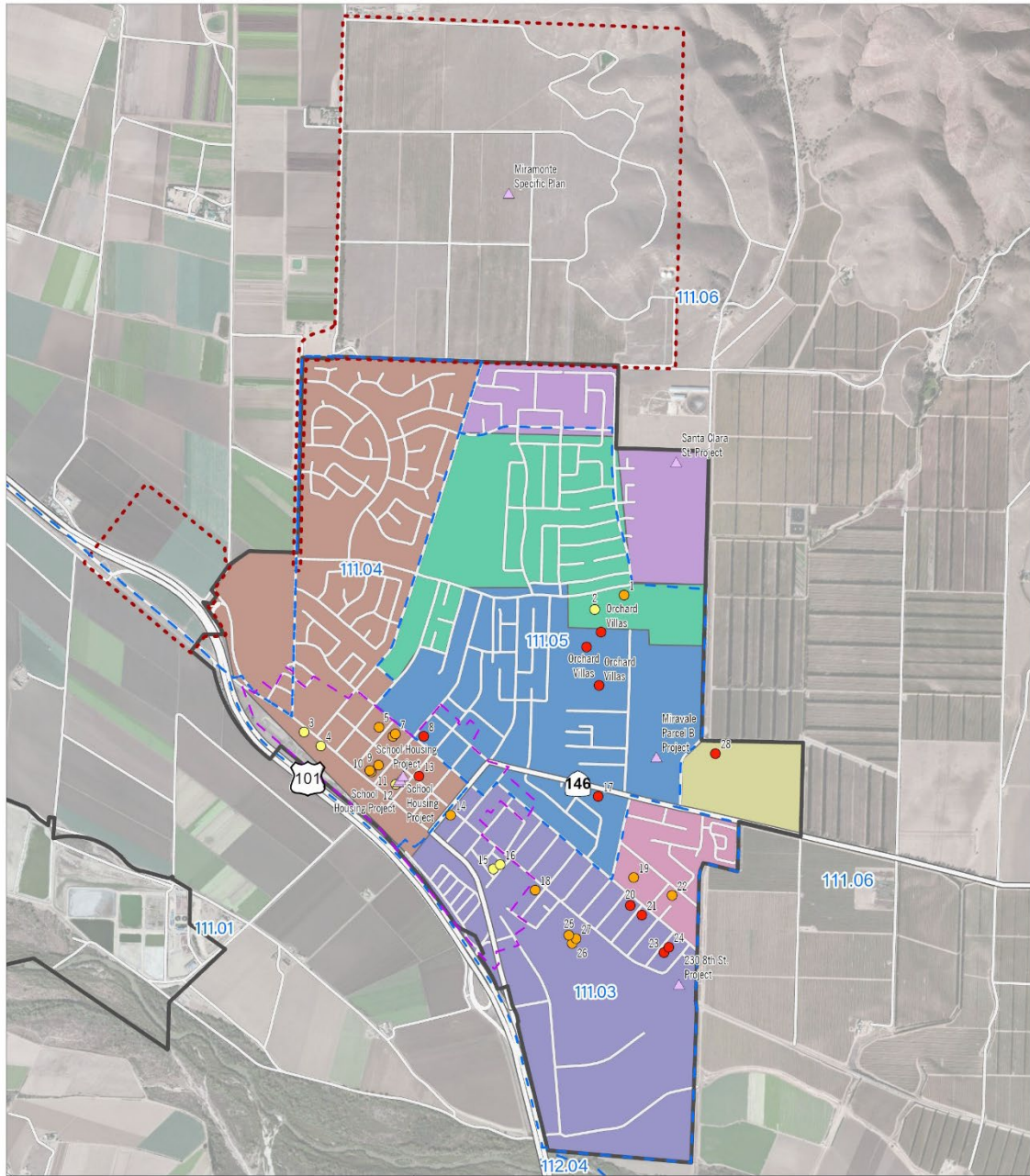
Neighborhood 4: Gabilan/Vintage Estates neighborhood is centrally located, bounded on the north by Gabilan Drive, to the south by Market Street and Palm Avenue at the edge of the downtown, to the east by Orchard Lane, and to the west by Benito Lane and Inca Drive. The neighborhood includes some of the older planned subdivisions in the city (Colonia Azteca and Soledad Street), Almond Acres Mobile Home Park, and the new Vintage Estates (formerly Orchard Villas) and Liberty Court subdivisions. Affordable multifamily housing in this neighborhood include the Soledad Townhomes (34 deed-restricted units) and Jardins de Soledad Apartments (50 deed-restricted units), Gabilan Family Apartments (80 deed-restricted units), and Soledad Senior Apartments (40 deed-restricted units). The Gabilan and San Vicente Elementary Schools, Main Street Middle School, and Hartnell College/Soledad Education Center are also included in this neighborhood. Residential projects in the entitlement phase include Liberty Court with 27 single-family units, 540 Gabilan Drive Apartments with 96 multifamily units, and Vintage Estates with 163 single-family units.

Neighborhood 5: Ramirez Park neighborhood is found on the eastern edge of the city, south of the Soledad Cemetery, bounded by 3rd Street to the west, Metz Road to the north, and Palm Avenue to the south. This neighborhood includes a mix of older single-family and small multifamily units, scattered vacant parcels, Aurelio Ramirez Park, small residential subdivisions, and the Greenleaf Estates subdivision.

Neighborhood 6: Vosti Neighborhood encompasses the southernmost section of the city south of Palm Avenue and east of Andalucia Drive. Included in this neighborhood is the lower section of the downtown, a mix of older single-family and smaller apartment buildings, affordable Las Jicamas Apartments (45 deed-restricted units), Monterey Street Affordable Apartments (51 deed-restricted units), several apartment complexes under various stages of entitlements (1428 Monterey Street Apartments with four deed-restricted affordable units, 230 8th Street Apartments with seven lower-income units, five moderate-income units and 30 above moderate-income units, and 1904 Monterey Street Apartments), industrial uses, rail line, Vosti Park, the new Soledad Cinema, and the future Los Coaches Adobe RV Park, at the intersection of Arroyo Seco Road and US 101.



**FIGURE 4-2
NEIGHBORHOODS AND CENSUS TRACTS, SOLEDAD**



<ul style="list-style-type: none"> Soledad City Limits Soledad Sphere of Influence Census Tract Boundaries Downtown Specific Plan Area 	<p>Sites by Income Category</p> <ul style="list-style-type: none"> Lower Moderate Above Moderate Mixed 	<p>Neighborhood</p> <ul style="list-style-type: none"> Cemetery / Wineries Neighborhood Downtown / Veteran Memorial Park Neighborhood Gabilan Elementary School / Vintage Estates Neighborhood 	<ul style="list-style-type: none"> Jack Franscioni Elementary School / Peverini Park Neighborhood Ramirez Park Neighborhood Soledad High School / Santa Barbara Park Neighborhood Vosti Park Neighborhood 	
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Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



Patterns of Integration and Segregation

Income Distribution

Income is a primary indicator of a household's standard of living and is a critical factor in determining the ability of that household to balance housing costs with other basic needs, such as food and transportation. These may also result in displacement due to a number of factors in addition to housing cost burden.

According to the 2016-2020 ACS, the annual median income (AMI) in the City of Soledad was \$66,234 in 2020, an increase of more than \$10,000 since 2010. The 2020 median income was lower in Soledad than for the county as a whole and the state, which had median incomes of \$88,150 and \$78,672, respectively. However, it should be noted that median income data in 2020 may be reflective of the impact of COVID-19 and associated unemployment and has increased between 2021 and 2023 as the economy has recovered. **Table 4-1** presents the 2020 income distribution according to the State HCD 2020 Income Limits.

**TABLE 4-1
SOLEDAD INCOME DISTRIBUTION 2020**

Income Category	2020 Monterey County Income Limits Range	Percentage
Extremely Low Income ($\leq 30\%$ of AMI)	Below \$29,050	17.4%
Very Low Income (31% - 50% of AMI)	\$29,051 - \$48,450	21.4%
Low Income (51% - 80% of AMI)	\$48,451 - \$77,500	15.6%
Moderate Income (81% - 120% of AMI)	\$77,501 - \$97,900	18.8%
Above Moderate Income ($> 120\%$ AMI)	above \$97,901	26.8%
Monterey County Median	\$81,600	100.0%

Source: 2021 HCD State Income Limits

Figure 4-3, Median Household Incomes in Soledad, presents household median income categories throughout the city based on the State median income of \$90,100 for 2021 as depicted on the AFFH 2.0 Data Viewer. Because the median incomes range between counties throughout California, the state income limit categories are used for the AFFH Data Viewer to establish universal income categories so that census tracts within jurisdictions and unincorporated areas can be compared both regionally and locally. Therefore, **Figure 4-3** does not reflect the income categories in **Table 4-1**, although general correlations can be made.

Lower-Income Household Distribution

Income in the Gabilan/Vintage Estates and Soledad High School/Santa Barbara Park neighborhoods is the lowest in the city overall, at \$50,712, which correlates to the bottom of the low-income category range, and a poverty rate of 29.1 percent. This area includes a large portion of the central portions of the city, as well as a range of housing types and ages, 6 of the 10 affordable multifamily complexes in the city with a total of 335 deed-restricted units, and vacant sites that are in various stages of development and/or entitlement. Older residential units are generally smaller with narrow, deep lots, whereas the newer residential subdivisions in the Vintage Estates (formerly Orchard Park) are larger units on larger lots. It is likely that pockets of lower-income households exist in and around the affordable housing complexes, older residential areas, and Almond Acres Mobile Home Park (which is a naturally more affordable type of dwelling unit). The Vosti neighborhood at the southern end of the city also has a median income in the low category, at \$57,297, although higher than in the central neighborhoods discussed above. This neighborhood includes the Soledad Marketplace cinema and



commercial center, industrial uses, the Union Pacific Railroad line, older residential units, the new 1428 Monterey Street Apartments with four deed-restricted units, Las Jicamas and Monterey Street Affordable Apartments with 45 and 51 deed-restricted units respectively, and the Santa Elena Mobile Home Park with 100 sites that rent for between \$800 and \$1,600 per month. Although income is in the very low category, the poverty rate is 13.1 percent, lower than all other tracts in the city with the exception of the Peverini Park/Jack Francioni neighborhood.

The Ramirez Park neighborhood (5) is also included within this Gabilan/Vintage Estates and Soledad High School/Santa Barbara Park census tract. Although this older, established neighborhood had a 2019 median income of \$63,462 at the block group layer, the most recent 2017-2021 ACS estimates available on the 2.0 AFFH Data Viewer reports median income at the census-tract level rather than block group. Therefore, it is likely that the median incomes within the Ramirez Park neighborhood, while remaining within the low-income category, may be slightly higher than other areas within this centrally located census tract.

Above Moderate-Income Household Distribution

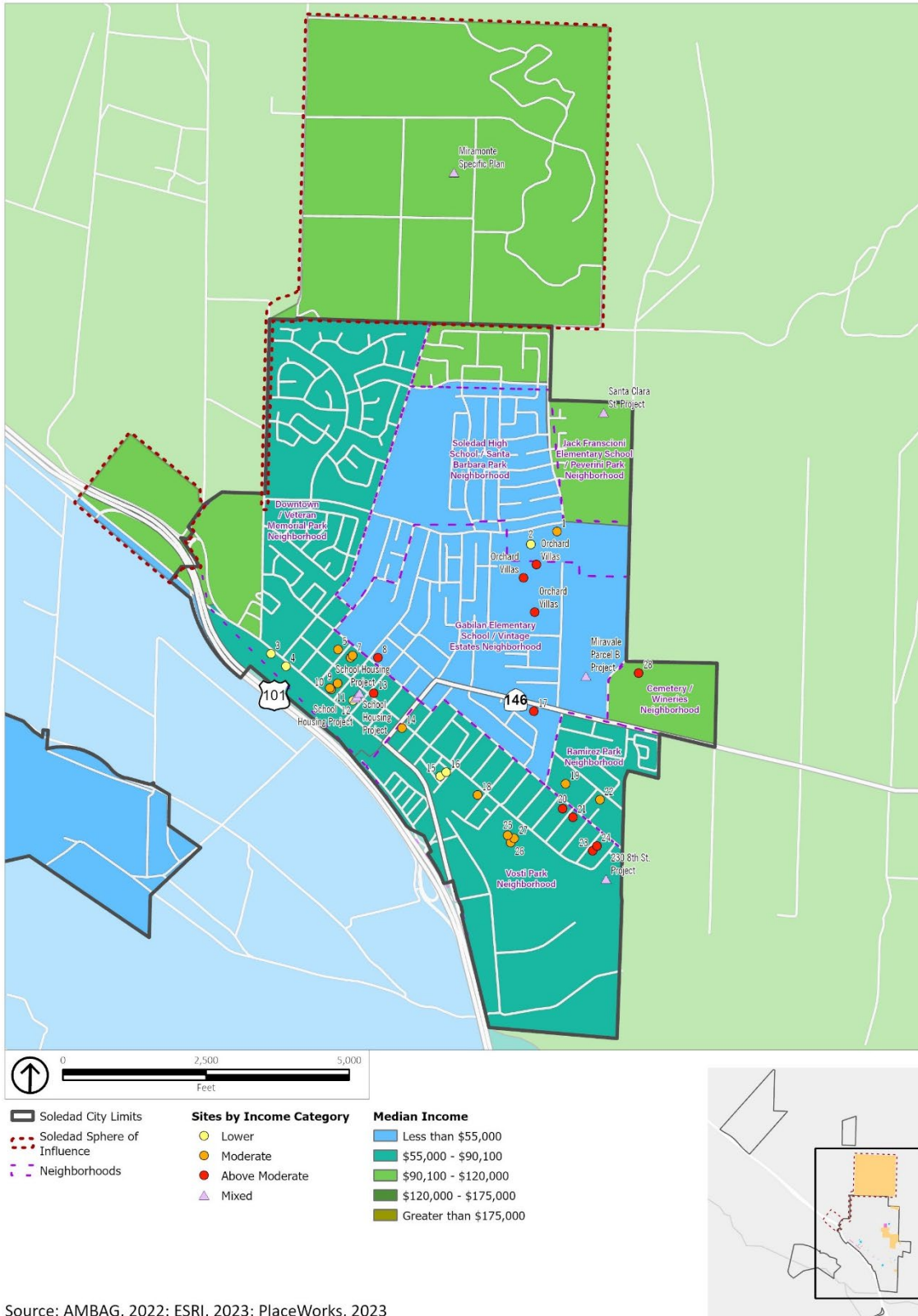
The median income in Soledad ranges from \$50,712 to \$114,659 depending on the neighborhood. In general, higher incomes are found in the northeastern corner of the city in Neighborhood 3a: Jack Francioni Elementary School/Peverini Park Areas in the city where the median income is greater than \$90,100 (2022 median income in Monterey County), as depicted on **Figure 4-3, Median Household Incomes in Soledad**, correlate with the above moderate-income range. While the Vista and a portion of the Cuesta subdivisions surrounding Lum Memorial and Peverini Parks, as well as San Rafael Aztecs single-family residential subdivision north of the elementary school are within the census tract with the highest income, it should be noted that this census tract does encompass a very large amount of acreage within the unincorporated county area, including the proposed Miramonte Specific Plan (MSP) area.

Mixed-Income Neighborhoods

The Downtown/Veterans Park neighborhood includes the main portion of the downtown that historically developed along Market Street between East Street and San Vicente Road. The southern boundary of this neighborhood is US 101, with the Union Pacific Railroad and Front Street delineating the downtown parcels to the north from industrial uses and a mobile home park south of these major transportation corridors. Although the median income for this neighborhood is \$64,148, it is likely that this neighborhood includes a range of incomes based on location of the residential areas north or south of Gabilan Drive, a commercial roadway corridor that divides the city into north/south; the presence of affordable housing resources (Market Street Townhomes with 59 deed-restricted units, and San Vicente Townhomes with 49 deed-restricted units) in the downtown area; type and age of housing stock; the Hacienda Mobile Home Park; physical development barriers (railroad tracks and roadways), and other factors. The residential stock in the vicinity of the downtown includes older, smaller homes; the age of the homes gradually decreases, and conversely the size gradually increases north of Market Street, with the newest and largest homes in subdivisions along Vista de Soledad. Some of the areas in this neighborhood may be experiencing gentrification and have concentrations of populations that are at increased risk of displacement, whereas others may be more stable with higher median incomes, and other indicators of quality of life may correspondingly be more positive. These areas of concern are not displayed on **Figure 4-19 Displacement Risk** due to a differential in 2019 census tract boundaries, in which a single tract encompassed the entire city with the exception of the Vosti Park neighborhood; and 2021 census tract boundaries which have been reconfigured the city into four distinct neighborhoods. The Urban Displacement Project mapping is based on the larger 2019 census tract boundaries and as such does not capture the more individualized level of analysis available associated with a more compact census tract area.



**FIGURE 4-3
MEDIAN HOUSEHOLD INCOMES IN SOLEDAD**





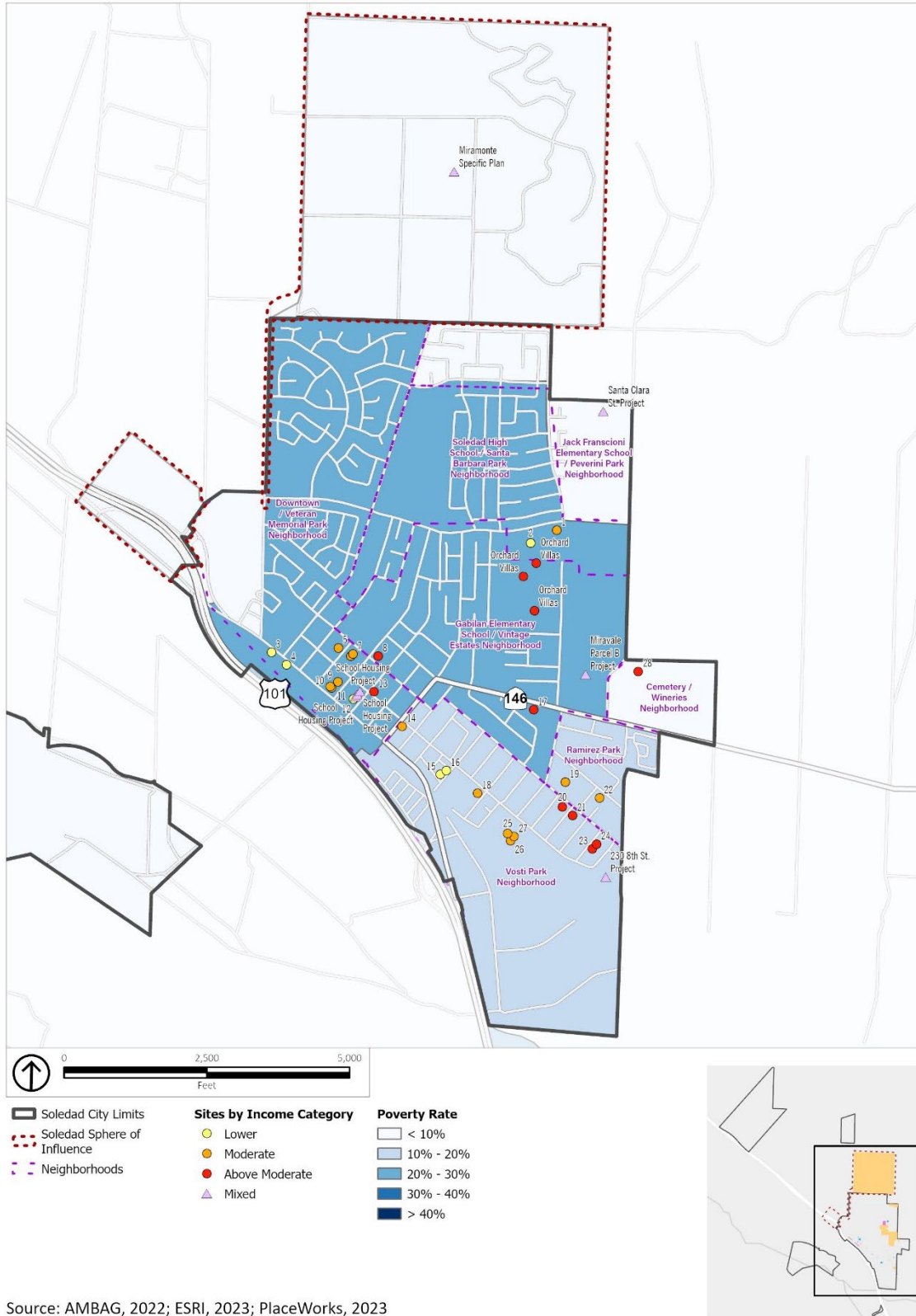
Poverty

In the City of Soledad, 12.0 percent of households make less than 30.0 percent of the 2020 AMI, which is considered extremely low income and correlates to the 2020 poverty threshold. As shown on **Figure 4-4, Poverty Rates in Soledad**, the highest rates of poverty (29.1 percent of households) are found in the Gabilan/Vintage Estates and Soledad High School/Santa Barbara Park neighborhoods, where six of the affordable multifamily complexes, including dedicated housing units for farmworkers are located, as well as the older Colonia Azteca and Soledad Street subdivisions, and mobile home parks. Additionally, in the Downtown/Veterans Park neighborhood, which includes two affordable multifamily complexes and two mobile home parks, 20.7 percent of households have incomes below the poverty line, with an additional 3.5 percent just above the threshold. The poverty rate in the Vosti Park and Ramirez Park neighborhoods is 13.1 percent, lower than the central neighborhoods discussed above, although another 14.6 percent of the households have very low incomes just above the poverty threshold. In this tract, much of the existing residential and parcels zoned for future multifamily are near the rail line and adjacent to industrial uses. Two of the 10 affordable housing complexes and the largest mobile home park in the city are in the Vosti neighborhood, as well as three multifamily developments in various stages of entitlement, and the future Los Coaches Adobe RV Park at the intersection of Arroyo Seco Road and US 101. This suggests that market rate housing in this area, which is predominantly homeowners, is somewhat naturally affordable to very-low and low-income households; residents may have aged in place, as supported by 92.0 percent of the housing stock being over 30 years old; and the majority of deed-restricted multifamily housing, which may better accommodate renter households in poverty are sited in the central portion of the city south of Gabilan Avenue.

The spatial distribution of household income in Soledad has changed significantly between 2014 and 2020. The entire city north of Market Street had a median income of \$52,993 in 2014, with a poverty rate of 16.6 percent, and incomes in the Vosti Park and Ramirez Park neighborhoods south of Market Street/Metz Road were lower at \$39,344, with a poverty rate of 28.6 percent. This indicates that Soledad has had a shift in income distribution over the past decade, resulting in more distinct higher- and lower-income areas. Whereas the south side had a lower median income and higher poverty rate in 2014, in 2020, this side now has a slightly higher income than the two central neighborhoods in the city and a lower poverty rate. In comparison, the north side currently has a range of median incomes between \$50,712, \$68,148, and \$114,659, with poverty rates ranging between less than one percent in the Peverini Park/Jack Franscioni neighborhood to 29.1 percent in the Gabilan/Vintage Estates and Soledad High School/Santa Barbara Park neighborhoods. Recent residential development could potentially be attributed to this difference in incomes.



**FIGURE 4-4
POVERTY RATES IN SOLEDAD**



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



Racial and Ethnic Characteristics

The City of Soledad is one of Monterey County's more ethnically compositional jurisdictions; its share of minority residents is 88.0 percent, compared to 70.5 percent in Monterey County as a whole and 63.5 percent for the state. **Table 3-4 Ethnicity and Racial Composition** identifies that the largest racial and ethnic concentrations in Soledad are Hispanic/Latino of any race, and non-Hispanic White, followed by non-Hispanic Black/African American. All other demographic groups comprise 2.0 percent or less of the city's population. Between 2014 and 2020, the Hispanic/Latino residents experienced the most growth, with smaller increases among multi-racial or other unspecified groups. All other groups declined in percentage.

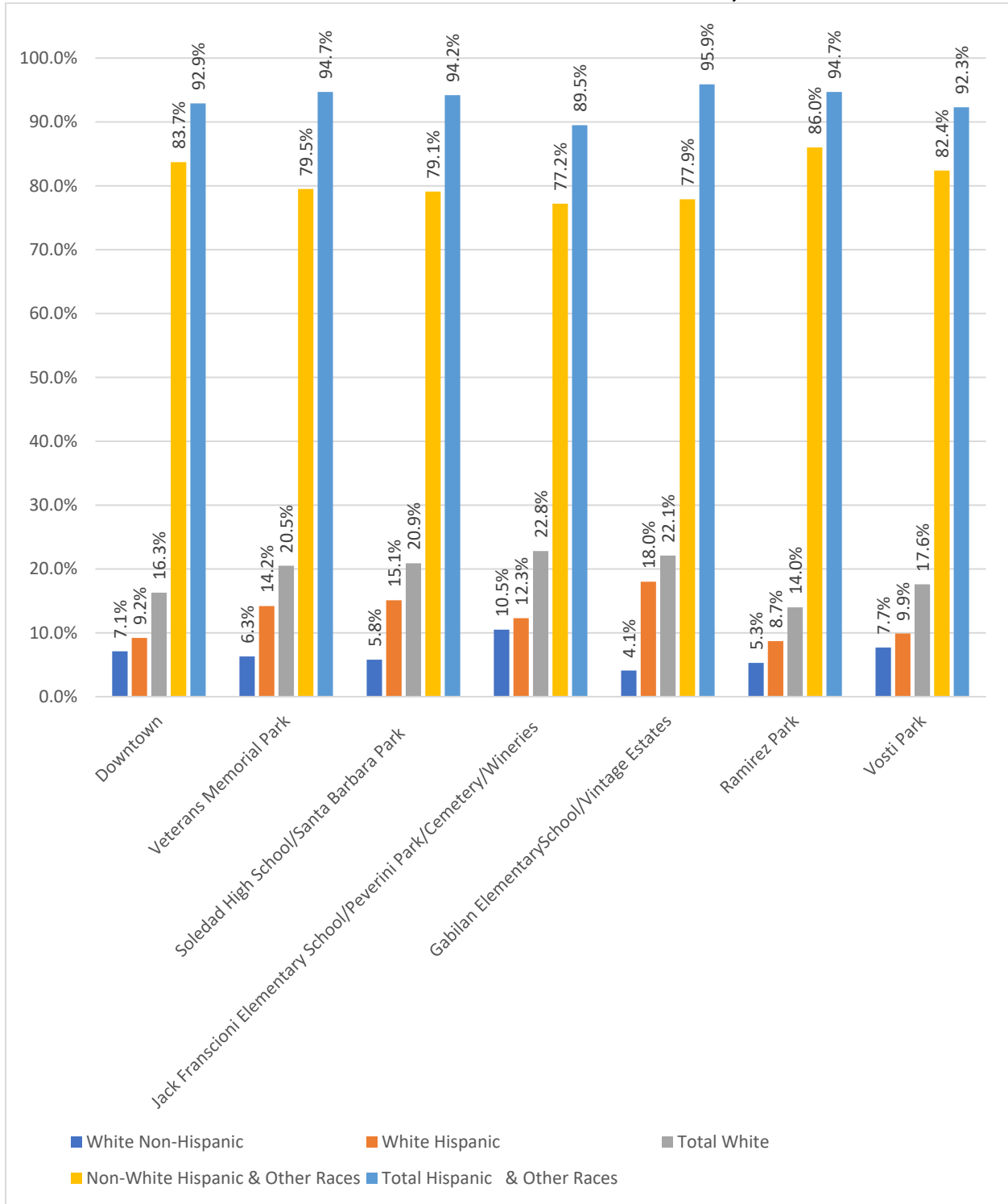
The majority of residents throughout the city are Hispanic. However, Hispanic residents are reported differently based on the data source; either as White Hispanic, which is included in the White racial category in a basic White/Non-White distribution with all other Hispanic identifying residents included in the non-White population; or included in the populations of color differentiated by White non-Hispanic only. **Figure 4-5, Racial and Ethnic Population Distribution, 2021** identifies the distribution of the racial and ethnic composition of the city with both methodologies. Similar to other jurisdictions in Monterey County, the city's most racially and ethnically isolated neighborhoods generally, although not consistently, coincide, with the city's lowest-income neighborhoods; the Soledad High School/Santa Barbara Park and Gabilan/Vintage Estates neighborhoods have the lowest incomes, and high proportions of Hispanic (of any race) combined with all other race populations. However, the Gabilan/Vintage Estates neighborhood has the second highest White population when looking at White non-Hispanic and White Hispanic residents combined from a racial perspective (**Figure 4-6**). The Ramirez Park neighborhood has a slightly higher income yet a higher combined racial and ethnic population. Conversely, the Downtown portion of Neighborhood 1 (south of Gabilan Drive) has a relatively low proportion of White residents, with a slightly higher proportion in the Veterans Park portion (north of Gabilan Drive), with one of the higher median incomes in the city. However, as income is only available at the tract level, it is therefore difficult to correlate with racial/ethnic distribution. The Jack Francioni Elementary School/Peaverini Park is the most racially and ethnically diverse neighborhood, with the highest total White population and the highest incomes.

Redlining is defined as a discriminatory practice that consists of the systematic denial of services such as mortgages, insurance loans, and other financial services to residents of certain areas, based on their race or ethnicity. Redlining was not a historic practice in Soledad, which is reflected in the fairly even distribution in the racial and ethnic patterns throughout the city, with the exception of the Peaverini Park/Jack Francioni neighborhood, and as the entire city is designated low resource, non-White communities generally have the same access to resources and opportunities as White non-Hispanic households with similar incomes living in other parts of the city.

This indicates that Soledad is home to a primarily non-White population of residents with a range of household incomes, although generally higher incomes are found in the Jack Francioni Elementary School/Peaverini Park neighborhood where the rate of White non-Hispanic residents is the highest in the city. To increase housing mobility opportunities for lower- and moderate-income households and non-White households, the City will implement **Program 2.1.2 Mixed-Use and Commercial Zones**, **Program 2.1.3 Single Room Occupancy (SROs)**, **Program 2.1.4 Accessory Dwelling Units (ADUs)**, **Program 2.2.1 Pursue Funding**, and **Program 2.2.2 Provide Incentives** to support construction of high-density housing in higher-income areas to facilitate economic mobility for lower-income residents and will promote construction of a range of housing types to meet a variety of needs. Additionally, the City's inclusionary programs is being implemented to ensure that a mix of income levels are integrated into qualified housing projects-furthering fair housing opportunity (**Program 2.1.1 Inclusionary Housing**).



**FIGURE 4-5
RACIAL AND ETHNIC POPULATION DISTRIBUTION, 2021**



Source: 2017-2021 ACS, ArcGIS Hub, USA Census 2020 Redistricting Block Groups



R/ECAPs

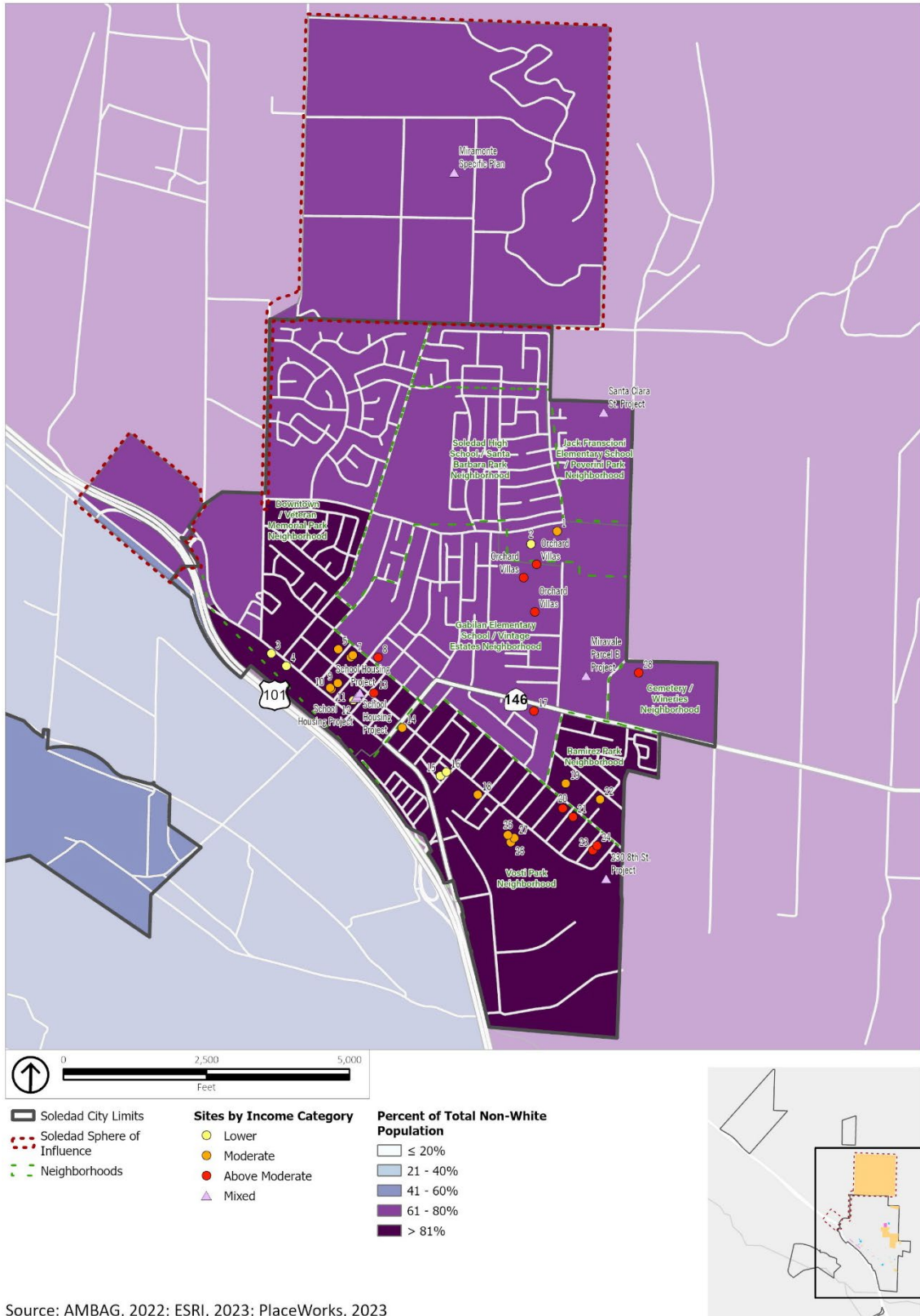
In 2013, HUD developed a method for identifying disproportionate impacts of poverty on racial and ethnic minority groups that relies on a racial and ethnic concentration threshold, as well as a poverty test. R/ECAPs must have a non-White population of 50.0 percent or more. Regarding the poverty threshold, a neighborhood meeting the racial/ethnic concentration can be a R/ECAP if it has a poverty rate that exceeds 40.0 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. There are no census tracts in Soledad identified by HUD in 2014 as R/ECAPs, nor are there any meeting the criteria based on 2020. Additionally, in the 2023 analysis of opportunity areas developed by the California Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD), no parts of the city were considered to be areas of high segregation and poverty. However, to meet housing needs in areas in the city with higher proportions of non-White population and lower incomes, the City will provide opportunities for provision of mixed-income housing integration through **Program 2.1.2 Mixed-Use and Commercial Zones**, **Program 2.2.1 Pursue Funding**, and **Program 2.2.2 Provide Incentives**.

RCAAS

Where the R/ECAP areas reflect concentrations of poverty, HCD has developed an alternative metric focused on areas of Racially Concentrated Areas of Affluence (RCAAs). An RCAA is defined as a tract in which the percentage of a population tract that identifies as White is 1.25 times higher than the percentage that identifies as White in the entire Association of Monterey Bay Area Governments (AMBAG) region (also called the Location Quotient), and where the median income is at least 1.5 times greater than the COG AMI. There are several RCAAs in the northern Monterey County area, stretching from the unincorporated Carmel Valley areas south of Salinas to the areas in and adjacent to the City of Monterey, as well in San Benito, Santa Clara, and Santa Cruz Counties, and within Fresno and Tulare Counties to the east. There are no RCAAs in Soledad.



**FIGURE 4-6
RACE/ETHNICITY IN SOLEDAD**





Familial Status

Approximately 87.1 percent of Soledad households are family households, defined by California law as a household of two or more persons, regardless of relationship status. According to the 2016-2020 ACS, 12.5 percent of family households are headed by single females with no spouse, and 7.7 percent of family households are headed by single males with no spouse, which is lower than in Monterey County at 17.2 and 9.0 percent respectively, and the state, at 26.2 percent for single female-headed households. In Soledad, 49.9 percent of households have children under age 18, of which, 13.2 percent are single female-headed households (6.6 percent of all households and 60.2 percent of total female-headed households); compared to 33.2 percent of households with children countywide, of which, 19.2 percent are female-headed households (6.4 percent of total households and 51.2 percent of female-headed households) and statewide (4.7 percent of total households and 17.9 percent of female-headed households). Of the total number of female-headed households in the city, 30.2 percent have incomes below the poverty level. Overall, female-headed households with children comprise 31.5 percent of total households in poverty in Soledad, which indicates that these households are at particular risk of displacement and may face challenges securing affordable housing.

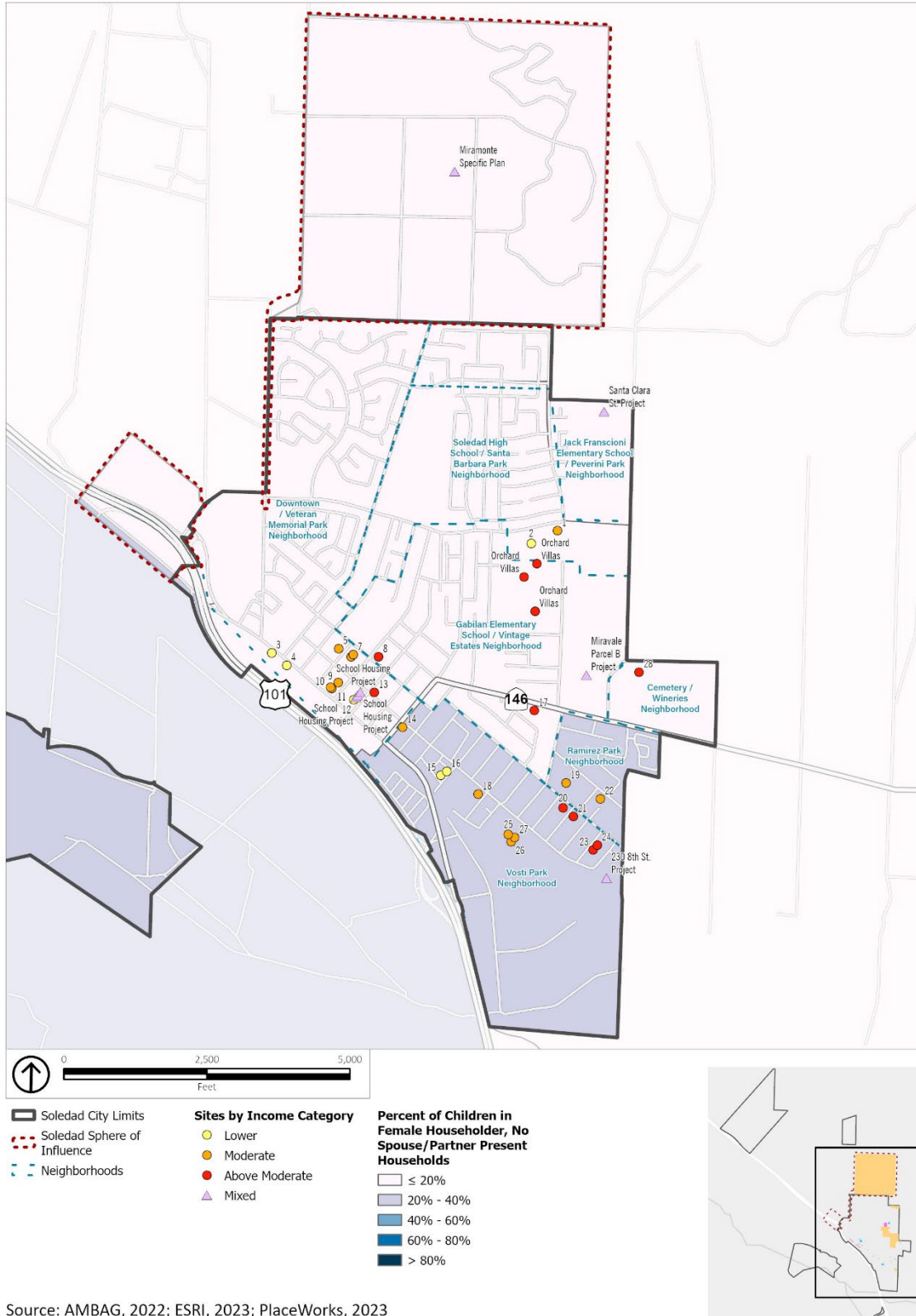
The spatial distribution where between 20.0 and 40.0 percent (29.6 percent) of children in a census tract are living in a single-parent, female-headed household aligns with the Ramirez Park/Vosti Park neighborhoods, which also have a high non-White population and lower-median household incomes (**Figure 4-7, Children Living in Female-Headed Households in Soledad**). Conversely, this neighborhood also has the lowest proportion of children residing in married-couple households (51.9 percent). The majority of the remainder of the city, including the Downtown/Veterans Park neighborhood (15.3 percent), Soledad High School/Santa Barbara Park and Gabilan/Vintage Estates neighborhoods (12.9 percent), and Jack Franscioni Elementary School/Peverini Park neighborhood (12.4 percent) have rates of children living in single-parent, female-headed households below 20.0 percent. In contrast, 63.1 percent of children in the Downtown/Veterans Park neighborhood are living in married-couple households; 85.7 percent in the Soledad High School/Santa Barbara Park and Gabilan/Vintage Estates neighborhoods; and 77.3 percent in the Jack Franscioni Elementary School/Peverini Park neighborhood. This data indicates that there is a correlation between higher rates of children living in single-parent, female-headed households in the Ramirez Park/Vosti Park neighborhoods, which is lower-income, has the highest poverty rate in the city, has a predominance of non-White households, and a greater proportion of households are renters (55.0 percent). Affordable housing resources include two deed restricted multifamily complexes and 100 mobile home units in the Cooperative Santa Elena, Inc., which are a naturally more affordable housing type.

Data from the 2016-2020 ACS indicate that approximately 10.8 percent of households consist of residents living alone. A lower proportion (33.7 percent) of single-person households are renters compared to homeowners (66.3 percent). Although a higher proportion of homeowners live alone, the unit types in the Peverini Park/Jack Franscioni neighborhood are larger single-family homes which may be more suitable for families, which suggests that although a portion of the homeowners may live alone, a concentration of single person households would not be found in this neighborhood. It is likely that a high proportion of single-person households would be found in the Soledad High School/Santa Barbara Park and Gabilan/Vintage Estates neighborhoods, where the Soledad Townhomes (34 deed-restricted units), Jardins de Soledad Apartments (50 deed-restricted units), Gabilan Family Apartments (80 deed-restricted units), and Soledad Senior Apartments (40 deed-restricted units), the Benito Street Affordable Housing Community (69 deed-restricted units) and Benito Street Farm Labor Center (62 deed-restricted units) are located, as well as the Almond Acres Mobile Home Park. In addition to the Soledad Senior Apartments, this tract includes several of the older residential subdivisions, in which residents may have aged in place, as more than one-half of the total households living alone are seniors.

To assist in the housing needs for single-parent households, the City will implement **Program 3.1.4 Single-Parent Households**.



FIGURE 4-7
CHILDREN LIVING IN FEMALE-HEADED HOUSEHOLDS IN SOLEDAD





Disability Rates and Services

Persons living with disabilities are an important population with special needs with respect to housing. Such persons are often more likely to live in poverty, struggle to secure and maintain adequate employment, and sometimes require significant accommodations in housing. As shown in **Table 3-23**, 3.6 percent of the total population in Soledad five years and older had one or more disabilities in 2020, compared to 8.9 percent countywide and 8.0 percent in California. For persons ages 18 to 64 years (36.5 percent of persons with disabilities), the most frequent disabilities were ambulatory (51.3 percent), cognitive (46.9 percent), and vision and self-care (both at 45.7 percent). Among seniors (36.4 percent of persons with disabilities), ambulatory and independent living disabilities were the most frequent (77.0 percent and 47.3 percent, respectively), followed by self-care (37.8 percent). Note that these are not cumulative – a person may experience one or more disabilities concurrently.

Not only is disability the highest-ranked source of Fair Housing complaints in Monterey County, but a growing body of Monterey County data also indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. Such disparities in the experience of severe rent burden, housing instability and displacement from the City of Soledad are attributable to the shortage of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30 percent of Area Median Income. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low-Income units that would help to reduce such disparities. Local zoning and other policies that lead to increased production of Extremely Low-Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in the City of Soledad and decrease displacement and homelessness for the most at-risk residents, including people with developmental disabilities.

Social Vocational Services provides services for individuals with developmental disabilities in the State of California and has an on-site office in the City of Soledad. Programs include community inclusion opportunities, career exploration, supported employment, support/independent living, residential living, and alternative living as well as transport services. *See Chapter 3 Housing Needs Assessment, Special Housing Needs, Persons with Disabilities for more information on the needs of this population.*

Figure 4-8, Percentage of the Population with a Disability in Soledad, shows the geographic distribution of residents with disabilities by census tract. The spatial distribution of Soledad residents living with disabilities is generally consistent throughout the city, with rates below 5.0 percent. Slightly lower rates of disability are in the Downtown/Veterans Park, Soledad High School/Santa Barbara Park, and Gabilan/Vintage Estates neighborhoods, at 3.2 and 3.3 percent respectively. The Vosti census tract has a slightly higher rate of persons with disabilities at 4.8 percent. Approximately 16.0 percent of the population in the Vosti neighborhood are seniors, which is 29.7 percent of total seniors in the city, suggesting that there may be a concentration of seniors with disabilities in the neighborhood. The mix of older single-family, smaller apartment buildings, the Las Jicamas Apartments (45 deed-restricted units), and Monterey Street Apartments (51 deed-restricted units) may offer affordable housing options for lower-income persons with disabilities as well.

The California Department of Developmental Services provides community-based services to persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. The San Andreas Regional Center serves people in Monterey County, among others. In January 2021, the Center did not report any consumers within the Soledad zip code.

There are also several services and agencies assisting persons with disabilities throughout Monterey County. 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



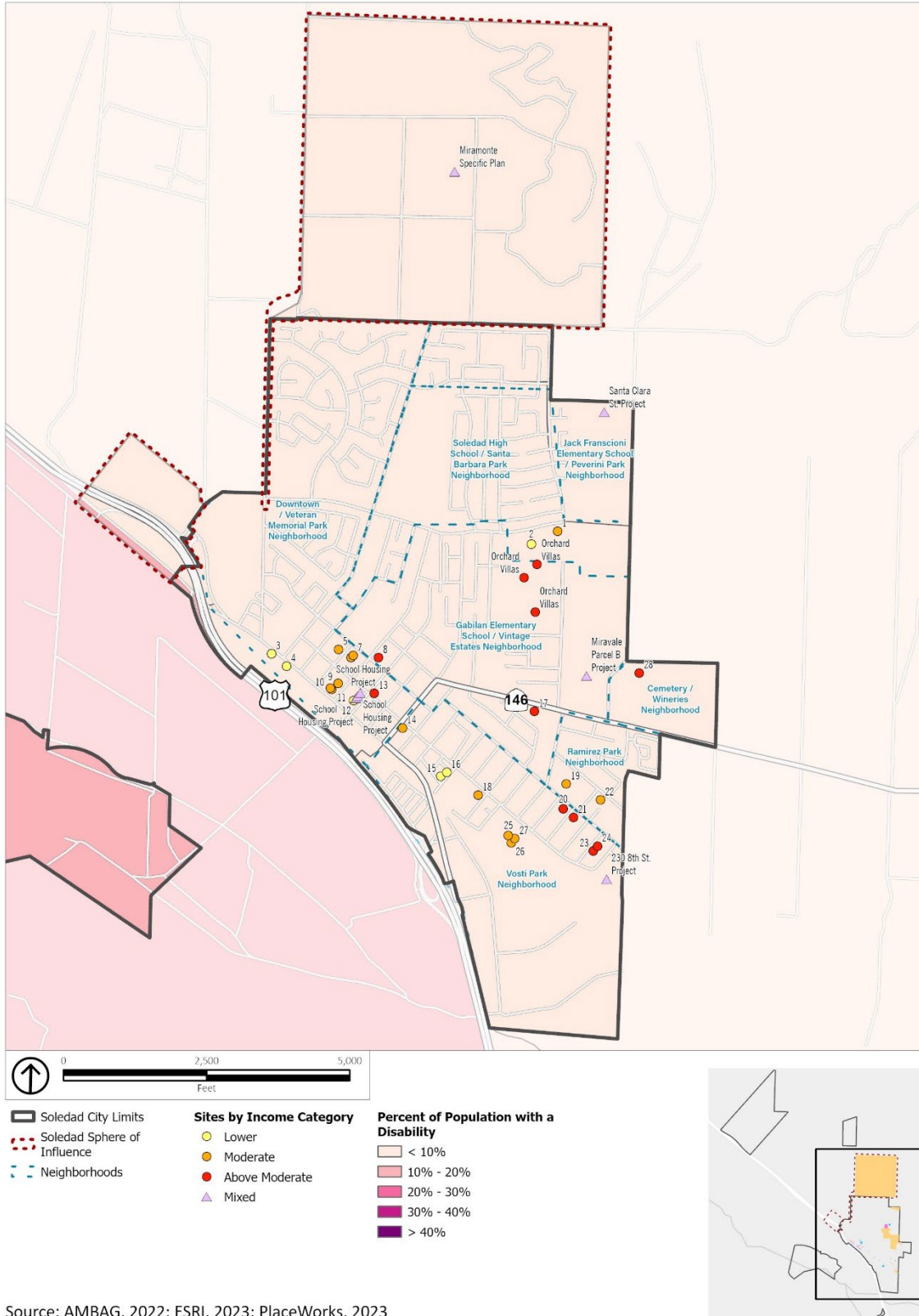
disabled persons and for disclosures by developers of any accessible units constructed. There is one licensed assisted living facility available to persons living with disabilities in Soledad with capacity for 59 persons according to the State of California Licensing Division, accessed May 2023, and one adult day care facility on Front Street.

The City also requires new developments to comply with Title 24 of the 2022 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City will ensure that older housing that may not meet the same accessibility requirements can be adapted as needed through its Reasonable Accommodation process, discussed in **Chapter 5, Constraints**, and by seeking funding to assist with modifications.

To assist in the housing needs for persons with disabilities, the City will implement **Program 3.1.2 Persons with Disabilities (Including Developmental Disabilities)**. To assist in the housing needs for seniors, the City will implement **Program 3.1.5 Seniors**.



FIGURE 4-8
PERCENTAGE OF THE POPULATION WITH A DISABILITY IN SOLEDAD



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



Access to Opportunity

Transit Mobility

Transit mobility refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. In Soledad, the major employment opportunities are with the prison, public sector and educational facilities, and agricultural operations, particularly the wineries in Neighborhood 3b, supported by retail commercial and services. However, a wider range of employment opportunities are generally found to the north and northwest, and data indicates that a large component of the labor force commute outside of the city. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

Transit services are provided in Soledad by the Monterey-Salinas Transit District (MSTD), created by State law AB 644 and formed July 1, 2010. There are 34 routes in the system, with one weekday route 23 serving the city of Soledad. Transfers to Monterey and coastal cities, as well as counties to the north and east, are available from the Salinas Transit Center. The regular weekday route stops at three locations in Soledad (Front Street/San Vicente Road, Monterey Boulevard/East Street, and H. Dela Rosa Street/Mission Center) and operates with departures from Soledad south to King City hourly between 6:58 a.m. and 6:58 p.m. from the Front Street/San Vicente Road stop. Conversely, routes north to Salinas originate at 6:24 a.m. from the H. Dela Rosa Street/Mission Center hourly to 7:24 p.m. Regular fare is \$2.00 per trip and \$1.00 for discount fare.

For commuters who use public transit, Route 23X is an express route originating at the Salinas Transit Center, stopping in Soledad at Front Street and San Vicente Road, and terminating in King City twice in the AM (south at 8:21 and 9:21 a.m.); and north from King City to Salinas with three morning stops in Soledad at Front Street/San Vicente Boulevard at 5:36, 7:04, and 8:04 a.m. There are two express route return times from Salinas at 4:45 and 5:45 p.m. However, there are no express route returns from King City north to Soledad in the afternoon/evening, so the regular bus route schedule applies.

Monterey-Salinas Transit (MST) On Call is a service that offers convenient mini-bus service throughout the cities of Gonzales, Greenfield, and Soledad outside of the MSTD fixed-route service area. MST On Call is custom fit to an individual's schedule and neighborhood, which will take the rider anywhere in the MST On Call zone or to a timed transfer with line 23. A one-hour notice is required.

MST offers the MST RIDES ADA paratransit program to customers who have a disability that prevents them from using MST's regular fixed-route bus service, although each of MST's regular fixed-route buses is fully accessible and each is equipped with a wheelchair lift. The MST ADA paratransit program (RIDES) offers transportation service to eligible passengers as a ride-share program. Reservation requests may be made in advance until 5:00 p.m. daily for next-day service or may be made up to seven days in advance of the day of the trip. There are no restrictions on the purpose of the trip. Based on vehicle availability, MST RIDES ADA paratransit may need to schedule trips within one hour of requested pick-up time. The paratransit service is provided within a service corridor that extends three-quarters of a mile from any of MST's regular bus routes. Both the point of departure and the destination of each trip must be within three-quarters of a mile from a service corridor. **Figure 4-9, MST Transit Stop Corridor Service Areas in Soledad**, identifies service areas within a one-half-mile radius of a transit stop.

HUD's opportunity indicators can provide a picture of transit use and access in Monterey County through the transit index and low transportation cost. Transit index values range throughout the county from 29 in the coastal communities in the southern portion of Monterey County to 91 in Salinas and are also higher in the coastal community adjacent to the Carmel Valley agricultural area. The higher the transit trips index, the more likely residents are to use public transit, and higher scores often correlate with distribution of racial/ethnic groups and median income. In Soledad, as shown in **Figure 4-10, Transit Index Values for Monterey**



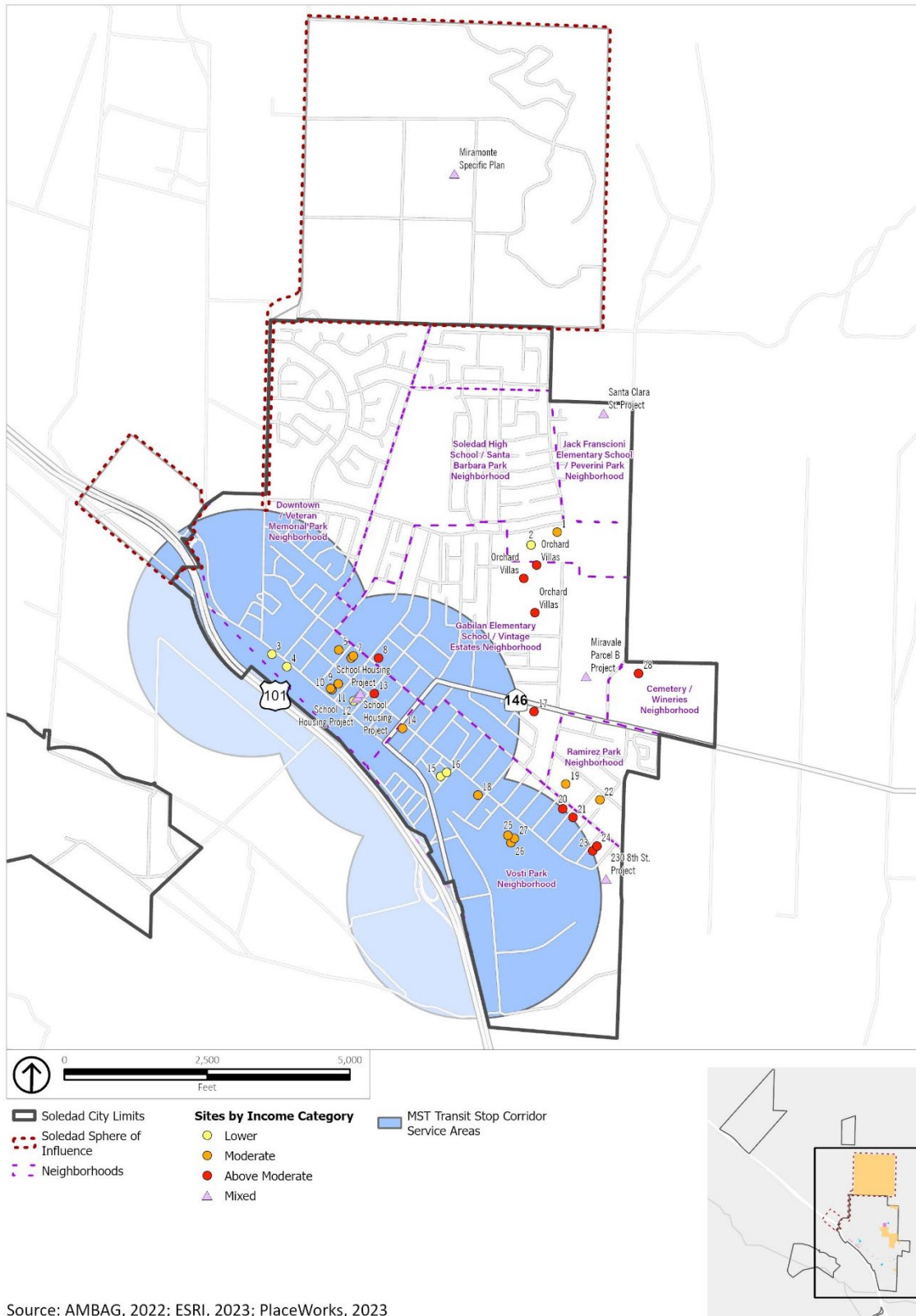
County and Soledad, the transit index north of the Union Pacific Railroad is in the 67th percentile, indicating an above-moderate potential for transit use; whereas south of the rail line, the index is slightly higher, in the 69th percentile, which correlates to a predominant Hispanic population (98.0 percent) and higher dependence on public transit.

Low transportation cost index values indicate that public transit is less costly than commuting with one's own car primarily for the non-White populations countywide, with households spending between 30.0 and 75.0 percent of their income on housing and transportation primarily in Salinas, Monterey Bay area, and jurisdictions along US 101 and Route 1, although households in portions of the county with no access to high-quality transit areas may spend above 75.0 percent of their income on housing and transportation. In Soledad, the majority of the city, including the Gabilan and Vintage Heights, High School and Santa Barbara Park, and Vosti Park neighborhoods, spends between 30.0 and 49.9 percent of their income on housing and transportation costs; the Ramirez Park, Peverini Park/Jack Francscioni neighborhoods, and the portion of the Downtown/Veterans Park neighborhood north of Gabilan Avenue have rates at 52.0, 55.0, and 57.0 percent, respectively.

According to AllTransit (see **Figure 4-11, Transit Score in Soledad**), Soledad has an overall transit score of 2.0, which is comparable to other small cities in Monterey County (Gonzales, Chular, and Greenfield, with transit scores of 2.1, 1.6, and 2.1, respectively), reflecting a relatively low combination of trips per week and number of jobs accessible via transit; yet much lower than the jurisdictions of Salinas, Monterey, Carmel, Seaside, and Marina (5.3, 6.4, 5.4, 6.2, and 5.3, respectively). While there is one transit route with a separate express and daily service schedule in Soledad, and 47.0 percent of residential neighborhoods (60.7 percent of households), within a half mile of one or more routes, no commuters are reported to use transit. However, 98.7 percent (six multifamily complexes) of the affordable housing communities funded with low-income housing tax credit (LIHTC) assistance are within a half mile of transit facilities providing access to services and resources in the larger jurisdictions of Salinas, Monterey, and adjacent communities. Per **Program 6.1.1 Fair Housing**, the City will collaborate with Monterey-Salinas Transit District (MSTD), to understand and address this issue.



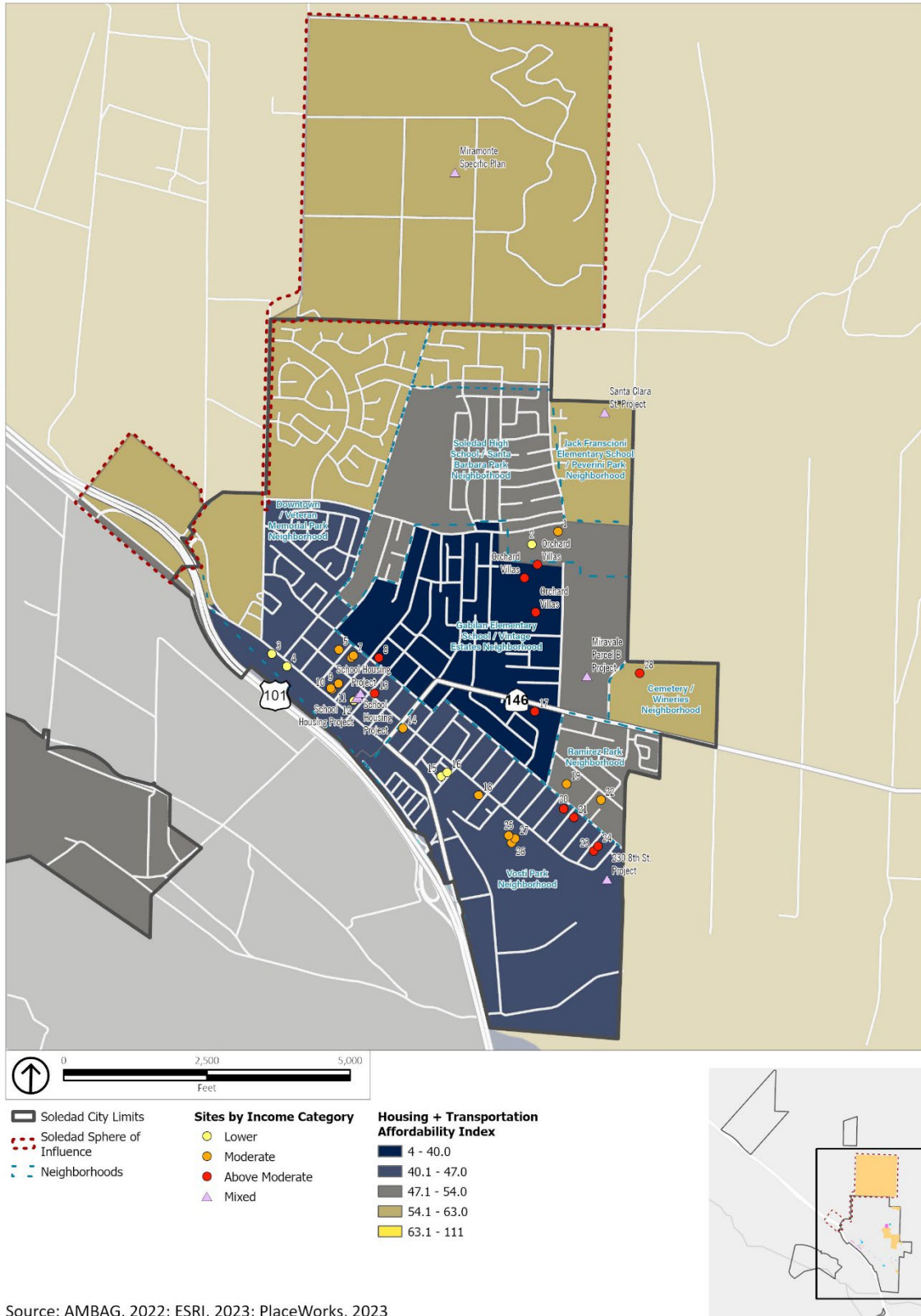
FIGURE 4-9
MST TRANSIT STOP CORRIDOR SERVICE AREAS IN SOLEDAD



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



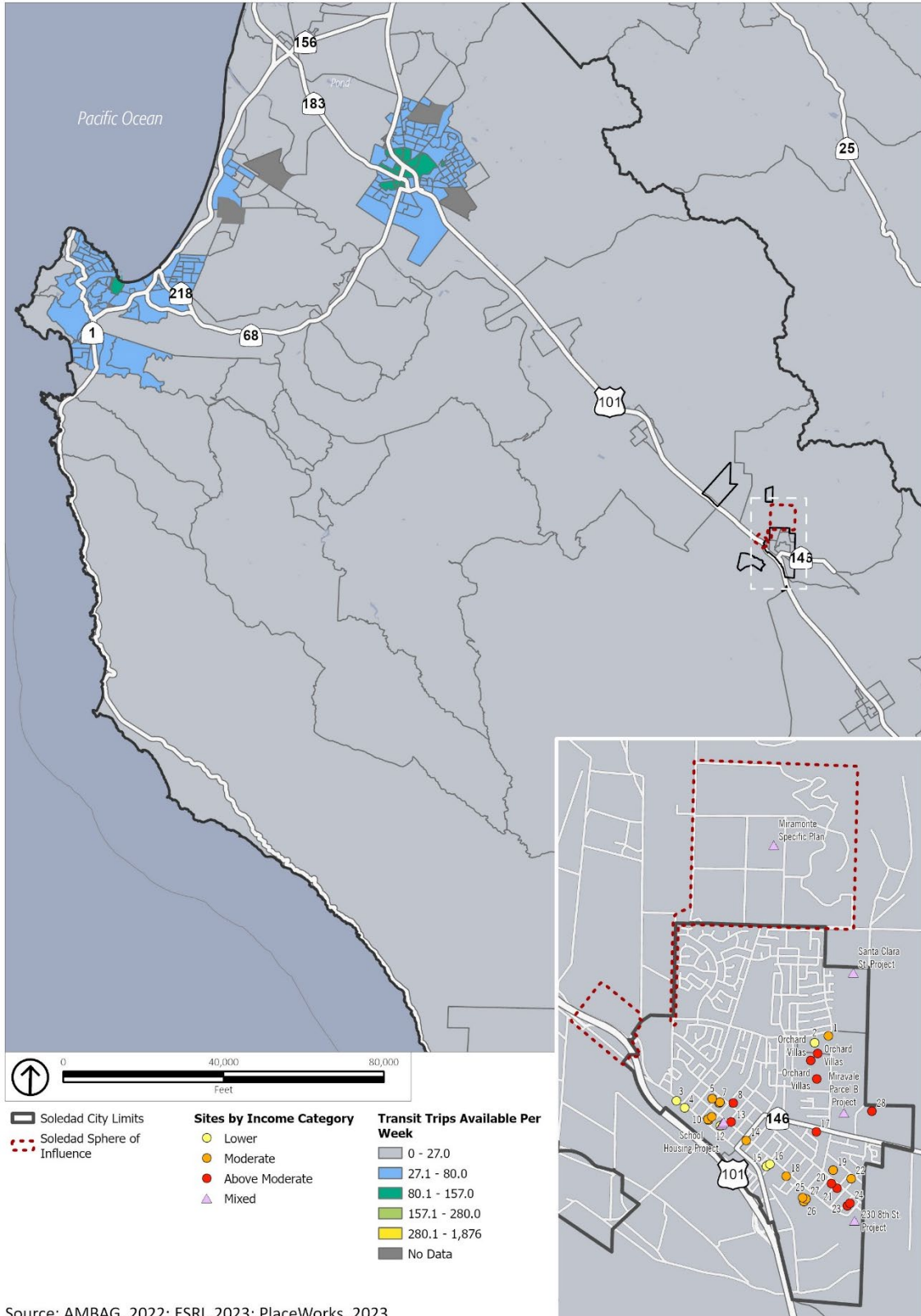
**FIGURE 4-10
TRANSIT INDEX VALUES FOR MONTEREY COUNTY AND SOLEDAD**



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



**FIGURE 4-11
TRANSIT SCORE IN SOLEDAD**



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



Housing Mobility

As presented in **Table 3-6: Housing Tenure, 2020**, 62.6 percent of households are homeowners and 37.4 percent of households are renters in Soledad. The homeownership vacancy rate in the city is less than one percent, and the rental unit vacancy rate is 2.9 percent. This may indicate that, while there is a greater shortage of ownership units for renters seeking homeownership and existing homeowners seeking a new home, there are also limited mobility opportunities for households seeking rental opportunities. HCV participants are present throughout the central and northern portions of the city (8.0 percent of renters), with 84 HCVs used; and 6.5 percent of renters use HCVs (45 HCVs) in the Vosti and Ramirez Park neighborhoods (**Figure 4-12, Housing Choice Voucher Distribution in Soledad**).

The homes in the Vosti Park area, including the southeastern portion of the downtown, are generally older, smaller single-family stock, with 90.8 percent of the housing stock built prior to 1990, many of which likely have been converted to rental units, as only 13.2 percent of the housing stock in the Vosti Park and Ramirez Park neighborhoods are multifamily unit types. Although the proportion of renter households (37.2 percent) is lower than in other neighborhoods in the city, the homes in this area generally provide more affordable homeowner opportunities. In addition to HCV usage, affordable housing stock in the Vosti Park neighborhood includes deed-restricted units in the new 1428 Monterey Street Apartments (4 units), Las Jicamas and Monterey Street Apartments (with 45 and 51 deed-restricted units respectively), and the Santa Elena Mobile Home Park (with 100 sites that rent for between \$800 and \$1,600 per month). Although proportionately, the HCV use is lower in the Vosti Park neighborhood than in the central and northern portion of the city, it is a smaller geographical area, and therefore the HCV usage is likely more concentrated. Correlating to this HCV usage and presence of affordable housing units, the rate of poverty is 13.1 percent, with median incomes ranging between \$26,462 and \$37,127, and 29.6 percent of children residing in single female-headed households.

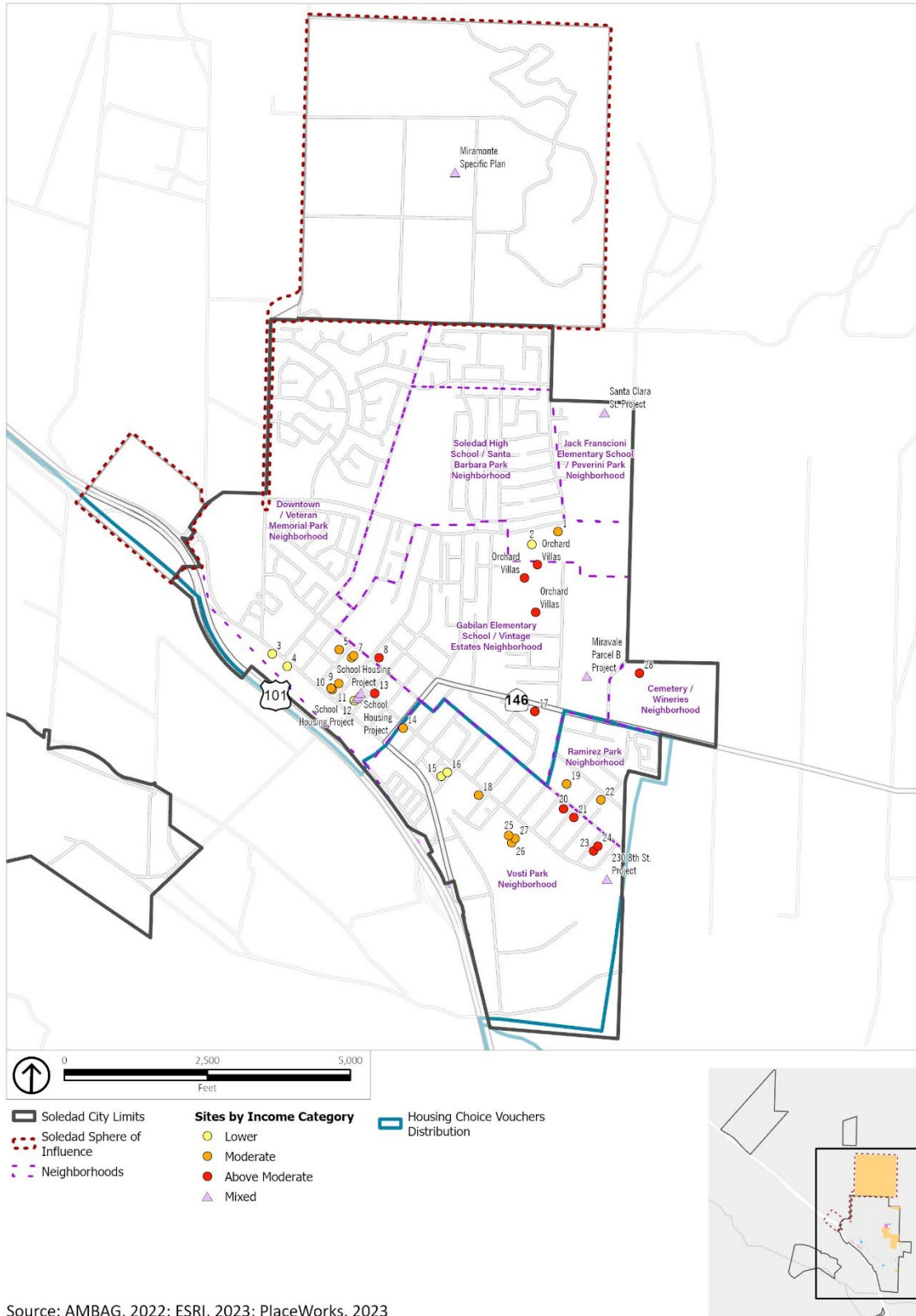
The highest concentration of renters (49.0 percent of households) is found in the Soledad High School/Santa Barbara Park and Gabilan/Vintage Estates neighborhoods, where 8.0 percent of renters use an HCV. In addition to the HCVs, the neighborhood includes some of the older planned subdivisions in the city (Colonia Azteca and Soledad Street), and the Almond Acres Mobile Home Park. Approximately 29.2 percent of the housing units in these neighborhoods are multifamily units, including the Soledad Townhomes (34 deed-restricted units), Jardins de Soledad Apartments (50 deed-restricted units), Gabilan Family Apartments (80 deed-restricted units), the Benito Street Affordable Housing Community (69 deed-restricted units), Benito Street Farm Labor Center (62 deed-restricted units) and Soledad Senior Apartments (40 deed-restricted units). Correlating to this HCV usage and presence of affordable housing units, the rate of poverty is the highest in the city, at 29.1 percent, and 9.7 percent of the population in poverty has median incomes at 50.0 percent of the poverty level, corresponding to the extremely low-income category. In addition, 9.0 percent of the population have incomes between \$30,000 and \$37,500. The higher presence of renters in these neighborhoods is likely associated with the availability of affordable multifamily rental stock and single-family homes in older subdivisions built prior to 1990 (42.7 percent of housing stock) that have been converted to rentals.

Within the Downtown and Veterans Park neighborhood, 44.3 percent of the households are renters, and 20.7 percent of the population is below the poverty level. As only 12.9 percent of the housing units are multifamily, of which, 71.5 percent are deed-restricted for lower-income households, it is likely that the majority of rental units are single-family units or mobile homes. The disparity between the availability of affordable housing stock and proportion of renter households suggests that a significant portion of the HCVs are used in this neighborhood.

The concentration of voucher recipients in the neighborhoods with higher HCV rates may be due to the availability of housing that is affordable with a voucher, meets the condition requirements of the voucher, or that landlords in other areas of the city are unaware of the requirement to accept vouchers, as well as a high percentage of female-headed households found in that census tract.



FIGURE 4-12
HOUSING CHOICE VOUCHER DISTRIBUTION IN SOLEDAD



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



Soledad median rent for apartments and condos is \$2,549, based on a survey of four available rentals in April 2023 and Zillow Rentals Manager, supplemented with six additional rental listings in June 2023. According to the findings of the surveys, the rental price for a two-bedroom unit ranged between \$2,075 in a multifamily complex to \$2,549 for a single-family unit, averaging \$2,294 per month; three-bedroom units ranged between \$2,400 and \$3,399 per month, \$1,000 per month for a studio, and \$2,850 for a four-bedroom older home. Based on 2022 ability to pay for housing data based on HCD Income Limits, as shown in **Table 3-21**, Housing Affordability, acutely low-, extremely low-, very low-, and low-income households cannot afford the monthly rental rates for a two-bedroom or larger unit in Soledad, without paying more than 30.0 percent of gross monthly income on housing cost. This indicates that the majority of market-rate rental units, at sizes appropriate to accommodate a variety of household sizes, are only attainable to moderate-income households, indicating a need for additional stock of rental units available at fair-market rents affordable to lower-income households, particularly very low- and extremely low-income households. To increase opportunities for housing mobility, the City will work with HACM and CHISPA to increase voucher acceptance throughout the city per **Program 6.1.1 Fair Housing**. Strategies may include partnering with HACM to provide biannual training to landlords regarding fair-housing requirements, including the requirement that they accept vouchers, and educate property owners about the benefits of voucher holding-tenants, encouraging them to market available units at their rental properties to voucher holders; and assess the feasibility of a landlord incentive program for landlords that choose to accept voucher-holding tenants.

Employment Opportunities

The major employment industries in Soledad are associated with agricultural operations and the winery business, as well as the public sector educational services, medical and social services, which includes the Salinas Valley State Prison facility. Although the jobs/housing ratio of 2.2 in 2020 indicates the number of jobs is almost double the available housing stock, the high unemployment rate (16.6 percent in March 2023) suggests that residents of Soledad may experience challenges accessing employment opportunities, particularly those with lower education levels (high school and below). When the types of employment in the city do not support the education and experience of the labor force residing in the city, a high proportion of workers must commute to jobs in other areas of the county, or beyond. Conversely, in order to fill the jobs available in the city, workers from outside of the city commute into the city. The jobs-housing ratio was 2.2 in 2020, indicating that there is an imbalance between jobs and housing, as there are more jobs available in the city than can be accommodated by housing units, resulting in a very low vacancy rate and competition for housing, often resulting in rising home and rental rates. However, this figure could also be reflective of the increase in persons working remotely during the pandemic and reporting their workplace as Soledad.

According to Census Longitudinal-Employer Household Dynamics Origin-Destination Employment Statistics (LODES) data, 26.8 percent of the labor force in Soledad is employed in the city itself; conversely, 73.2 percent of Soledad residents are employed outside of the city limits. Approximately 18.9 percent of the labor force travels to Salinas for work, followed by San Jose (6.2 percent), Gonzales (3.2 percent), Greenfield (3.0 percent) Monterey (2.0 percent), and King City (1.7 percent), while 44.5 percent travel to employment opportunities at other locations. The majority of workers residing in Soledad (63.3 percent) are employed within Monterey County, with 11.5 percent employed in Santa Clara County, and 3.2 percent of the labor force traveling to both Alameda and Santa Cruz Counties. Smaller proportions are employed in Fresno, San Francisco, San Mateo, and Angeles Counties. The remainder work in Contra Costa County, Sacramento County, and other locations.

Although specific data is not available, the recent work-from-home employment trend that increased remote employment potential may account for a portion of the employment locales in outlying metropolitan areas. An estimated 32.7 percent of the labor force commutes over 50 miles, generally outside of Monterey County, primarily to the northwest (53.7 percent) and north (20.2 percent) towards Santa Clara County and the Bay Area via US 101, with 15.2 percent of the long-distance commutes southeast to areas along US 101 in San Luis Obispo County and beyond. Only 7.3 percent of Soledad residents travel east towards the Fresno area.



Conversely, 28.5 percent of Soledad residents live within 10 miles of their place of employment. This may include either intracity commutes, work-from-home employment, and short commutes from within the city to locations external to city limits. According to LODES data:

- 37.5 percent of workers travel west and northwest;
- 52.1 percent travel south, southwest, and southeast;
- 10.4 percent travel north, east, and northeast towards Gonzales, including 2.7 percent of trips to the Salinas Valley State Prison facility.
- Intracity commutes account for 12.4 percent of the Soledad workforce.

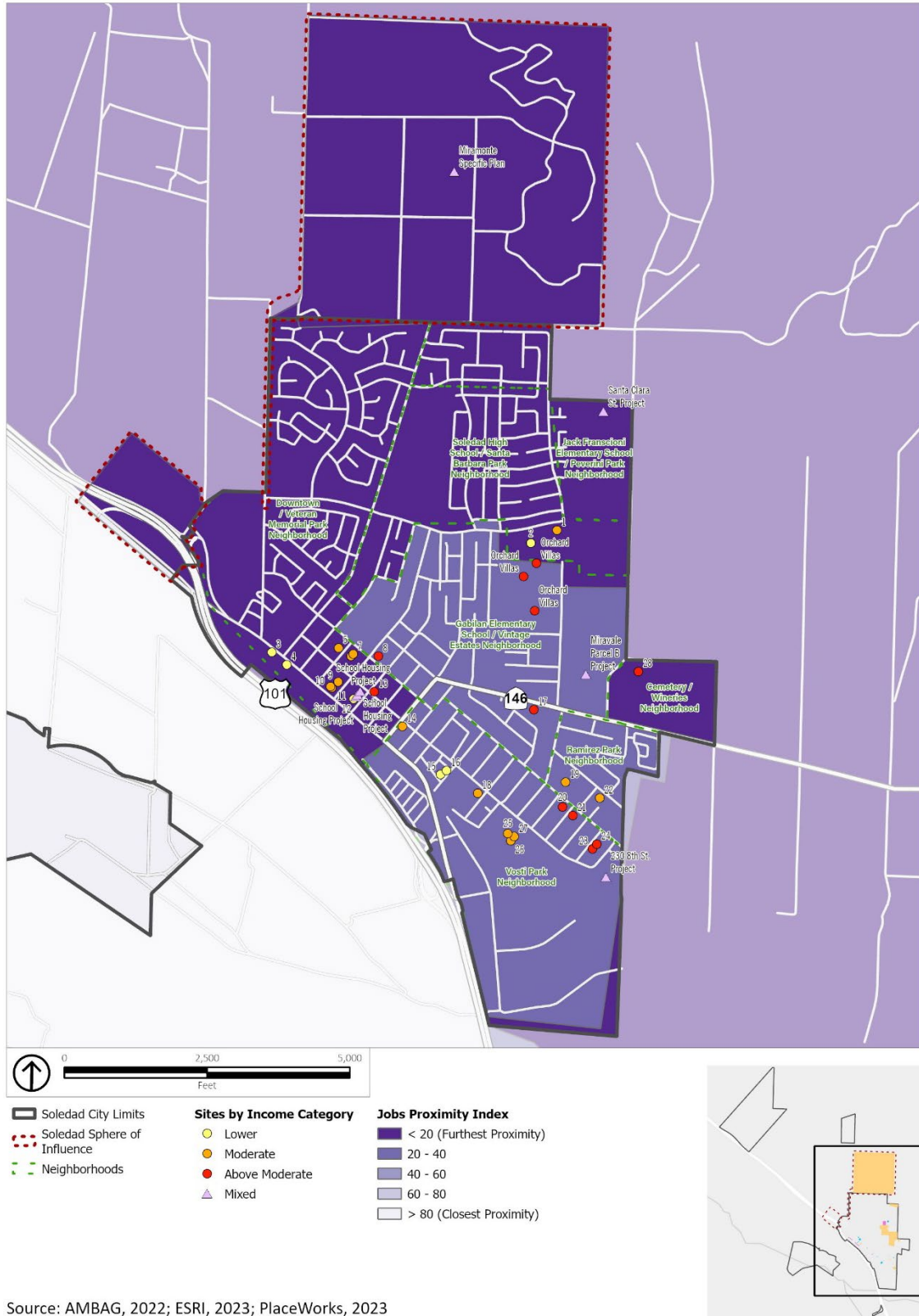
Another 23.8 percent of the labor force commute between 10 and 24 miles with 88.7 percent of the destinations to the cities of Chualar, Spreckels, and Salinas, and unincorporated county on both sides of US 101. The remaining 15.0 percent commute between 25 and 50 miles, with roughly 87.0 percent towards Monterey Bay and the coastal communities), and the remainder traveling in a northerly direction.

HUD's jobs proximity index included in the AFFH 1.0 Data Viewer, quantifies the accessibility of a neighborhood to jobs in the region, although the data is from 2017 and therefore may not reflect more recent trends in working remotely. While there may be more recent data available, it is not available in the AFFH 2.0 Data Viewer. Index values can range from 0 to 100 and a higher index value indicates better access to employment opportunities for residents in a neighborhood. Countywide jobs proximity index values range from 30 to 58. **Figure 4-13, Local Jobs Proximity in Soledad**, shows that all of Soledad has low scores. Southern Soledad has the closest proximity to jobs, with scores between the 38th and 39th percentile in the Ramirez Park and Vosti neighborhoods, followed by the Gabilan/Vintage Estates neighborhood in the 29th percentile. The Downtown/Veterans Park neighborhood has a score in the 17th percentile, and the Soledad High School/Santa Barbara Park and Jack Francioni Elementary School/Pevevini Park neighborhoods have the lowest proximity score in the 2nd percentile. However, higher jobs proximity scores do not necessarily align with those with the highest employment participation scores, and have the lowest median incomes in the city, with the Vosti tract exhibiting rates of poverty 20.0 percent and higher.

The finding that the entire city correlates with HCD Educational Outcome and Economic Outcome scores falling below the 25th percentile range, suggests that while there are job opportunities in the city, the resident population is not filling them. The areas within the Jack Francioni Elementary School/Pevevini Park neighborhood are predominantly newer residential subdivisions with the highest median incomes in the city. It is likely that the local jobs proximity score in these neighborhoods is low as the employment base in Soledad is not as supportive of higher-income employment fields as larger cities along the coast or within Santa Clara County and the San Francisco Bay area to the northwest. Based on the employment destination data previously discussed, a significant portion of residents in these neighborhoods may commute to employment opportunities outside of the city. Proximity to jobs does not necessarily indicate higher economic outcomes, access to resources, or employment engagement in Soledad.



**FIGURE 4-13
LOCAL JOBS PROXIMITY IN SOLEDAD**



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



TCAC/HCD Economic Outcome Domain Scores are a composite of jobs proximity index values as well as poverty, adult education, employment, and median home value characteristics. The areas in and around Monterey, Carmel, Pacific Grove, unincorporated areas along the coast south of Salinas, and in Santa Cruz County near Santa Cruz and Capitola exhibit the highest economic scores. Tracts with lower economic scores are more concentrated in Monterey County along US 101 as well as southern Santa Clara County east of Gilroy. Fewer than 46,000 jobs are accessible to populations residing anywhere in Monterey and Santa Cruz Counties. In Soledad, between 7,242 jobs in the Ramirez Park neighborhood and 8,017 jobs in the Downtown/Veterans Park neighborhood are available within a 45-minute commute. Employment opportunities are more accessible by transit in northern Monterey County cities, coastal Santa Cruz County, and along US 101, with 19,732 jobs in the Gabilan/Vintage Estates neighborhood to 21,000 jobs in the Downtown/Veterans Park neighborhood accessible by transit. Data for the Ramirez Park, Soledad High School/Santa Barbara Park, and Jack Francioni Elementary School/Peperini Park neighborhoods is not available pertaining to transit trips within a 45-minute trip.

While there are employment opportunities throughout the city, a business and industrial base in the Downtown and Vosti neighborhoods, providing a variety of employment options available to residents of Soledad, the high rates of residents commuting outside of the city and unemployment rates throughout the city suggests that access to employment opportunities does pose a fair housing issue because there is not a strong correlation between labor force qualifications and types of employment available in the city, and although more jobs are available in the city than housing units, almost three-quarters of residents of the city commute to employment outside of the city. Per **Program 6.1.1 Fair Housing**, the City will collaborate with economic development organizations, to understand and address this issue.

Educational Opportunities

The school proficiency index is an indicator of school system quality, with higher index scores indicating access to higher school quality. In Monterey County, non-White residents and students residing in concentrations of poverty and lower-income neighborhoods often have access to lower-performing schools compared all other residents. Monterey County is made up of 25 school districts with an enrollment of 77,387 students during the 2019-2020 school year. Countywide, there are 126 public schools, 8 charter schools, 22 private schools, and 3,966 full-time public-school teachers. According to the Monterey County Office of Education, 34.3 percent of students countywide are English learners, 9.9 percent are homeless, 3.7 percent are migrant students, and 75.1 percent are socioeconomically disadvantaged, compared to 18.6, 3.2, 0.8, and 60.7 percent statewide.

The HUD School Proficiency Index more accurately reflects school performance by residential living patterns in the region. The HUD School Proficiency Index ranges from 0 to 100, with higher values indicating better school performance. Typically, schools in Monterey County and throughout the region are more proficient in areas of increased population density and affluence. Residents of western Solano County have access to higher-performing schools than the eastern portion, but schools throughout Solano County generally score lower than those in much of Sacramento, Yolo, Marin, and Contra Costa Counties. To ensure all students have access to a quality education, each jurisdiction has identified appropriate programs within the individual assessments.

The Soledad Unified School District (SUSD) has seven public schools in the city reported on by the Department of Education (DOE), including five elementary schools, one middle school, one high school, and one continuation high school. Performance scores are limited for the Community Day school. Of the seven schools for which English Language Arts (ELA) and Mathematics performance scores were available in 2022, DOE reported that most of the schools in the SUSD are below the State grade-level standards for ELA and Mathematics (see **Table 4-2, Performance Scores for Soledad Unified School District, 2022**). The proportion of each school's population that was considered socioeconomically disadvantaged in 2022 ranged from 80.6 percent at the Frank Ledesma Elementary School to 87.1 percent at San Vicente Elementary. Frank Ledesma Elementary is adjacent to Veterans Park in the northwestern portion of the Downtown/Veterans



Park neighborhood, with a median income of \$68,148, an 89.9 percent non-White student population composition, one of the lower rates of English Learners at 44.5 percent, and a TCAC/HCD Educational Domain index, or projected educational outcome score in the 24th percentile. In contrast, San Vicente Elementary is in the Gabilan/Vintage Estates area with a slightly lower median income of \$50,712, a non-White student population at 95.4 percent, and a 59.6 percent English learner rate, although with the same expected educational outcome, scoring in the 24th percentile. The area in which this school is located also serves students in the Ramirez Park and Vosti Park neighborhoods, which has a higher percentage of children in a female-headed household, a group that is considered to be more likely to be lower-income due to single incomes and childcare costs. With the exception of San Vicente Elementary, the relatively low ELA and math scores among all schools, however, indicates that students generally have access to similarly performing schools. To identify whether housing instability impacts school performance, particularly in areas in which the schools have a high proportion of socioeconomically disadvantaged students, and if needed, to identify strategies to foster housing stability for families with students, the City has included **Program 6.1.1 Fair Housing**.

**TABLE 4-2
PERFORMANCE SCORES FOR SOLEDAD UNIFIED SCHOOL DISTRICT, 2022**

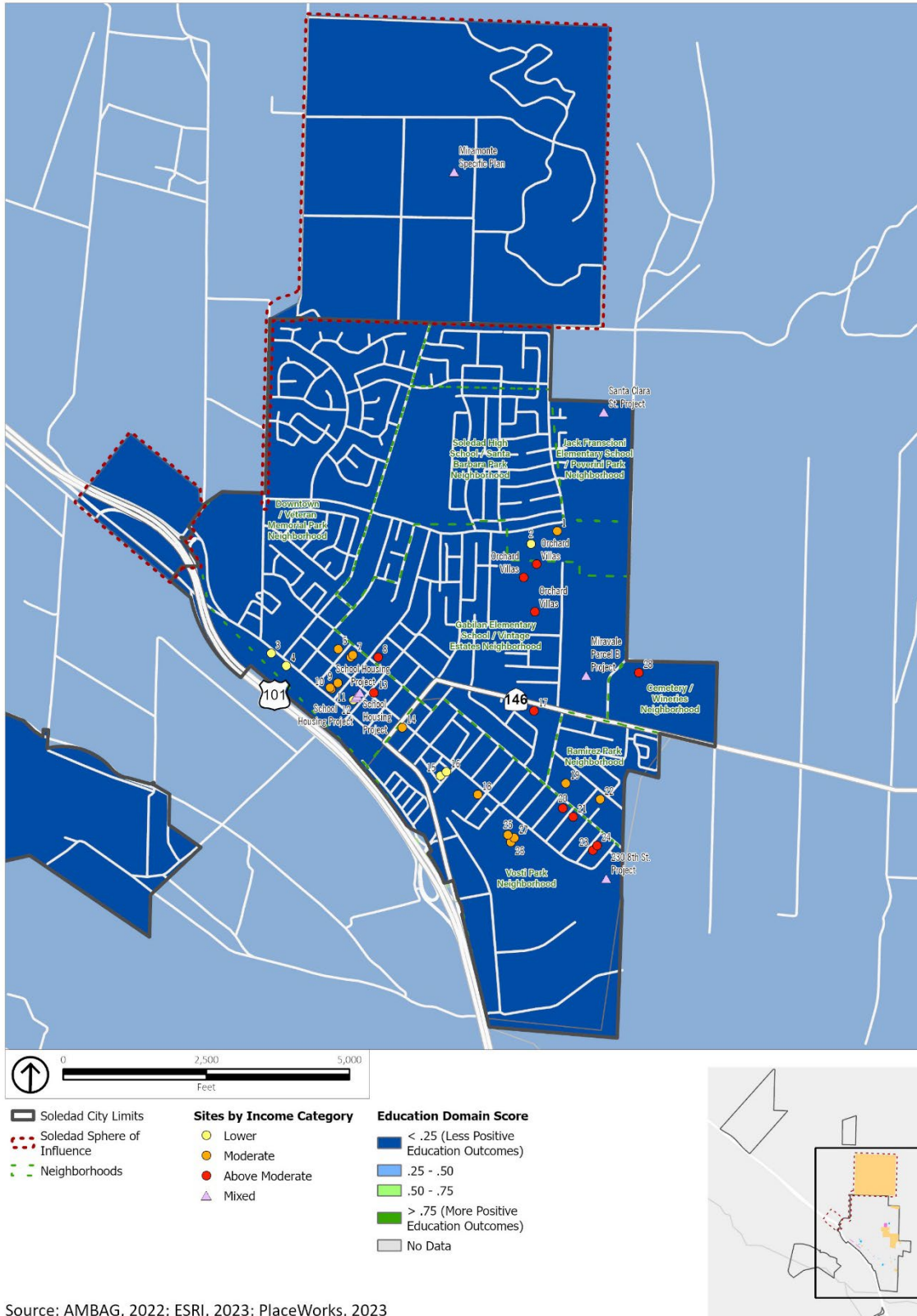
School	ELA Score	Math Score	Chronic Absenteeism	Suspension Rate	Socio-Economically Disadvantaged	Foster Youth	English Learners
Jack Francioni Elementary	32.3%	21.6%	36.8%	1.1%	84.2%	0%	42.9%
Frank Ledesma Elementary	28.5%	23.8%	24.8%	5.4%	80.6%	0%	44.5%
Gabilan Elementary	35.0%	22.5%	35.6%	2.1%	84.0%	0%	60.1%
Rose Ferrero Elementary	39.4%	28.1%	42.0%	2.5%	80.7%	0%	47.4%
San Vicente Elementary	18.9%	16.8%	33.0%	2.3%	87.1%	0%	59.6%
Main Street Middle School	24.1%	10.1%	33.2%	10.1%	82.9%	0.3%	26.2%
Soledad High School	42.5%	9.5%	N/A	4.9%	82.2%	0.2%	10.0%

Sources: California Assessment of Student Performance and Progress, 2022, and California Department of Education, 2022

The anticipated educational outcome, according to HCD, is generally comparable throughout the city (**Figure 4-14, HCD Educational Domain Score**). In Soledad, the highest expected educational outcome, in the 24th percentile, is expected in the Downtown/Veterans Park, Gabilan/Vintage Estates, Soledad High School/Santa Barbara Park, and Peverini Park/Jack Francioni Elementary neighborhoods. In the Vosti Park and Ramirez Park neighborhoods, educational outcome is in the 22nd percentile. To ensure students have access to educational opportunities, regardless of where they reside within the city, the City has included **Program 6.1.1**, as identified previously.



FIGURE 4-14
HCD EDUCATIONAL DOMAIN SCORE



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



Environmental Health

The city of Soledad overall reflects positive environmental health conditions, with the pollution factors contributing to the score primarily resulting from aerial exposure to pesticides used in adjacent agricultural operations, and groundwater contamination from agricultural runoff, and lead in paint in older housing units. Socioeconomic and sensitive populations weigh more heavily into the determination of the scores, although in general Soledad provides a relatively healthy physical and sociological residential environment.

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (Cal EPA) as “areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25.0 percent highest score census tracts) are those that have been designated as disadvantaged communities under Senate Bill (SB) 535. The cumulative score that can result in a disadvantaged community designation is calculated based on individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution Burden scores exposure to negative environmental hazards, such as ozone concentrations, PM_{2.5} concentrations, drinking water contaminants, lead risk from housing, traffic impacts, and more. Population Characteristics scores the rate of negative health conditions and access to opportunities, including asthma, cardiovascular disease, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions.

Countywide, based on CalEnviroScreen 4.0 scores, environmental conditions are best south of Salinas along the coastal communities. A large proportion of Santa Cruz County also has superior environmental conditions. Tracts from south Santa Cruz County through Salinas and inland, including the cities along US 101, tend to be lower. This may be a result of high scores for indicators of both pollution burden and negative population characteristics, though much of this area is primarily agricultural land with limited residential development so these scores may be a result of agricultural industry practices.



**TABLE 4-3
CALENVIROSCREEN 4.0 PERCENTILE SCORES**

Neighborhood	CES 4.0 Score	Pollution Burden	Population Burden	Pesticides	Drinking Water	Impaired Waters	Lead in Housing	Education	Linguistic Isolation	Poverty	Health
Downtown/Veterans Memorial Park	33	10	58	79	60	51	49	88	73	66	54-59
Soledad High School/ Santa Barbara Park and Gabilan Elementary School/ Vintage Estates	3	10	58	79	60	51	49	88	73	66	54-59
Jack Franscioni Elementary School/ Peverini Park/ Cemetery/ Wineries	33	10	58	79	60	51	49	88	73	66	54-59
Ramirez Park/Vosti Park	50	23	69	82	56	59	79	99	91	97	55-74

Source: OEHHA 2023



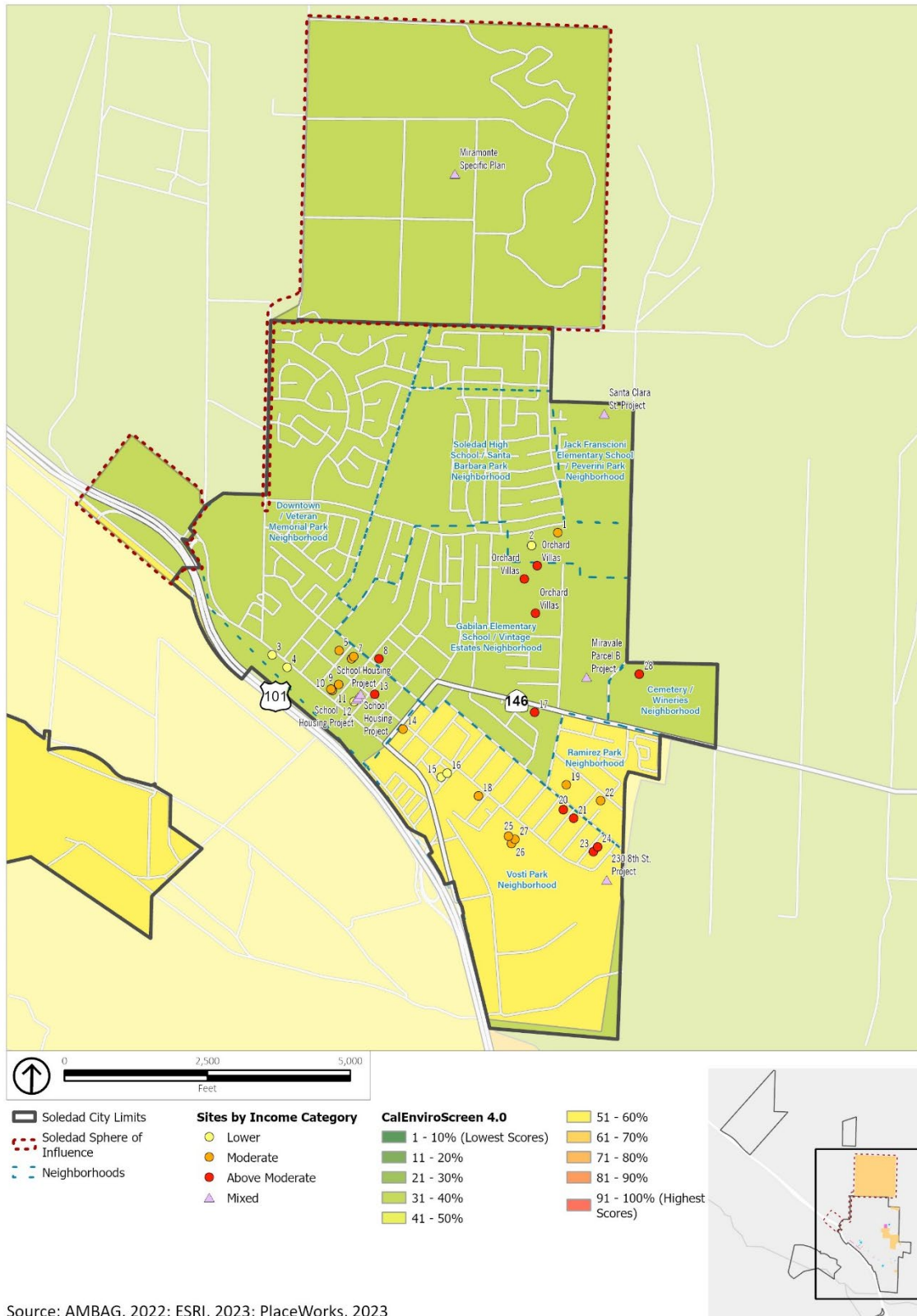
According to HCD, the northern portion of Soledad has an environmental score in the 33rd percentile, while the southern portion, inclusive of Vosti Park and Ramirez Park neighborhoods, falls in the 50th percentile (**Figure 4-15, CalEnviroScreen 4.0 Index Scores**). The tract in which the Salinas Valley correctional facility is located has a slightly higher score in the 64th percentile, although no sites are in this tract. **Table 4-3** identifies the primary pollution and population indicators leading to the relatively low scores in the northern tract, as reported by OEHHA's CalEnviroScreen 4.0. The percentage of the population who are seniors, who often experience income and health challenges, may be a factor in lower scores in the northern tract. In the southern tract, population characteristics again more heavily influence the overall environmental health score.

While this higher-scoring tract does not qualify as a disadvantaged community, there are high rates of low educational attainment, medical conditions, poverty, and linguistic isolation, as well as increased exposure to pesticides and lead from housing (with scores over the 75th percentile). While these factors may not be reflective of all portions of the Ramirez Park and Vosti Park neighborhoods, they do represent an area of potential concern regarding fair housing, including disproportionate exposure to environmental hazards and a concentration of vulnerable populations. While the income characteristics of this area are not significantly different than other neighborhoods, the concentration of non-White households and female-headed households may both contribute to the population characteristics that inform the CalEnviroScreen score, and also indicate disproportionate exposure to pollution from sources such as lead in housing, as 90.8 percent of units in these neighborhoods were constructed prior to 1990, and major agricultural uses to the east, west, and south of the city in this tract, which have been managed so as to not negatively impact residents of Soledad.

The City has included **Program 4.2.1 Environmental Quality** to address these issues.



FIGURE 4-15
CALENVIROSCREEN 4.0 INDEX SCORES



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



Disproportionate Housing Need and Displacement Risk

Overcrowding

Overall, 25.4 percent of households in Soledad are considered overcrowded; a rate that is higher than the county average. In terms of severity of overcrowding, 16.6 percent of total households in the city are considered overcrowded and 8.8 percent are considered severely overcrowded. As presented in **Table 3-14 (Chapter 3, Housing Needs Assessment)**, 63.2 percent of the overcrowded households are renters (16.1 percent of total households), and conversely 36.8 percent are owner-occupied households (9.3 percent of total households), although homeowners are the predominant tenure in Soledad. Approximately 42.9 percent of renters are living in overcrowded conditions, compared to 14.9 percent of homeowners. Overall, overcrowding in Soledad presents a greater risk of displacement for renter households than owner households.

Overcrowding also often disproportionately impacts lower-income households. As discussed in the Income Distribution analysis, Soledad has higher- and lower-income areas, although the TCAC/HCD resource designation is low opportunity throughout the city. **Table 3-25, Household Size by Tenure**, shows that 48.4 percent of households in the city have five or more members, including 58.0 percent of owner households, while 42.0 percent of renters are large households. According to 2020 ACS data, renter households have median incomes (\$35,890), which generally fall within the lower range of the very low-income category compared to owners (\$79,920), which fall within the moderate-income category. Additionally, median incomes range by size of household, with median incomes of \$79,144, \$75,806, and \$92,794 corresponding to a five-, six-, and seven-person household, compared to \$52,500 for a four-person household. Households living below the poverty line, which accounts for approximately 12.0 percent of Soledad households, of which, 31.5 percent are single, female-headed households with children, are more likely to live with other families or roommates to afford housing costs, which may result in a higher rate of overcrowding.

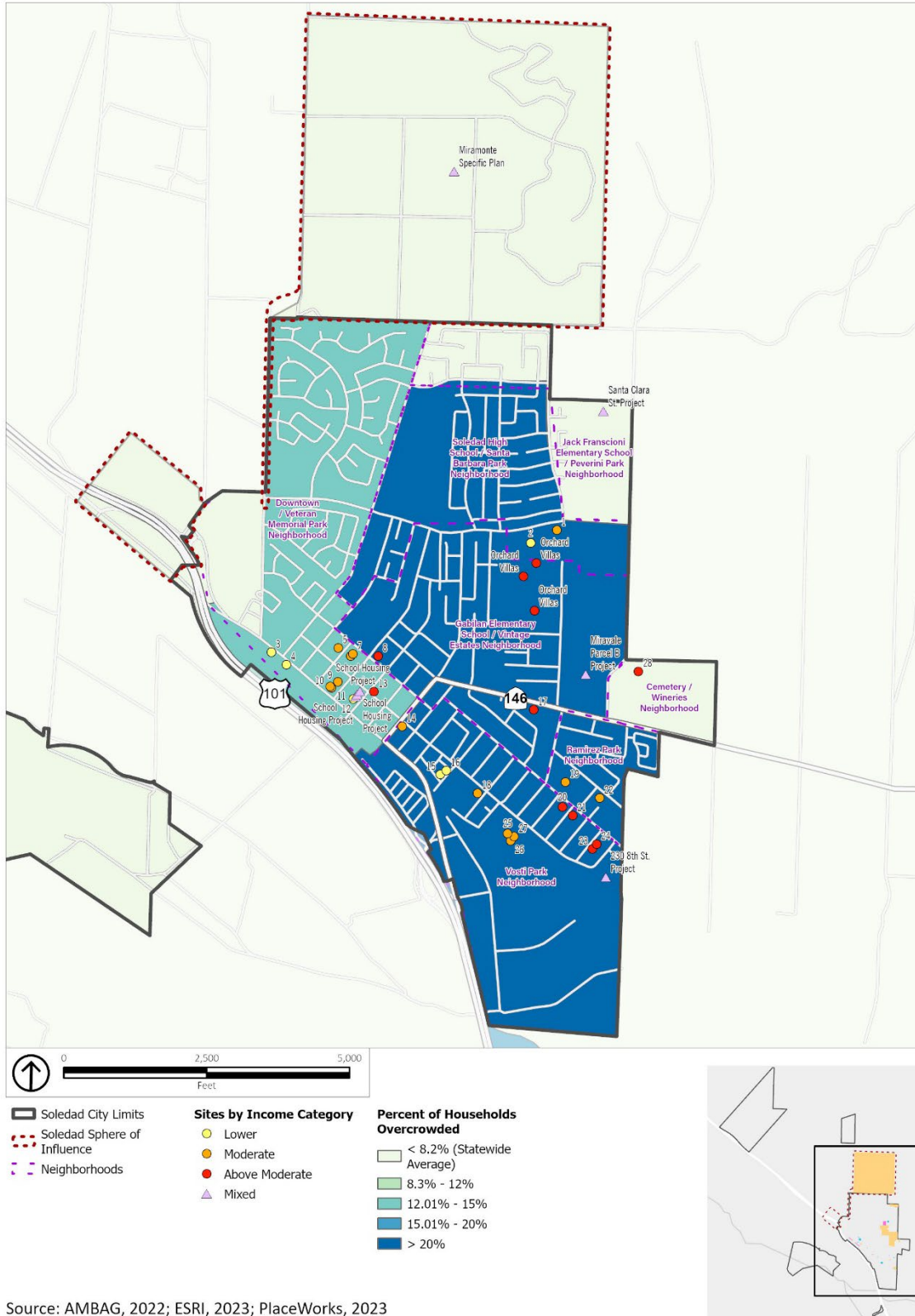
Additionally, race and ethnicity also contribute to patterns of overcrowding. In Soledad, 85.8 percent of the households identify as Hispanic, with 44.1 percent of households having five or more persons. In contrast, 8.9 percent of households are White non-Hispanic, with 20.3 percent large households. Black or African American and Asian residents each comprise less than 1.0 percent of households, with corresponding rates of large households at 20.3 and 41.2 percent respectively. Further, Asian and Hispanic households tend to have higher rates of multi-generational family types, both above 20.0 percent of household distribution by race, which may also account for higher rates of large households.

The average household size in the city is 4.6 persons, ranging from 4.0 persons per household in the Gabilan/Vintage Estates neighborhood to 5.0 persons per household in the Ramirez Park neighborhood. The average household size in the remaining neighborhoods is 4.2 to 4.3 persons per household. While some households reported as overcrowded may have chosen to double up inhabitants in one room and therefore the condition is not based on inability to find and secure adequate housing; severe overcrowding, particularly among lower-income households of color, may indicate a more significant potential for displacement.

As shown in **Figure 4-16, Overcrowding in Soledad**, households in the Peverini Park/Jack Francioni Elementary neighborhood exhibit the lowest rate of overcrowding in Soledad, at 4.4 percent, corresponding to above moderate- incomes, the lowest proportion of non-White households in the city, predominance of owner-occupied units, and non-reported population in poverty. However, as this census tract includes vast acreage in the unincorporated county, it is difficult to spatially determine what proportion of the households residing within the city are overcrowded.



**FIGURE 4-16
OVERCROWDING IN SOLEDAD**



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



In the Downtown/Veterans Park neighborhood, 12.6 percent of the households are overcrowded, with an additional 5.1 percent severely overcrowded households, totaling 17.7 percent of households in this neighborhood. The 2020 median income falls within the low-income category, and 20.7 percent of households are below the poverty threshold. Two affordable multifamily complexes, and the Rancho San Vicente deed restricted single-family development are located in this neighborhood, as well as two mobile home parks; 44.3 percent of households are renters, and over 93.0 percent of the population is non-White, predominantly Hispanic.

The older Vosti Park/Ramirez Park neighborhoods have an overall 34.6 percent total overcrowding rate, with 26.4 percent of households overcrowded and 8.2 percent severely overcrowded. The 2020 median income falls just into the low-income category, with 13.1 percent of households below the poverty threshold. Two affordable multifamily complexes are located in the Vosti Park neighborhood, as well as a large mobile home park for farmworkers; homeowners are the predominant tenure; with one of the highest non-White population in the city, predominantly Hispanic. As discussed in the farmworker analysis, Hispanic households, and particularly farmworker households, have larger household sizes and many families may double up or live with unrelated persons to afford a home or non-deed restricted housing unit, which may contribute to the high overcrowding rate in this neighborhood.

The tract experiencing the highest rate of overcrowding (39.2 percent of total households in the tract) includes the Gabilan/Vintage Estates and Soledad High School/Santa Barbara Park neighborhoods; 22.2 percent of households are overcrowded and an additional 17.0 percent are severely overcrowded. Median income is in the very low category, the poverty rate is 29.1 percent, and the highest proportion of renters reside in this tract, corresponding to five affordable multifamily complexes, including two complexes with dedicated farmworker housing, and a small mobile home park. Populations of color are represented at a slightly lower rate than in the Downtown/Veterans Park neighborhood. As the average household size is between 4.0 and 4.2 persons per household, it is unlikely that there is a concentration of large households contributing to overcrowding, and therefore other factors, including income, poverty rate, availability of, and competition for affordable housing stock, and tenure, among others, may contribute to the high incidence of overcrowding.

The availability of housing units in Soledad adequate to house large, lower-income families (five or more persons) within their affordability level may also be a contributing factor for overcrowded households. Families of four are generally served by housing units with three or more bedrooms, which comprise 74.4 percent of the housing stock in Soledad. As well, households of five persons who may intentionally choose for inhabitants (such as two children or an extended family) to share more than one of the bedrooms may be able to occupy a three-bedroom home without severe overcrowding. Approximately 90.8 percent of owner-occupied units include three or more bedrooms; 51.6 percent of renter-occupied units have three or more bedrooms, including multifamily units, Rancho San Vicente which includes 82 deed restricted single-family homes, and single-family units converted to rentals.

For larger families, which is almost one-half of the Soledad community, the potential for overcrowding may be attributed to the cost of larger units, which are generally outside of the affordability range for lower-income large households regardless of tenure. A survey of rental listings, including multifamily and single-family rental properties (Zillow, April and June 2023), indicates that the median rent for a two-bedroom unit averages \$2,294 per month; 3-bedroom units ranged between \$2,400 to \$3,399 per month, and \$2,850 for a 4-bedroom older home. Larger rental units in the current market would only be affordable to moderate-income households without incurring a cost burden.

Additionally, when a city's rental housing stock does not include an adequate stock of larger units, large renter households may experience overcrowded conditions, overpayment or both. Households with five or more persons comprise 54.2 percent of renter households (26.4 percent of the total households in the city), while only 16.0 percent of rental units have four or more bedrooms, indicating a shortfall of appropriately sized rental



units to accommodate these households without overcrowding. The trend of smaller households desiring larger homes within their affordability range also further reduces the available stock of homeowner and rental units with a greater number of bedrooms at various price points. However, by encouraging and supporting the development of a diverse range of housing types, the City will increase housing mobility opportunities for all household types and incomes (**Programs under Goals 1, 2 and 3**).

Overpayment

A relatively high percentage of both renter and homeowner households in Soledad report overpaying for housing. In Soledad, approximately 5.4 percent of households are cost burdened and 28.1 percent are severely cost burdened, for a total of 34.5 percent of households experiencing some level of overpayment. In total, approximately 22.1 percent of total homeowners are overpaying for housing, compared to 62.6 percent of renters.

As discussed in the Overpayment section in **Chapter 3, Housing Needs Assessment**, in most circumstances, overpayment is closely tied to income. Lower-income households are most at risk of displacement due to overpayment. In Soledad, approximately 53.8 percent of households are lower income, of which 57.0 percent are renters and 43.0 percent are owners. Of lower-income households, approximately 78.0 percent overpay for housing. Further, approximately 59.7 percent of lower-income renters are overpaying, compared to 32.2 percent of lower-income homeowners overpaying. In comparison to lower-income households, approximately 10.7 percent of all households earning above 80.0 percent of the AMI are overpaying, all of which are homeowners. This indicates that lower-income households experience overpaying at a greater rate, particularly renters. **Figure 4-17, Renter Overpayment in Soledad**, and **Figure 4-18, Owner Overpayment in Soledad**, show the geographic distribution of these conditions.

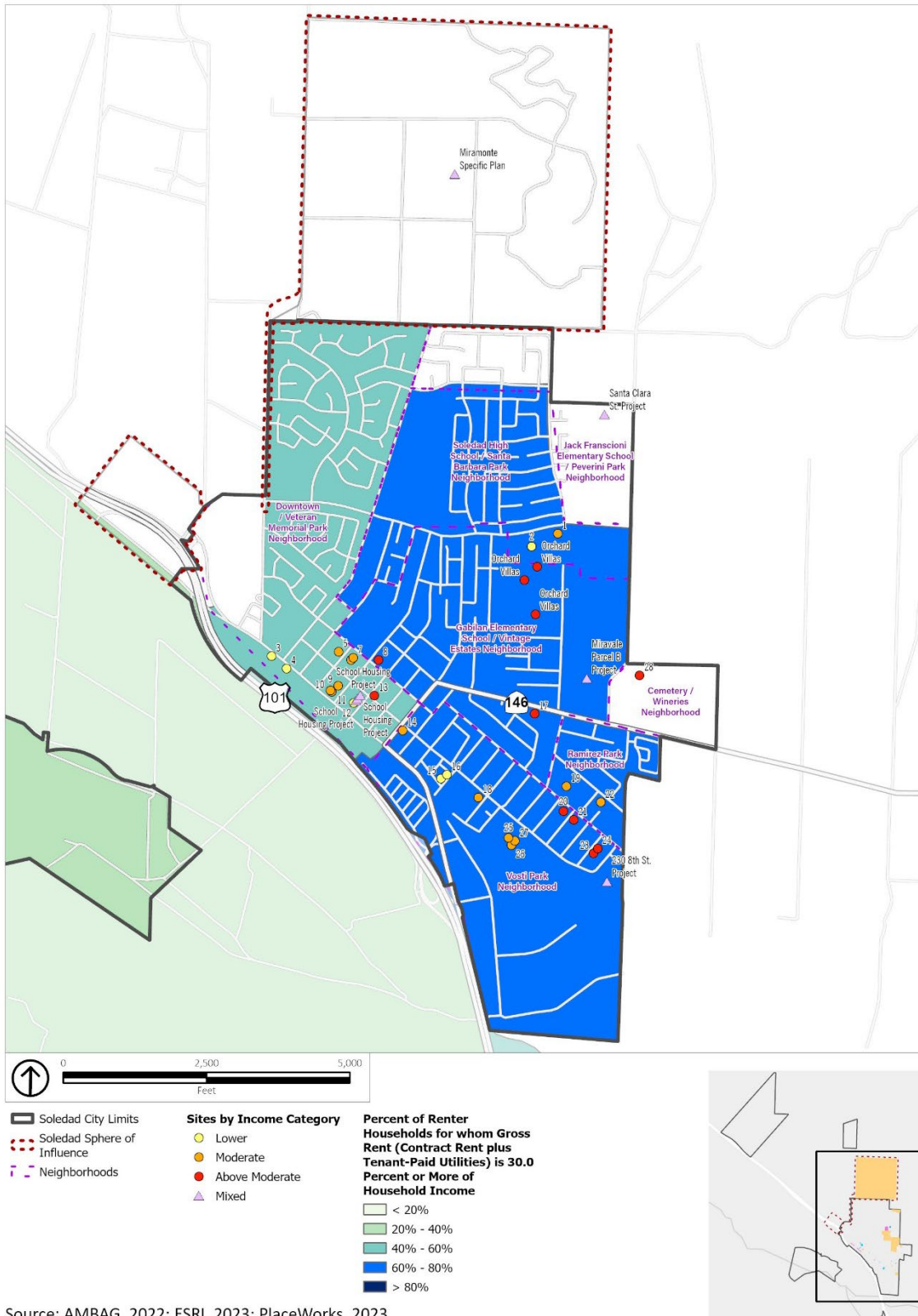
Overpayment is most prevalent in the central tract including the Gabilan/Vintage Estates and Soledad High School/Santa Barbara Park neighborhoods, where 69.9 percent of renters are cost burdened and 31.8 percent of homeowners. This concentration includes the older Colonia Azteca and Soledad Street subdivisions south of Gabilan Drive, five affordable multifamily and farmworker housing complexes, and Almond Acres Mobile Home Park, as well as the new Vintage Estates (formerly Orchard Villas) and Liberty Court subdivisions. This tract also has the highest concentration of overcrowded households although average household size is the smallest in the city, median income is in the very low category, the poverty rate is 29.1 percent, and the highest proportion of renters reside in this tract. However, the rate of non-White population is one of the lowest in the city, which suggests that the population at risk of displacement is more heavily associated with income challenges.

Concentrations of cost burdened households are also prevalent in the Vosti Park/Ramirez Park neighborhoods. While 37.2 percent of the households are renters, the two affordable multifamily rental complexes provide limited deed restricted units, and 63.4 percent of renters are cost burdened. The rate of homeowners overpaying for housing is also high, at 58.1 percent. With a low median income predominantly Hispanic community, and a 34.6 percent overcrowding rate, the risk of displacement for residents of these neighborhoods is considered a fair housing concern, particularly renter households.

Cost burden is also a concern in the Downtown/Veterans Park neighborhood, where 57.2 percent of renters and 50.3 percent of homeowners are cost burdened. Although the rate of overcrowding is lower than in the majority of the city, the 2020 median income falls within the low-income category, and 20.7 percent of households are below the poverty threshold. Two affordable multifamily complexes are located in this neighborhood, the Rancho San Vicente deed restricted single-family subdivision, as well as two mobile home parks, 44.3 percent of households are renters, and the population is predominantly non-White and Hispanic.

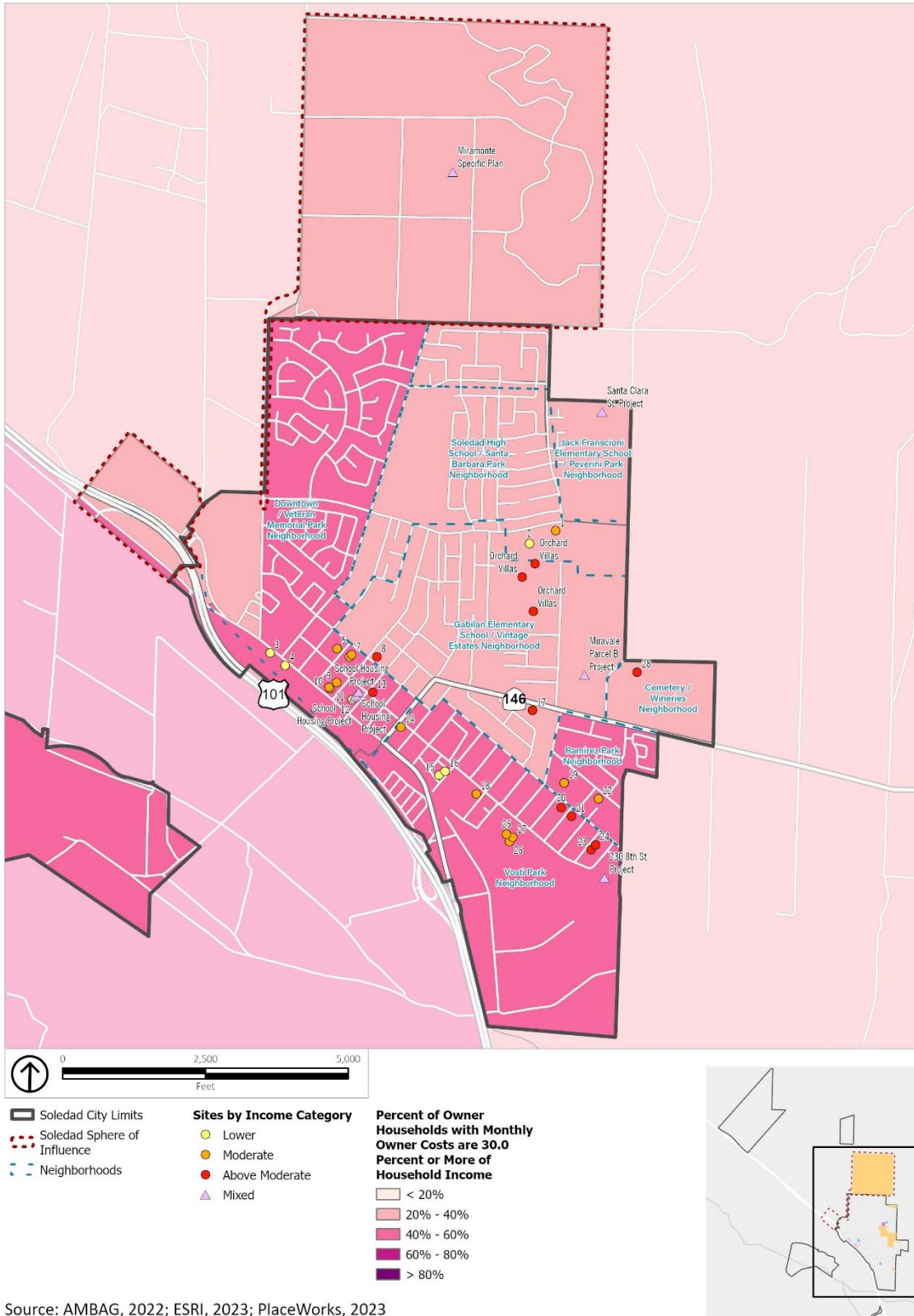


**FIGURE 4-17
RENTER OVERPAYMENT IN SOLEDAD**





**FIGURE 4-18
OWNER OVERPAYMENT IN SOLEDAD**





Only homeowners experience overpayment (26.9 percent) in the Peverini Park/Jack Franscioni neighborhood. Median incomes are generally in the above moderate category, therefore, it is likely that a portion of homeowners that overpay have made that a conscious choice, and/or a limited availability of housing stock in the neighborhood at an affordable listing price.

Special-needs groups that are disproportionately affected by high housing costs include farmworkers, large families, single-parent households, and seniors. As discussed in the Overcrowding section, large family households, often face special housing challenges due to a lack of adequately sized affordable housing available. Data also indicates that female-headed, single-parent households comprise 12.5 percent of total households in Soledad, of which 30.2 percent are below the poverty threshold, which indicates these households may have to spend a greater percentage of their income on housing. Seniors, comprising 19.0 percent of Soledad's households, are also a community at risk of displacement. Seniors often have fixed-incomes, with 30.3 percent falling within the extremely low-income category, and 45.8 percent within the very low-income category. Additionally, the majority of seniors in Soledad are homeowners, who may face challenges with housing repair and maintenance, suggesting that this age cohort in Soledad has an increased risk of displacement.

The sudden loss of employment, a health care emergency, or a family crisis can quickly result in a heavy cost burden, with limited affordable options available, putting these populations at greater risk of displacement, overcrowding, or residing in substandard housing. To reduce displacement risk as a result of overpayment, the City has included numerous programs (**Programs under Goals 1, 2 and 3**).

Substandard Housing Conditions

In Monterey County very few households lack complete plumbing or kitchen facilities. Less than 1.0 percent lack complete plumbing and kitchen facilities, with renter-occupied units slightly more likely to lack complete kitchen facilities compared to owners. Tracts where over 2.0 percent of households reside in housing without complete plumbing is higher in unincorporated areas, and in Santa Cruz County and coastal Monterey County a few areas indicate that over 2.0 percent of households reside in housing without complete kitchen facilities. In Soledad, 16.5 percent of households are severely cost burdened, and 8.8 percent are severely overcrowded. However, the 2016-2020 ACS and AFFH DataViewer 2.0 data indicates that there are no units in the city that lack complete kitchen and plumbing. Due to the relatively low incidence of kitchen or plumbing problems, most of the households experiencing substandard conditions are attributed to either severe overcrowding, severe overpayment, or both.

As presented in **Table 3-9, Year Structure Built**, 49.0 percent of Soledad's housing stock was built between 1990 and 2009, and 45.0 percent of total units are older than 30 years. Given the age of Soledad's housing stock, housing condition may present a risk of displacement for some residents. The Vosti Park/Ramirez Park neighborhoods generally have the oldest housing stock in Soledad, trending along US 101 and the Union Pacific Railroad, with 90.8 percent of the housing stock built prior to 1990, 23.2 percent of housing stock is over 50 years old, and no new development has occurred since 2010. The Downtown/Veterans Park neighborhood also includes some of the older housing stock in Soledad, with 25.6 percent of the housing stock over 50 years old, although 71.9 percent of the housing stock is newer, built subsequent to 1990. In contrast, 78.1 percent of the housing stock in the Peverini Park/Jack Franscioni neighborhood was constructed after 1990, 21.9 percent is 30 years old, and no housing in the neighborhood is over 50 years old. In the Soledad High School/Santa Barbara Park and Gabilan/Vintage Estates neighborhoods, 13.6 percent of the units are over 50 years old, and 29.1 percent are over 30 years old, with over half of the stock constructed since 1990.

Of the multifamily complexes in Soledad with five or more units, 68.6 percent were built since 1980, 6.5 percent were constructed between 1960 and 1979, and 24.9 percent were constructed prior to 1960. Of the duplex to fourplex units in the city, 58.3 percent were constructed after 1980, 12.7 percent between 1960 and 1979, and 29.0 percent prior to 1960. Additionally, 55.1 percent of mobile homes in Vallejo were built between 1960 and



1979, making them between 40 and 50 years old, with the remainder constructed between 1949 and 1959, ages that may indicate a need of replacement or rehabilitation. Mobile homes typically deteriorate more rapidly than stick-built homes, and as such are more likely to need significant repairs as they age to maintain conditions. Further, while these homes are often more affordable to lower-income households, the cost of regular repairs can present a barrier to maintaining good housing conditions.

While the predominant unit type in the city are single-family units, 23.2 percent of total single-family units are currently rental properties, of which, 40.3 percent were built prior to 1980. Although statistics are not available to determine specifically how many single-family rentals were constructed between 1980 and 1990, it is possible that a portion of the units built between 1980 and 2000 (34.3 percent of single-family rental stock) are over 30 years in age. Single-family, owner-occupied units are generally newer in comparison to single-family rental stock, with 46.0 percent built after 2000, 24.6 percent built between 1980 and 1999, and 29.4 percent built prior to 1980. As only 40.0 percent of housing stock (5.8 percent of total units in the city) constructed between 1980 and 1999 was built in the time period of 1980 to 1989, we might assume that approximately the same proportion of owner-occupied single-family units were constructed, bringing the total rate of single-family homeowner units over 30 years old to approximately 50.4 percent.

According to Soledad Code Enforcement, 28 homes need repairs and five are in need of replacement, most within the two neighborhoods with the oldest housing stock in the city. The majority of the homes are identified in the Soledad Mobile Home Park, Nielsen's Trailer Park, and on Front Street along the western edge of the Downtown/Veterans Park neighborhood, on Barcelona Street in the Santa Barbara Park neighborhood, and in the Vosti Park neighborhood in the vicinity of Buena Vista Park. The location of the units with identified condition issues generally align with older housing stock in the mobile home parks, and earlier developed portions of the city.

While there is a relatively small percentage of units in the city that are estimated to need repairs as of 2023, there is a greater need for repairs or rehabilitation in neighborhoods with lower median incomes. Therefore, the City has identified **Program 4.1.1 Rehabilitation Programs** to promote the availability of rehabilitation assistance programs currently available for lower-income households and rental property owners, including eligible owners of mobile homes, to alleviate substandard conditions before reaching a point of inhabitability.

Displacement Risk

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants.

University of California (UC) Berkley's Urban Displacement Project defines residential displacement as "the process by which a household is forced to move from its residence – or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the research has identified populations vulnerable to displacement (named "sensitive communities") in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low-income residents per tract and other criteria, including share of renters is above 40 percent, share of people of color is more than 50 percent, share of low-income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities in the region were identified in the communities of Salinas, Monterey, Seaside, Marina, Gonzales, Watsonville, Hollister, and the City of Santa Cruz. Sensitive communities are generally more concentrated in incorporated cities; however, some have been identified in the unincorporated county, south of Salinas.



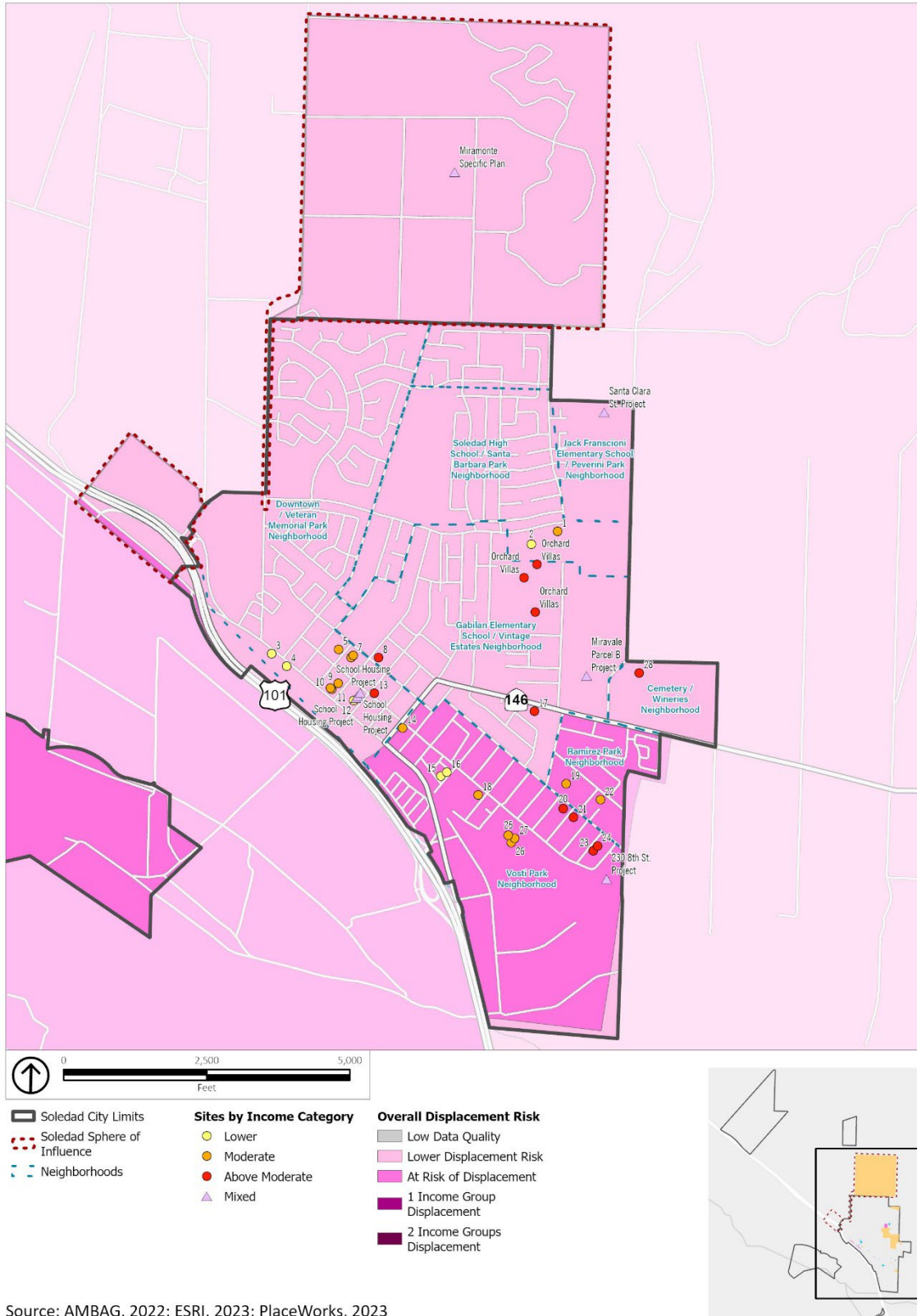
In Soledad, sensitive communities at risk of displacement are identified in the Vosti Park and Ramirez Park neighborhoods, where several other fair housing issues have been identified, including larger non-White, lower-income households, percentage of children in female-headed households, and cost-burdened populations. The northern and central neighborhoods are considered at lower risk of displacement (**Figure 4-19, Risk of Displacement**).

According to the Zillow Home Value Index (ZHVI), the average home value in Soledad increased by 125.9 percent between January 2013 and January 2023, from \$250,594 to \$566,064, for an average increase of approximately 12.9 percent annually, although the rate of increase has been higher between 2020 and 2023. Further, the median home price in Soledad has increased from being affordable to lower- to moderate-income households to only being affordable to above moderate-income households. While rent prices in Soledad have also increased and present a barrier to lower-income households, they have been at a slightly slower rate than home values. Median gross rent (inclusive of utilities) in Soledad increased from \$1,013 in 2010 to \$1,183 for a two-bedroom and \$1,539 for a three-bedroom unit in 2020. However, rental costs have almost doubled between 2020 and 2023, with the median rent for a two-bedroom unit approximately \$2,500, as discussed in the overpayment analysis, which is affordable to moderate-income households. While housing costs have increased rapidly, wages have not kept pace. The difference in these trends indicates growing unaffordability of housing in Soledad. Due to the high proportion of populations of color and lower-income residents in the Vosti Park and Ramirez Park neighborhoods, increasing rental prices in the city are more likely to disproportionately impact these residents, as well as lower-income households.

To address affordability challenges, the City will encourage and incentivize development of affordable housing units and will develop a program to connect lower-income residents with affordable housing opportunities (**Programs under Goals 2 and 3**) and market availability of homebuyer education and opportunities and financial assistance for first-time homebuyers. (**Programs 3.2.1 and 3.2.2**).



**FIGURE 4-19
RISK OF DISPLACEMENT**



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



Farmworkers

As discussed in **Chapter 3, Housing Needs Assessment**, farmworkers are considered a special-needs group because they traditionally earn low wages and often migrate between farms, resulting in many farmworkers living in overcrowded and substandard housing conditions. Although much of Monterey County's overall economy has historically been largely based on agricultural operations, the number of farmworkers living in each of the jurisdictions in the county in more recent years varies depending on location, size, and diversification of their individual economic base. Further, prior to the COVID-19 pandemic, the industry started shifting toward recruiting and employing H-2A visa workers, many of whom are from Mexico and Central America. However, farmworkers remain essential to Monterey County and Soledad's economies as well as to local and national food supplies, and their needs for safe and affordable housing resources must be addressed.

The U.S. Department of Agriculture 2017 Census of Farmworkers reports that there were 514 farms in Monterey County, employing 26,929 workers. There were 185 farm operations within the 93960-zip code, which includes Soledad. However, this zip code includes a vast amount of acreage, the majority of which is in unincorporated county. It is likely that some portion of the farm operations in this zip code, particularly in the areas closest to Soledad, employ farmworkers that reside or use resources in the city. According to the 2016-2020 ACS, 29.0 percent of Soledad's labor force was employed in agriculture, forestry, fishing and hunting, and mining, which is a significant proportion of the city's population that often faces challenges in securing housing. There are several agricultural products processing, packaging, and distribution facilities in the southern portion of Soledad, which workers might have reported employment in the manufacturing industry rather than agriculture, although socioeconomic and demographic characteristics may be similar to those of farmworkers. While it is possible that not all these workers are engaged in farm labor, the data allow comparisons between jurisdictions and to gauge segments of the population at risk of overpayment, overcrowding, substandard housing conditions, or displacement.

According to the California Employment Development Department (EDD), 46,700 farmworkers are employed countywide as of January 2023 (EDD, 2023). The seasonal and often migrant nature of farm labor and prevalence of undocumented workers suggest that this data likely underrepresents the actual farmworker population. The Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley, was a regional initiative led by the City of Salinas, with jurisdictions (including the City of Soledad) participating in the project and contributing funding. Conducted by the California Institute for Rural Studies (CIRS), and published in June 2018, the study interviewed 420 workers, of which, 5.5 percent were H-2A workers. According to the survey, in total, 93.0 percent of the farmworkers surveyed were immigrants; 90.0 percent are Mexican, with two-thirds from the states of Oaxaca, Michoacán, Jalisco, and Guanajuato, of which, 13.0 percent were indigenous, non-Spanish-speaking people; 3.0 percent were from Central America; and the remainder were born in the United States, mostly children of farmworkers. The survey did not query about citizenship status; therefore, it is not possible to apply a comparable rate of citizens, permanent residents, and undocumented workers to the Soledad labor force estimate.

Changing trends in the farmworker populations indicate that they have been working the fields for at least a decade and have established families in the vicinity of their workplace. Roughly one-half of the interviewees lived with a spouse or companion who is also a farmworker. The majority of households (54.0 percent), including single-person and family households, live jointly with others in a dwelling who may or may not belong to their family. About one-fifth of the interviewees were migrant workers who follow the seasonal crops, and work in other counties outside of the Monterey and Pajaro Valley. These migrants tend to rent rooms (without kitchens) rather than apartments and houses more than the settled workers. About one-half of the migrant farmworkers came alone to the study area while the others bring close family members with them. Of the migrants who responded to this question, 80 percent say that they would prefer to have a permanent home in one of the two counties. Additionally, the majority of farmworker respondents were not year-round agricultural



employees. While 23.0 percent reported working five months or less, 43.0 percent work nine months or more, with the remainder working seven to eight months annually.

According to the Bureau of Labor Statistics, the most recent data from May 2022 measured median wage for farmworkers at \$17.87 per hour. This equates to approximately \$37,000 per year, which is considered very low income. However, this income estimate includes households with a single person working as well as households with two wage earners, therefore a two-wage earning household would have the potential to purchase a home affordable to a low-income household. Seasonal workers without a year-round income could have even lower incomes, and less than 25.0 percent reported they earn above \$37,500 annually. The pay rate for H-2A workers in 2020 was \$14.77 in 2020, raised to \$16.05 in 2021, and is updated annually and adjusted for economic conditions, with an anticipated increase to over \$18.00 per hour.

It has been found that when locating farmworker housing, proximity to services and resources, educational and medical facilities, and other opportunities available in an incorporated rather than isolating affordable and/or farmworker housing in unincorporated communities at the employment site is preferred to ensure the best possible quality of life outcomes for farmworkers. The Farmworker Housing Study also identified that most farmworkers travel a distance of 25 miles or less to work, which is supported by the LODES data analysis, and either drive their own cars, carpool, or use a paid ride service, with only 16.0 percent using public transportation, farm operator/employer provided transit services, or walk/bike.

To meet the housing needs of the farmworker population in Soledad, as shown by **Table 4-4, Farmworker Housing Resources in Soledad**, the HCD Employee Housing Facilities Permit Services database reports 137 units of employer-provided farm housing facilities consisting of one on-site structure, apartment complexes, and contracts with Motel 6 Soledad. All of these facilities are within the city limits, therefore providing access to resources, education and medical facilities, transportation links, and other services.

The on-site housing facility provides a single dormitory with total capacity for approximately 30 farmworkers. Motel 6 Soledad is also used for H-2A Visa workers and has a total of 65 rooms, with two double beds each (four persons per room) with potential to accommodate a total capacity of 260 persons. Due to the mix of unit types, depending on availability, the “Maximum Occupancy” column for Motel 6 Soledad in **Table 4-4** is based on four persons per room, although due to the limited number of rooms, all of the H-2A contractors cannot be using all of the contracted rooms concurrently. Although the farmworker facilities will accommodate single individuals based on unit sizes and occupancy, the contracted farm labor housing is dormitory or hotel room style and generally these units are not appropriate for families. The “# of Rooms” column reflects the number of rooms and associated unit capacity contracted by the farm operation, but not all contracts are in effect simultaneously, and therefore the columns cannot be cumulatively totaled. In the case of the Motel 6 Soledad, several operators contract rooms during different times based on availability, and the number of beds contracted by each farm operation is cited in the table.

The facilities identified for farm laborers offer a total capacity for 627 workers, of which, 30 are not specifically contracted for H-2A workers. Although this is equivalent to only about 1.3 percent of farmworker employment within the county, it is important because H2-A workers must be provided with housing accommodations.



**TABLE 4-4
FARMWORKER HOUSING RESOURCES IN SOLEDAD**

Name of Facility	Location	# of Rooms Contracted	Maximum Occupancy	Current Occupancy
On-Site Farmworker Housing Facilities				
Empire Farm Labor Ramiro Alcala	355 Nestles Road	1	30	100%
H-2A Visa Farmworker Housing Facilities				
JVKS Harvest Solutions 148 Encinal	148 Encinal Street	15	60*	78%
JVKS Harvest Solutions 1904 Monterey Apts.	1904 Monterey Street	26	156	100%
Automated Harvesting Motel 6 Soledad	1155 Front Street	65	260	100%
OP Murphy & Sons Motel 6 Soledad	1155 Front Street	5	20	75%
D & J Packing Monterey Street Apts.	345-355 Monterey Street	6	48	100%
Ballesteros Packing David Garcia Duplex	1749 Vosti Avenue	2	14	100%

Source: HCD Employee Housing Facilities Permit Services database, June 2023.

Note: Facilities reported in operation as of 12/31/2022.

* Assumes 4 persons per unit

However, in addition to these contracted farmworker facilities, up to 142 units of dedicated deed-restricted affordable housing are currently available specifically to farmworkers and their families. HACM owns Benito Street Housing, a 143-unit affordable rental complex, with 73 units specifically reserved for farmworkers and their families. Farmworkers receive priority leasing for the remainder of the units. CHISPA owns and manages development projects that provide dedicated farmworker housing in whole or in part, including 27 out of 59 affordable units at Market Street Townhomes, and Soledad Townhomes on Benito Street provides 32 affordable units, all for farmworkers. Supplementing these rental units, 57.0 percent of the 49 deed-restricted units in Jardines de Soledad, a townhome project on Andalucia Drive, are occupied by farmworker households; and 64.0 percent of the 45 deed-restricted units in Las Jicamas on Martinez Place are occupied by farmworkers. Additionally, the Santa Elena Farmworkers Cooperative in the Vosti neighborhood includes 100 mobile homes rehabilitated and run as a cooperative by farmworkers since 1980. While outside of the city limits, Eden Housing redeveloped a bracero camp and opened Camphora Apartments with 44 units of affordable rental housing for farmworkers and their families.

Although there are dedicated farmworker housing opportunities in Soledad, it is insufficient to accommodate 29.0 percent of the labor force and their families. Farmworkers that are citizens and permanent residents may have access to additional affordable housing opportunities in Soledad, although they must compete with other lower-income households for the limited number of units. For undocumented workers, options are more limited, and a large number of farmworkers, even permanent residents, may live in spaces not intended for human habitation, such as shacks, outbuildings and sheds, and converted garages, often in severely overcrowded conditions. Given the shortage of farmworker housing units, many farmworkers are forced to pay market rate for housing or find other options, such as doubling up families, sharing a unit with unrelated



individuals, or living with more than 2 persons per room in a unit with insufficient bedrooms to accommodate the occupants. The study results identified that over 67.0 percent of farmworker households are living in severely overcrowded conditions, with the indigenous farmworkers, who also face language barriers as they are non-Spanish speaking, experiencing the most severely overcrowded conditions.

Permanent resident farmworker households are included in ACS estimates and are therefore part of the CHAS housing needs estimates. Consequently, the housing needs of lower-income farmworker households are not differentiated from other lower-income households experiencing overpayment, overcrowding, and substandard housing. With 29.0 percent of Soledad's labor force reported to be employed in agricultural-related operations, farmworkers may comprise a large proportion of extremely low- and very low-income households experiencing one or more of these problems. The median income in Soledad is \$66,234, and 12.0 percent of the population lives below the poverty threshold, the majority of which are Hispanic households. The combination of indicators suggests that it is likely that many of Soledad's labor force employed in agricultural industries have incomes below the poverty threshold and could have challenges securing affordable housing.

Based on socioeconomic and demographic characteristics of the farmworker population in Monterey County, and analysis of fair housing indicators by neighborhood, it is likely that many farmworkers in Soledad reside in the Vosti Park neighborhood, which includes older residential housing stock the farmworker cooperative mobile home park, and three affordable housing complexes. Income in is the lowest in the city overall, at \$50,712, which correlates to the very low-income category and a poverty rate at 29.1 percent. This tract includes 6 of the 10 affordable multifamily complexes in the city with a total of 335 deed-restricted units, and older housing stock adjacent to the downtown north of Market Street. It is also likely that pockets of lower-income households, including farmworkers exist in the vicinity of the Gabilan/Vintage Estates and Soledad High School/Santa Barbara Park neighborhoods in which six affordable housing complexes, older residential housing stock, and a mobile home park (which is a naturally more affordable type of dwelling unit) provide lower income housing resources.

Citizens, noncitizens with permanent status, and H-2A visa workers are eligible for public housing, HCVs, USDA rural rental assistance, and Section 8 project-based rental assistance. However, based on whether the federal Section 214 assistance is administered by USDA or HUD, households headed by an undocumented worker may be excluded from eligibility from public housing, HCV, Section 8 project-based rental assistance programs, and rural rental assistance administered by HUD and the USDA). In Soledad, an undocumented head of household would not qualify to rent in the Soledad Townhouses, Benito Street Farm Labor Center, Soledad Senior Apartments, and Jardines de Soledad complexes. However, an eligible householder with family members that are undocumented would qualify to reside in these properties and receive full HCV assistance benefits. This population of assistance-ineligible householders is at higher risk of overpayment, overcrowding, and displacement compounded by the legal complexities of eligibility and language barriers.

While data suggests that farmworker incomes are limited, there are housing resources available in the city. Although the majority of the residential stock in Soledad is single-family units, homes in areas affordable to lower-income households are smaller, older units, many of which appear to require maintenance or rehabilitation. However, there is a sizeable stock of mobile homes which may serve as a valuable housing resource for workers unable to qualify for market rate units, are restricted from USDA assisted deed restricted rental housing, or other accommodations. The Santa Elena Mobile Home Cooperative in the Vosti Park neighborhood has 100 units dedicated for farmworkers. While only a small percent of the housing stock are multifamily units, three-quarters percent of them are deed-restricted or subsidized as affordable units. Survey respondents indicated that their preference for single-family units regardless of tenure, with almost one-half residing in a single-family unit. Although a large proportion of the responders were renters, only 30.0 percent lived in apartments; 19.0 percent rented a single room in a unit owned or rented by non-relatives; and 12.0 percent lived in other types of dwellings, some of which were indicated to be substandard dwelling types.



Household size may also be a contributing factor to the special housing needs of farmworker households, which the survey reported consisted of 7.0 persons per dwelling compared to the citywide average household of 4.6 persons per household. The prevalence of larger households in the farmworker community, coupled with the longevity in the U.S. of the majority of the renters and the preference for single-family units further substantiates the need for housing to accommodate farmworker families. The majority of owner-occupied units, and over one-half of rental units have three or more bedrooms, (a portion of which are single-family rental units) which can better accommodate large households without overcrowding. However, the significantly low proportion of farmworker homeowners suggests that the cost of homeownership, with a median priced home at \$590,000 in Soledad, is more than lower-income households can pay, including farmworkers, and large households, including farmworkers, may face challenges finding adequately sized units that they can afford.

In response to the observed need for continued support and housing resources for local farmworkers, the City includes **Program 3.1.3** to reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing, provide bilingual materials on available resources and financial assistance on the City website, alongside other efforts listed in the program.

Homelessness

According to the 2022 Monterey County Homeless Count and Survey, there are 2,047 persons experiencing homelessness countywide, 690 of whom are sheltered (33.7 percent). Since 2009, the homeless population has decreased 15 percent from 2,407 persons. Approximately half of the homeless population was Hispanic, or Latino and 59.0 percent were White. The White population includes both non-Hispanic and Hispanic White persons. The Black/African American population and American Indian populations are the most overrepresented racial/ethnic groups in the homeless population. Both represent 13.0 percent and 7.0 percent of the homeless population, but only 2.3 and 0.2 percent of the population countywide, respectively, according to 2017-2021 ACS estimates. Most individuals (62.0 percent) lived in the outdoors, streets, parks, or encampments, and another 17.0 percent resided in a vehicle. More than half of the population surveyed experienced depression, 45.0 percent experienced drug or alcohol abuse, 43 percent had post-traumatic stress disorder (PTSD), and 30 percent had chronic health problems. Northern tracts, specifically tracts in Salinas, tended to have larger populations of persons experiencing homelessness. Monterey County has an emergency shelter capacity of 544 beds, 76 percent of which were utilized in 2022, a transitional housing capacity of 410 beds (68 percent utilized), and a rapid re-housing capacity of 74 beds (100 percent utilized). All emergency shelters serving Monterey County are in the northern area of the county in the cities of Monterey, Seaside, Salinas, and Marina.

Many individuals experiencing homelessness face significant barriers to obtaining permanent housing. These barriers can range from housing affordability and availability to accessing the economic and social supports (e.g., increased income, rental assistance, and case management) needed to secure and maintain permanent housing. When asked what prevented them from obtaining housing, the most common response was “can’t afford rent,” reported by 71 percent of survey respondents, suggesting housing affordability and poverty issues as key obstacles. This was followed by 56 percent who reported a lack of job or not enough income, and 35 percent who said they had no money for moving costs. Survey respondents were asked if they have received a housing voucher of any kind in the last 12 months, 10 percent of all respondents revealed they had, although only 21 percent of those respondents reported that they were able to successfully use the housing voucher.

There were 12 persons experiencing homelessness in Soledad, representing less than one-half of a percent of the total population, based on the 2022 Monterey Homeless Count and Survey Comprehensive Report, all of whom were unsheltered. While the socioeconomic and demographic characteristics of the homeless identified in Soledad are not available, it is likely that the population in Soledad has similar characteristics as the homeless population countywide. Since 2017, the population of persons experiencing homelessness in Soledad has remained constant, although it spiked in 2019 to almost three times the current count, possibly due to COVID-19.



There generally is a relationship between homeless populations and availability of services for homeless, which would support the very low representation of homeless persons in the city. Therefore, although there are no functioning homeless shelters within Soledad, there are homeless shelters serving all of Monterey County with accessibility from Soledad, which are identified in **Chapter 3, Housing Needs Assessment**. The Coalition of Homeless Services Providers is a 501(c)3 nonprofit organization that serves as Monterey and San Benito County's Continuum of Care (CoC) lead, including the Coordinated Assessment and Referral System (CARS), which aims to partner homeless individuals with services that fit their specific situation. Additional resources include:

- CSUMB – Community Health Engagement serves residents who meet permanent supportive housing requirements through the Homeless Coordinated Entry System or meet HUD's definition of homelessness. Programs include Street Outreach, Case Management, Housing Navigation and Retention Services, Groups and Life Skills Classes.
- Central Coast Center for Independent Living (CCCIL) serves Monterey County residents with a disability experiencing homelessness, about to become homeless, or known someone experiencing homelessness. CCCIL can assist by enrolling you into the Coordinated Entry program that matches people experiencing homelessness to community resources that best fit their situation.
- Salinas Valley Street Outreach Program (SV-SOP) provides resources and aid to homeless youth up to the age of 24, in all of the Salinas Valley. The program works to build trust and relationships with youth on the streets in a non-judgmental way with the ultimate goal of providing safe exits off the streets and into permanent housing.
- The Housing Support Program (HSP) by the Housing Resource Center of Monterey County (HRC), assists homeless families on CalWORKs and CalFresh obtain and maintain permanent housing. Clients range from young, first-time mothers, families fleeing domestic violence, two-parent households, and parents with disabled children.
- Interim Inc's mission is to provide services and affordable housing supporting members of the community with mental illness in building productive and satisfying lives. Support ranges from affordable housing, residential treatment, social support, homeless outreach and support, and supported education and employment services.
- VTC is "to empower Veterans to transition from crisis to self-sufficiency." Since 1996, this 501c3 nonprofit has operated on the old Fort Ord complex to provide homeless veterans and their families with food, clothing, case management, life skills, substance abuse counseling, benefit enrollment, medical referrals, employment training, and housing.

To address this issue locally and throughout the region, **Program 3.1.7** has been included to coordinate with all other Monterey County jurisdictions to increase the availability of emergency shelters, transitional housing, and homelessness service generally as well as develop targeted assistance and outreach for overrepresented populations.



Other Relevant Factors

Land Use and Zoning Patterns

The General Plan 2005 land use plan identified Soledad as having 20.8 percent of land area designated as single-family residential, 3.8 percent as medium-family residential, and 1.9 percent as high-density residential, with current built conditions closely approximating the General Plan at 20.5 percent low-density residential, 3.6 percent medium-density residential, and 1.5 percent high-density residential uses. Currently, single-family housing units, both detached and attached, make up approximately 73.8 percent of the City's housing stock. Conversely, multifamily stock with five or more units made up approximately 10.4 percent of Soledad housing units, with duplex to fourplex units comprising 7.5 percent of the housing stock, and 8.3 percent are mobile homes.

While single-family zoning can create desirable places to live, higher entry costs associated with this housing type can pose a barrier to access for low- and moderate-income households, often creating racially and economically segregated neighborhoods. In the City of Soledad, the entire city is designated low resource and therefore offers the same access to education, services, employment, and business resources to residents of all neighborhoods, regardless of product type. However, market values of homes in Soledad have increased significantly over the past decade, particularly post-COVID 19 between 2021 and 2023. While historically older units may have provided opportunities for home ownership for lower-income households, in the current market, the average single-family home price has risen to almost \$600,000 (**Figure 3-1, Average Home Prices** January 2011 to 2022). Based on data presented in **Table 3-21, Housing Affordability 2022**, even the average home in Soledad would likely be over a moderate-income household's ability to pay.

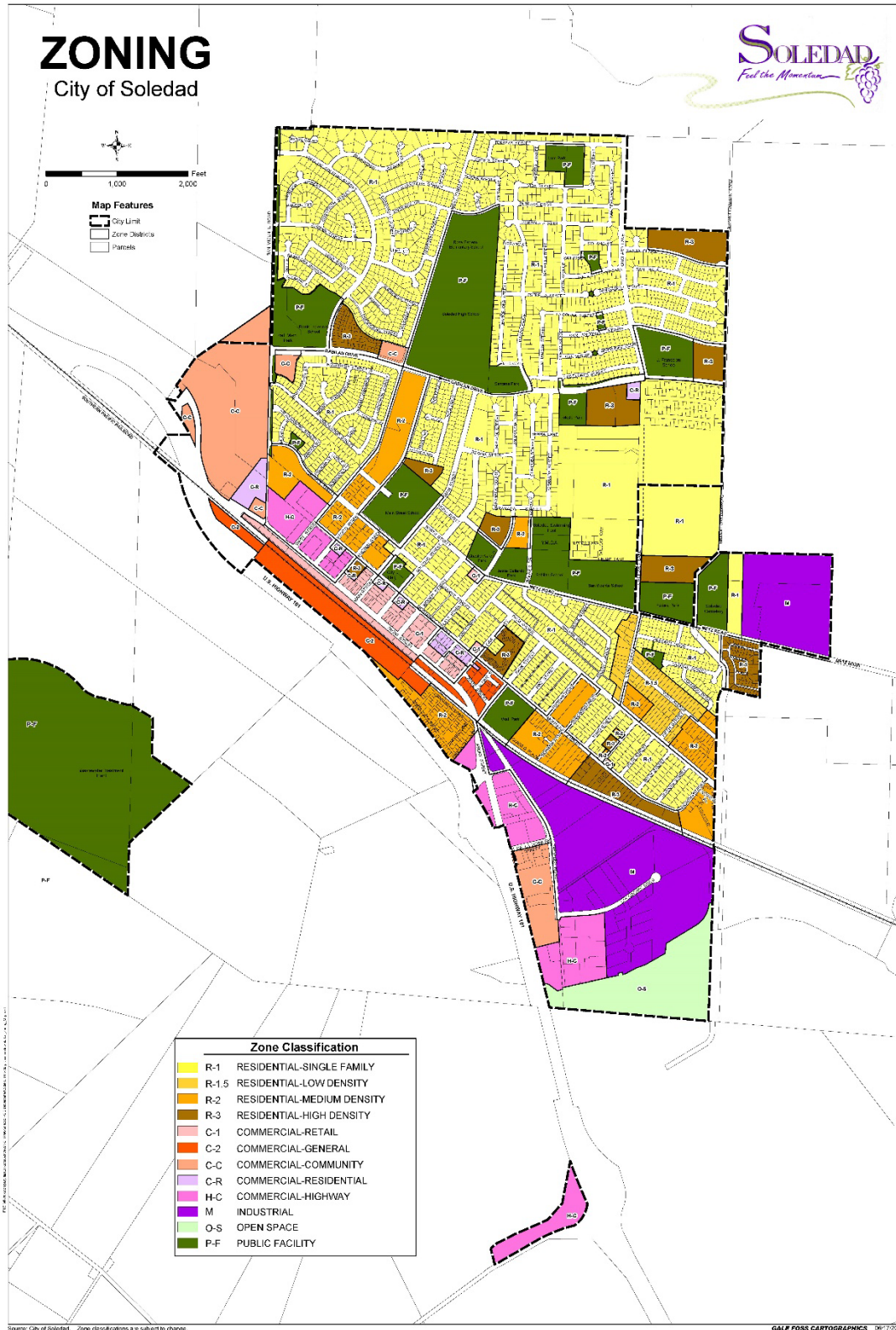
Affordable housing development typically requires high-density zones to support construction; therefore, zones limited to single dwelling units on each lot do not support affordable development. In Soledad, the higher-density R-2 and R-3 multifamily zones are primarily concentrated along major corridors (Gabilan Drive, Benito Street, Monterey Street, East Street, and Market Street), adjacent to public facility zones, inclusive of parks and schools, and the mixed-use C-R and C-1 zones are along Monterey and Front Streets within the Downtown Specific Plan (DSP) area (see **Figure 4-2** for DSP boundary).

As shown in **Figure 4-20, Zoning in Soledad**, there are four base residential zones: Single-Family Residential (R-1), which is intended to provide for the development of single-family residential homes with not more than one dwelling unit permitted on any lot, except within planned developments; Low Density Multifamily Residential District (R-1.5) is intended to provide for single-family and duplex development on smaller lots within the DSP area; Medium Density Multifamily Residential (R-2) allows for single-family dwellings, duplexes, and triplexes; and High Density Multifamily (R-3).

Additionally, the C-R district allows for both residential (single-family, duplex, and multifamily) and light commercial activities within the DSP area and in neighborhood commercial zoning districts as an overlay zone. Mixed-use residential-commercial may be considered, providing specific findings are made that the mixed-use is physically, functionally, and aesthetically compatible through site plan review, architectural design review, PD (planned development) procedures, or a combination thereof, as determined by the City Council.



**FIGURE 4-20
ZONING IN SOLEDAD**



Source: City of Soledad, 2009



The R-1 zone is the most prevalent zoning district north of Gabilan Drive in the Peverini Park/Jack Francioni and Soledad High School/Santa Barbara Park neighborhoods, and the portion of the Downtown/Veterans Park neighborhood north of Market Street, interspersed with parks and school facilities. There are three R-3 zoned sites, including the gated Gabilan Gardens small lot single-family community at the corner of Gabilan Drive and Vista de Soledad Street in the Veterans Memorial Park area; and two sites in the Peverini Park/Jack Francioni neighborhood - Las Viviendas multifamily on Gabilan Drive adjacent to the Jack Francioni Elementary School, and an R-3 parcel at the corner of Bryant Canyon Road and Santa Clara Street. The remainder of the Downtown/Veterans Park neighborhood is a mix of R-2 along the south side of Market Street, with a few blocks of R-1 zoning south of City Hall, and H-C, C-R, C-1 along Front Street. Mobile home parks are sited in the C-C and H-C district. The C-R district provides for both residential and light commercial activities within the DSP area and in C-1 zoning districts as an overlay zone. Mixed-use residential-commercial is also a potential use.

The majority of the Gabilan/Vintage Estates neighborhood is also zoned R-1. Frontage along Metz Road is zoned PF for schools, parks, and cemetery uses, and a large industrial park at the eastern boundary. R-1.5 is zoned along the west side of Third Street. Higher-density residential is designated south of Gabilan Drive adjacent to Toledo Park, east of Orchard Lane northwest of the Soledad Cemetery, and on both sides of Andalucia Street north of Chester Aaron and Jesse Gallardo Parks (Soledad Senior Apartments and Jardines de Soledad). The portion of the Soledad High School/Santa Barbara Park neighborhood south of Gabilan Drive is primarily higher-density R-2 and R-3 zoning, including Soledad Townhouses adjacent to Main Street School to the north, Benito Street Affordable Housing Community, and Benito Street Farm Labor Center. A few blocks of R-1 zoning are established between Benito Street and Inca Drive.

The Ramirez Park neighborhood is a fairly even distribution of R-1, R-1.5, R-2, and R-3 districts. While almost every parcel is developed as a single-family home, there are a few scattered small multifamily structures in the R-1.5 zone, and lots on either side of Vosti Street and along 5th Street are narrow and deep. The R-2 zone also accommodates a mix of small multifamily structures and detached residential units. The R-3 zoned subdivision at the eastern edge of the city between Rubion Drive and Tiburon Place has been developed with single-family detached units rather than higher-density multifamily.

The Vosti Park neighborhood, which encompasses the southwestern portion of downtown, has a mix of zoning districts. The blocks between Palm Avenue and Monterey Street, south of East Street, are predominantly R-1, with a few scattered R-3 and R-2 sites, affordable Monterey Street Apartments on R-2 zoned land, and R-3 zoned Monterey Street Townhome complex between Buena Vista Park and Oak Street. R-3 and R-2 zoning is also located south of Monterey Street, east of Vosti Park, including Las Jicamas and 1428 Monterey Street Apartments with deed-restricted units, and several market-rate multifamily complexes along the rail line. The Santa Elena Mobile Home Park is zoned R-3, located between Front Street and US 101. Zoning between Front and Monterey Street is predominantly C-1 with scattered C-R sites.

Historical Development and Land Use Patterns

A brief history of the origins of Soledad is provided in **Chapter 3, Housing Needs Assessment**. As described, in 1886, the city was laid out into lots along Front and Main Streets. The arrival of the Southern Pacific Railroad led to rapid growth, due to the railroad's rapid shipping of grain for export. By 1915, the city had grown to encompass four blocks along Front, Monterey, and Market Streets, including the current Main Street Middle School site, and the San Vicente School was constructed east of the city in 1913. The City of Soledad was officially incorporated as a municipality by the State of California on March 9, 1921.



The city remained a predominantly agriculturally based community with shipping and exporting agricultural crops through the 1940s. The city grew to a length of 11 blocks along the Southern Pacific Railroad line and expanded northward to Ticino Street adjacent to Main Street School, and to Metz Road south of East Street, including the development of Vosti Park and Chester Aaron Park. Approximately 6.0 percent of the current housing stock was built during the 1940s, much of which is included in the DSP Old Town zone (includes residential area along Monterey Street, on both sides of Market Street from West Street to Oak Street, and the two blocks adjacent to the Main Street Middle School between Ticino and North Streets). The city's economic base diversified in the mid-1940s with the establishment of the California Department of Corrections Soledad Training Facility, three miles to the north of the city. The facility was officially annexed to the city in 1990 and in 1997 the Correctional Training Facility was expanded to include the Salinas Valley State Prison.

As described previously, the residential stock in Vosti Park, Ramirez Park, and the portion of the Downtown/Veterans Park neighborhoods is generally older, with approximately a quarter of the units over 50 years in age. The city slowly developed northward along the major north-south corridors (West Street, Main Street, Soledad Street, and East Street/Analucia Drive), generally south of Gabilan Drive during the 1970s and 1980s. A big housing boom occurred between 1990 and 2009, Soledad High School was constructed in 1999, and 48.6 percent of the housing stock was constructed over this time period, primarily in the portion of the Downtown/Veterans Park neighborhood north of Gabilan Drive, the Gabilan/Vintage Estates neighborhood, and the Soledad High School/Santa Barbara Park neighborhood.

The side of the city east of Orchard Lane in the Peverini Park/Jack Franscioni Elementary neighborhood remained largely undeveloped until after 2010. This neighborhood is still developing, with the majority of the acreage zoned for single-family residential, and R-3 sites adjacent to Jack Franscioni Elementary School. Also, in the Gabilan/Vintage Estates neighborhood, the vacant land adjacent to Toledo Park is zoned for high-density multifamily, and the Liberty Court and Vintage Estates single-family subdivisions are in the process of construction.

The City's General Plan, adopted in 2005 (currently being updated), identified five expansion areas that were designated by the City as the locations where expansion and growth could potentially occur. As part of the General Plan update process, the following areas may be revised or removed to reflect current conditions and community needs.

Northwest Expansion Area. The Northwest Expansion Area was envisioned in the 2005 General Plan as an industrial park surrounding the Dole plant that included commercial uses, a linear park, low-density residential or estate lots, and medium- to high-density residential housing. The expansion area was identified to the northwest of the city along US 101 and near Camphora Gloria Road. The development identified in this area has not occurred.

North Entry Commercial. The North Entry Commercial Expansion Area was envisioned as a regional commercial retail center with other uses such as offices, neighborhood parks, and higher-density housing. This expansion area was identified to the west of Downtown Soledad and along US 101 near the freeway interchange. The development identified for this area has not occurred.

San Vicente West. This expansion area was intended for low- and medium-density residential, retail, and neighborhood parks. Medium-density multifamily uses were planned next to anticipated shopping, services, and employment opportunities. This area is to the west of San Vicente Street and north of Gabilan Drive. The development identified for this area has not occurred.



Mirassou. The Mirassou expansion area was envisioned to become a major future growth area for Soledad in the 2005 General Plan. Some of the objectives identified in the General Plan were to preserve the scenic hills; provide a range of residential housing types, commercial uses, and office spaces; create an 18-hole golf course; and provide locations for public and quasi-public land uses. This expansion area is directly north of Soledad and is now the subject of the MSP.

Miravale II. This expansion area was envisioned to have residences at a variety of densities, with complementary neighborhood commercial uses. Other envisioned uses included neighborhood parks, the expansion of the Soledad Cemetery, and an attractive open space corridor along Bryant Canyon Road. This expansion area is north of State Route 146 along the eastern edge of the city. The majority of this area is currently developed with residential uses.

The City of Soledad Downtown Specific Plan, adopted in 2012, regulates approximately 200 acres of land that constitute Soledad's Downtown. The specific plan area is bounded by Market Street to the north, US 101 to the south, Park Street to the east, and the off-ramp for US 101 to the west. The 2005 General Plan land use designations that overlap with the DSP boundary include Downtown Commercial, Industrial, Service Commercial, General Commercial, Public Facility, High Density Residential, Medium Density Residential, and Single Family Residential. The plan establishes policies for land use, circulation, infrastructure, development, and a financial strategy for 25 years. It includes a development program describing the buildout potential for the Downtown and provides an overview of the vision and overall design for five key subareas—the Downtown Core, Monterey Street, Vosti Park, South Gateway, and the Railroad District.

To support the continued growth in the city, the Soledad Marketplace, currently under construction, proposes ultimate development of a mixed-use commercial center on an approximately 13.6-acre site on Nestels Road and Los Coches Drive. The project, which recently completed a movie theatre and auxiliary retail commercial, is also consistent with General Plan provisions encouraging expansion of the city's visitor-serving uses and adding new attractions to the city. The 647-acre MSP, approved by the Soledad City Council in November 2018, provides land use guidance for new residential, commercial, public services, and park development on land north of the existing city limits that will accommodate 2,392 residential units, of which, at least 1,318 are single-family residences, appeared before Monterey County Local Agency Formation Commission (LAFCO) in August 2022. The Specific Plan, originally part of the Miravalle III Specific Plan approved in 2008, includes zoning for 626 multifamily units (densities up to 23 du/ac) and 134 units of senior housing. Specific plan policy calls for at least 30.0 percent of moderate-income housing be provided as rental units. It is assumed that all of the very low- and low-income housing would be rental units. Program 1.2.1 of the 5th cycle Housing Element states; "Enter into development agreements that prescribe the proportion of very low-, low-, and moderate-income housing to be built in a project consistent with the city's Inclusionary Ordinance and Housing Element. Units shall be constructed concurrently with any above moderate-income housing," which will apply to proposed development within the Specific Plan. The Sphere of Influence was last updated in 2022 with the conditional annexation of land comprising the MSP.

Public Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure; acquisition of land; and major equipment. Historically, investment in Soledad has been prioritized based on need and available funding, which has prevented disinvestment in any particular area of the city. However, any infrastructure or facilities in need of improvement are identified for investment in the City's Capital Projects in the annual budget. The capital projects are funded from a variety of sources that can each be used for specific purposes. These funds are allocated to improve roadways, flood control, and other transportation infrastructure and water infrastructure, amongst other projects. Projects identified for public investment are considered based on the following factors:



- Recommendations of City Council and/or the Planning Commission
- Potential impacts on operating budgets
- Consistency with General Plans
- Consistency with local Consolidated Plans for federal funds, like Community Development Block Grants
- Mitigation of health or safety issues
- Benefits to communities

Priority is based on projects that will result in the greatest community benefit, mitigate existing issues, and address public demand and need, therefore ensuring that projects occur throughout the city. Recent target areas for investment include, but are not limited to: Public Works Stormwater System – Levee Repair and Facilities Master Plan Preparation. (See **Program 4.2.1 Place-Based Revitalization**.)

Water and Wastewater – To rebuild infrastructure to improve resiliency of all systems and provide reliable and sustainable water, recycled water, and wastewater services in a safe, efficient, and environmentally responsible manner, the Public Works Department is investing in staffing, rebuilding the Control and Data Acquisition Systems for water and sewer operations, establishing a Fats, Oil, and Grease program for the sewer system, and establishing an asset replacement program. Improvements include:

- SCADA upgrades to the water system
- Maintenance hole repair or replacement
- Replacement of Brown Bear sludge windrowing tractor for the Water Reclamation Facility
- Water and Sewer line replacement at Dixi Street
- Valve replacements
- Hydrant replacements
- Asset Replacement program

(See also **Program 1.2.3 Water and Sewer**.)

Special Maintenance District – Operations include street maintenance, storm drain system maintenance, utility services for water and electric for streetlights and landscaping, street sweeping, mowing, irrigation systems repairs, restroom cleaning and maintenance, vandalism repairs, graffiti removal, equipment maintenance and repairs, tree trimming and general landscaping at all assessment district streets and parks. (See **Program 4.2.1 Place-Based Revitalization**.)

Street Maintenance and Rehabilitation – Provide maintenance and operation of traffic signals, streetlights, street sweeping, regulatory signs such as stop speed limit signs, street name signs, pavement, potholes, crosswalks, center lines/lane lines/edge lines, stormwater catch basins/curb inlets, street trees, and all roadway landscape areas, including medians. (See **Program 4.2.1 Place-Based Revitalization**.)



Economic Development – Business Assistance, façade improvements, Front Street vacant lot development incentives.

These projects, among others, improve connections between neighborhoods, availability of and accessibility to community resources and facilities, and more. Soledad will continue public investment throughout their jurisdiction, and will encourage the same from private investment, so all residents have access to improved transportation, safer streets, additional recreational amenities, and other outcomes of public and private investment. (See **Program 6.1.1 Fair Housing**.)

Enforcement and Outreach Capacity

Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. The City of Soledad enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. The following identifies how the City complies with fair housing laws.

Density Bonus Law (Government Code Section 65915). The City allows up to a 20.0 percent increase in project density and at least one of the concessions or incentives identified in Section 17.39.060 of the municipal code depending on the proportion of units that are dedicated for lower-income, and additional density when 10.0 percent of the units are restricted for extremely low-income households. Per **Program 2.2.3 Density Bonuses**, the City will promote the use of density bonuses to create affordable units. Per **Program 5.1.1 Zoning Amendments**, the City will comply with California Government Code Section 65915, as revised, amend the Zoning Code to be consistent with State density bonus law.

No-Net-Loss (Government Code Section 65863). As shown in **Table 6-2, Summary of Residential Capacity and RHNA Obligation**, The City has identified a surplus of sites available to meet the RHNA allocation.

Housing Accountability Act (HAA) (Government Code Section 65589.5). The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households. Emergency shelters in the BP and M zones are allowed by-right for 50 or less persons; and a CUP is required for shelters with more than 50 beds in the BP and M zones.

Senate Bill (SB) 35 (Government Code Section 65913.4). The City will comply with SB 35 (Government Code Section 65913.4) by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects. (**Program 5.1.5 Streamlined Approval**).

SB 330 (Government Code Section 65589.5). The City complies with SB 330 (Government Code Section 65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project (**Program 5.1.5 Streamlined Approval**).

California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act. The City provides protections to residents through referrals to legal assistance organizations, such as Legal Services of Northern California (LSNC) and has included **Program 6.1.1** to provide biannual training to landlords on fair housing rights and responsibilities with the intent of reducing, or eliminating, discrimination, and consider



entering into a consortium with other jurisdictions to contract with Fair Housing Advocates of Northern California (FHANC).

Review Processes (Government Code Section 65008). The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on sites subject to Assembly Bill (AB) 1397.

Assembly Bill 686 (Government Code Section 8899.50). The City has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in **Table 4-6, Factors Contributing to Fair Housing Issues**.

Equal Access (Government Code Section 11135 et seq.). The City has included **Program 6.1.1** to provide translation services for public meetings and materials and currently offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.

Fair Housing Outreach

In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. The City of Soledad website provides information links to HACM, 2-1-1 Monterey County, and local nonprofit organization resources for homelessness, yet not to ECHO Housing or other local fair housing resources, entities, or assistance. Links to ECHO Housing would benefit City residents and improve the effectiveness of the City's website. The website should also transparently describe what steps residents should take if they feel they have faced discrimination and are seeking information about filing complaints by providing links to fair housing resources. The City has identified **Program 6.1.1 Fair Housing**, to improve equal access to all governmental programs and activities and will make additional fair housing information available, updating annually or as needed, on their website and through annual distribution of bilingual printed materials at government buildings and community meetings.

Soledad residents are served by two local fair housing organizations to help enforce fair housing laws, in addition to the California Department of Fair Employment and Housing (DFEH) and HUD Office of Fair Housing and Equal Opportunity (FHEO): Housing Authority County of Monterey (HACM) and Eden Council for Hope and Opportunity (HOPE).

HACM provides rental assistance, develops, and manages affordable housing throughout Monterey County. The HACM administers the HCV program on behalf of jurisdictions within Monterey County. The demographics of HACM Waiting Lists are available in the 2019 AI Report. Although dated, as of 2017, 3,077 households in Monterey County were receiving HCVs. The racial/ethnic composition of the voucher recipients indicated: 25.8 percent White, 6.7 percent Black, 2.8 percent Asian, and 64.1 percent Hispanic. In the fiscal year beginning July 2022, HACM has an allocation of 4,771 HCVs, with 132 allocated in the City of Soledad.

In addition to the HCV program, HACM owns and manages over 1,000 units of affordable rental housing throughout the county. Project-Based Vouchers (PBVs) are a component of HACM's HCV program. Under the project-based program, HACM enters into an assistance contract with the landlord for specified units and for a specified term. HACM refers families from the waiting list to the project landlord to fill vacancies. The Benito Street Farm Labor Center, Benito Street Affordable Housing Community, and Monterey Street Apartments are administered by HACM in Soledad. HACM continues to actively promote project-based partnerships with community housing developers for affordable housing. Vouchers have been made available



to new housing developments to increase the supply of affordable housing and to expand housing opportunities to individuals and families in Monterey County.

Additionally, HACM has provided Fair Housing Goals as part of its Public Housing Agency (PHA) strategies and actions to achieve fair housing goals.

- **Ensuring Fair Housing for all Americans** - HACM has established and ensured equal opportunity in housing for all Americans as a strategic goal. To implement this goal, HACM continues to affirmatively market its housing programs to make them accessible to families with special needs or disabilities. HACM remains strongly committed to meeting reasonable accommodation or modification requests that support and promote affordable housing opportunities to disabled families or individuals.
- **Furthering Fair Housing Opportunities** - HACM works with the entitlement jurisdictions to integrate outreach and fair housing training opportunities into existing plans that are developed by each jurisdiction. HACM provides landlord workshops and participates in community forums and events to market the HCV program and to expand further fair housing opportunities for families.
- **Improving Equitable Housing Opportunities for Participants** - Housing Program Specialists work with families to promote portability and relocation to neighborhoods of opportunity. During briefings, applicants are informed of available units and their location, emphasizing communities that are underutilized. The Housing Program Specialists describe fair housing and discrimination laws and provide information regarding the process of filing complaints. The briefing sessions also contain information regarding areas of the community that have concentrations of minorities, poverty, and crime. This information is given to the voucher holders to allow them to make housing choices that can provide greater social amenities and greater educational and economic opportunities for their families.
- **Ensuring Access to Safe and Sanitary Affordable Housing** - HACM's annual and long-range goals will result in greater housing choices for families by allowing families to acquire housing that is of adequate size by reducing overcrowded conditions. All potential rental units must meet Housing Quality Standards and are inspected prior to move-in and are subject to annual inspections to ensure these standards are maintained. Participants are assisted in securing housing that meets the needs of their families and are assisted in leasing negotiations with landlords. These factors promote fair housing choices by eliminating blighted properties from federal housing subsidies and improve the wellbeing of the community and its members overall.
- **Furthering Opportunities for Participants in Higher-Opportunity Areas** - The HACM conducts analysis of local fair market conditions in its jurisdiction to help eliminate barriers for applicants of the HCV program. With approval of the success rate payment standard amounts at the 50th percentile, the HACM is able to increase the number of voucher holders who become participants. Additionally, it affords participants opportunities to secure housing in higher-opportunity neighborhoods and areas.

ECHO provides fair-housing services to Monterey County residents, under contract with Monterey County. ECHO began providing fair housing services to Monterey, Salinas, Seaside, and Monterey Urban County residents in Fiscal Year 2017. Based in the Bay Area, ECHO Housing has established offices in Salinas and Monterey. Soledad residents can also contact the organization through HACM if they believe they are experiencing discrimination. HOPE Housing offers fair housing counseling services, tenant/landlord services, and tenant and landlord education, with monthly online webinars, and assistance in filing housing discrimination complaints to homeowners and renters. Resources are available at no charge in English and Spanish. ECHO's services reach over 3,000 clients per year with housing information, referrals, and assistance. While ECHO's primary service component continues to be equal housing access; more recent services have been directed to intervention and prevention of homelessness. ECHO Housing also conducts audits.



When a client makes a fair housing complaint, ECHO conducts research to determine if the complaint is a valid fair housing discrimination issue or a landlord-tenant issue, as the two are handled in a different manner. If it's a fair housing discrimination complaint, the client is alerted as to whether they file the complaint with DFEH or HUD. The most common landlord-tenant fair housing issues are related to landlords not being educated about HCVs and not permitting, or charging exorbitant deposits, for emotional support animals; while tenant-landlord non-fair housing complaints typically deal with repairs, noticing, and similar. In the first year, there were five clients in each of the contracting jurisdictions filing fair housing complaints. The majority were White, non-Hispanic specifying mental disabilities, followed by physical disabilities as the most frequent alleged bases for discrimination. Among the 15 total cases, however, only five allegations were sustained. Three of those were resolved through conciliation but two were referred to DFEH and HUD.

While there are resources available for fair housing, ECHO Housing notes that the services are primarily concentrated north and west of the City of Salinas, and that the southern portion of Monterey County is underserved. The most common issues experienced by clients requesting housing counseling services are rent increases, price gouging, housing conditions, inability to find housing in income-integrated neighborhoods, and overcrowding, particularly among farmworker households. While many of these issues can be resolved through code enforcement and landlord education, the majority of residents in Soledad are not aware of their rights, resources, and services available to them. Lower-income, primarily Hispanic clients, many of whom are farmworkers, are often afraid of eviction, retaliation, or even deportation if they file a complaint; therefore, the City includes **Program 6.1.1** to update their website to include fair housing service providers in the county, facilitate outreach events with HACM, and place notifications about ECHO Housing's monthly virtual workshops to educate the public and landlords of their rights on their website.

Discrimination Cases

In their 2021 Annual Report, DFEH reported that they received 98 filed housing complaints from residents of Monterey County, approximately 11.1 percent of the total number of housing cases in the state that year (880). As part of the Fair Housing Assistance Program (FHAP), DFEH also dual-files fair housing cases with HUD's Region IX FHCO, which are reported by the origin of the issue.

HUD FHCO reported that two cases were filed by residents of the City of Soledad between January 2013 and April 2021. No cases were filed against a public entity (i.e., public housing authority, city). One case alleged discrimination based on sex and one was based on familial status. Of the two cases, both were closed after FHCO made a no-cause determination. In addition to these cases, there were 90 inquiries made during the same time period in Monterey County, two of which were made in Soledad. One inquiry was found to not be a valid issue, one did not allege specific biases and was closed after the claimants failed to respond to HUD. While there were not many discrimination cases reported to HUD during this eight-year period, the most common issues raised countywide were discrimination based on disability and race, reflecting feedback received from FHANC and LSNC that disability cases were the most common that their organizations handled. The City has identified **Program 6.1.1** to ensure residents and housing providers are aware of fair housing laws, rights, and requirements, as well as resources available to residents should they experience discrimination. Further, the City will work with local and regional fair housing providers to facilitate a training for housing providers to prevent discriminatory actions and behaviors.

SITES/FAIR HOUSING ANALYSIS

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. Government Code Section 65583(c)(10)(A) added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of



high opportunity. As discussed throughout this chapter, TCAC and HCD have designated all of Soledad as a low-resource community.

Figure 4-2, Neighborhoods and Census Tracts, Soledad, and Table 4-5, Distribution of RHNA Capacity by Census Tract and Neighborhood, present the unit capacity by census tracts and associated neighborhood identification names and numbers in the city, and the existing conditions of each tract as they relate to indicators of fair housing. This distribution of sites has been identified based on available land that is suitably zoned for residential development. **Table 4-5** presents how the distribution of sites by income will help to combat existing fair housing issues in Soledad through facilitation of mixed-income neighborhoods, providing opportunities for additional housing opportunities in the higher-income areas, thus reducing concentrations of poverty and promoting housing mobility, and providing additional housing opportunities in areas that will reduce displacement risk resulting from overpayment and overcrowding.

The City of Soledad includes four census tracts divided into six neighborhoods, which include viable and available land for residential development that have unit capacity identified to meet and exceed the RHNA. Pending and approved projects are identified by name and potential sites are numbered. While the majority of sites within the tracts included in **Table 4-5** are distributed within only one income category; there are pipeline projects within one of the neighborhoods in each tract that include a mix of all affordability levels. These include:

- **Tract 111.03** – Neighborhood 6: Vosti Park – 230 8th Street Project
- **Tract 111.04** – Neighborhood 1: Downtown/Veterans Memorial Park – School Housing Project
- **Tract 111.05** – Neighborhood 4: Gabilan Elementary School/Vintage Estates - Miravale Parcel B Project
- **Tract 111.06** – Neighborhood 3a: Jack Francioni Elementary School/Peaverini Park – MSP and Santa Clara Street Project

The identified unit capacity in all tracts is anticipated to be incorporated into neighborhoods with existing or planned infrastructure and capacity to support development.

The largest proportion of the unit capacity is identified in tract 111.06 in the Jack Francioni Elementary School/Peaverini Park neighborhood of the city, which is a large tract at the northwest corner of the city that extends into the city's sphere of influence. As most of the development in this tract is single-family residential housing, built primarily over the past 30 years within the city boundaries, and the remainder of the tract extends into agricultural land within the unincorporated area, the Jack Francioni Elementary School/Peaverini Park and Cemetery/Winery neighborhoods have been designated low resource. The City has identified 88.0 percent of total unit capacity in tract 111.06, including the approved Santa Clara Street Project with 7.9 percent of total unit capacity, and the approved MSP Project with 71.8 percent of the total unit capacity. Over one-half (54.0 percent) of the lower-income unit potential is distributed in this tract, as well as 78.1 percent of moderate-income unit capacity, and 88.0 percent of above moderate-income unit capacity. This tract has a median income at \$114,659, the highest in the city, no reported poverty rate, and tenure is solely homeowners, of which, 26.9 percent are cost burdened, while there are no cost burdened renters, and overcrowding is low at 4.4 percent of households. This tract has the most diverse racial and ethnic composition, and the lowest proportion of non-White households. The inclusion of predominantly above moderate-income units in this developing area of the city will provide housing mobility opportunities for existing and future residents, and the introduction of 12.1 percent of the potential unit capacity within this tract for lower-income households and 15.2 percent of the potential unit capacity within this tract for moderate-income households facilitates mixed-income neighborhoods, as well as providing additional housing opportunities for low- and moderate-income



households in a higher-income planned community that will include commercial uses, services, and open space amenities.

Tract 111.05 in the central portion of the city includes a sizeable distribution (31.7 percent) of the total lower-income unit capacity and constitutes 11.2 percent of the total unit capacity. This tract has the lowest median income in the city; an average 29.1 percent rate of poverty; the highest concentration of populations of color (between 94.0 and 96.0 percent of the residents); almost one-half of the households are renters, of which, over 69.9 percent are cost burdened; and 22.2 percent of the households are overcrowded, as well as the highest concentration of severely overcrowded households (17.0 percent). Six of the affordable multifamily housing complexes are in this tract, including farmworker housing, which likely contributes to the lower median income in the tract based on previous farmworker needs analysis. The City aims to reduce displacement risk for households with these additional housing opportunity sites targeting lower-income households. The integration of 18.6 percent of moderate-income and 8.6 percent of above moderate-income unit capacity will aid in creating a more mixed-income neighborhood to reduce the concentration of households in poverty while providing housing mobility opportunities with access to transit and employment resources in the adjacent downtown. Approximately 92.6 percent of the lower-income unit potential in this tract is anticipated on a site on the south side of Gabilan Drive, in the vicinity of school and park facilities. The Orchard Villas pipeline project with 2.5 percent of total above moderate-income unit capacity is adjacent to this site, contributing to income integration in a generally lower-income census tract. An additional 4.4 percent of above moderate-income unit capacity is included in the mixed-income Miravale Parcel B project, which also integrates 7.4 percent of the tract's lower-income unit capacity and 41.7 percent of the tract's anticipated moderate-income unit capacity to further support income-integrated residential areas in this lower-income neighborhood.

The City has identified 5.2 percent of total unit capacity in the Vosti Park/Ramirez Park neighborhoods (Tract 11.03), including a small portion of total lower-, moderate-, and above moderate-income unit capacity (2.3 percent, 1.9 percent, and 2.7 percent, respectively) in the 230 8th Street pipeline project at the eastern edge of Monterey Street, supporting income-integrated development. Scattered infill sites with potential for moderate- and above moderate-income units are identified throughout the tract, with a cluster of moderate-income sites providing 6.5 percent of total moderate-income unit capacity on 4th Street in an older single family and smaller multifamily units mixed residential area. Potential for co-sited senior residential apartments (4.7 percent of total lower-income unit capacity) above a community center on City-owned land has been identified on Park Street within the Monterey Street Zone of the Downtown Specific Plan. These neighborhoods have low median incomes, and concentrations of populations of color, although the poverty rate is one of the lowest in the city. These tracts are made up predominantly of homeowner households, of which, 58.1 percent are cost burdened, and although a lower proportion of residents are renters, 63.4 percent are cost burdened, both of which contribute to high rates of overcrowding. In addition, over 90.0 percent of units were constructed prior to 1990, suggesting that housing conditions may also contribute to the high risk of displacement for many residents. While these neighborhoods include affordable housing stock, the high rates of overpayment and overcrowding suggest a shortage of affordable housing resources. The inclusion of lower-income capacity will expand the housing stock to help reduce existing overpayment and overcrowding conditions contributing toward risk of displacement, and the inclusion of higher-income units will aid in creating a mixed-income neighborhood to reduce the concentration of lower-income households, foster place-based revitalization, and stimulate improvement of economic outcome and educational attainment performance.

The remaining total unit capacity (3.2 percent) is distributed in the Downtown/Veterans Memorial Park neighborhood 1 in tract 111.04, encompassing the downtown and residential areas west of West Street. Although two distinct neighborhood character areas have developed north and south of Gabilan Avenue, all of the unit capacity has been distributed in the southern portion, primarily within the DSP zones, which is a focus area for revitalization and affordable housing opportunities. Similar proportions of lower- and moderate-income unit potential have been identified (6.7 and 5 percent, respectively), in the area between Front Street and Market Street, inclusive of underutilized and City-owned sites. An additional 1.5 percent of higher-income



unit potential is integrated into the pipeline School Housing Project, for a mixed-income development in the heart of the downtown. Tract 111.04 is generally a predominantly Hispanic lower- to moderate-income area, with a poverty rate just over 20.0 percent, and homeowners are the predominant tenure. Newer single-family units, most of which were built after 1990, are the predominant housing type north of Gabilan Avenue, and current market prices are generally well above \$500,000, affordable only to above moderate-income households. Although one-quarter of the housing stock is over 30 years old, generally south of Gabilan Avenue, it also is above the affordability range for lower-income; therefore, it is likely that increasing housing costs may be a contributing factor to a high rate of homeowner overpayment. Over 50.0 percent of renters are also cost burdened, suggesting a need for additional affordable rental resources, although there are two affordable multifamily complexes and two mobile home parks in the tract, and overall overcrowding is moderate compared to other tracts in the city. Inclusion of sites with unit capacity for lower-income households fosters housing mobility and helps reduce existing overpayment rates in an area with commercial businesses and access to public transit and contributes toward providing additional housing stock toward de-concentration of lower-income households in the central and southern tracts of the city. The inclusion of the School Housing pipeline project, in combination with scattered higher-income infill sites, will aid in creating mixed-income downtown residential to reduce the concentration of lower-income households, which might reside in older units around the downtown and provide housing mobility opportunities for moderate- and above moderate-income households.

Overall, in those tracts with more moderate and above median incomes, the identification of lower-income unit capacity provides housing mobility opportunities for lower-income households that may have future higher environmental, educational outcome or economic outcome rankings, while helping to reduce concentrations of poverty and lower-income populations in more socioeconomically impacted areas of the city. Conversely, the inclusion of moderate- and above moderate-income sites in lower-performing tracts is to facilitate income integration and combat patterns of concentrated poverty.

To confirm whether the sites identified in the Housing Element inventory will affirmatively further fair housing, the City examined the TCAC/HCD opportunity area map as well as specific geographic patterns of resources. Because the City of Soledad opportunity designation is entirely low resource, additional indicators are evaluated to determine whether the sites inventory affirmatively furthers fair housing.



**TABLE 4-5
DISTRIBUTION OF RHNA CAPACITY BY CENSUS TRACT AND NEIGHBORHOOD**

Census Tract	Neighborhood	Existing Households	RHNA Capacity				AFFH Indicators											
			Low	Mod	Above Mod	TOTAL	Integration and Segregation					Access to Opportunity			Displacement Risk			
							Median Income	Poverty Rate	Low- to Moderate-Income Population	Non-White Population*	Disability Rate	R/ECAP Status	Resource Designation	CalEnviro Screen Percentile	Over-Crowding/ Severe Over-Crowding Rate	Renter Over-Payment Rate	Owner Over Payment Rate	% Renter House-Holds
111.03	5. Ramirez Park 6. Vosti Park	971	21	31	35	87	\$57,297	13.1%	73.7%	92.3% - 94.7%	4.8%	No	Low Resource	50.4	26.4% - 8.2%	63.4%	58.1%	37.2%
111.04	1. Downtown/ Veterans Memorial Park	1104	22	14	18	54	\$68,148	20.7%	45.0%	92.9% - 93.7%	3.2%	No	Low Resource	33.2	12.5% - 5.1%	57.2%	50.3%	44.3%
111.05	2. Soledad High School/ Santa Barbara Park 4. Gabilan Elementary School/ Vintage Estates	1353	95	12	80	187	\$50,712	29.1%	45.0%	94.2% - 95.9%	3.3%	No	Low Resource	33.2	22.2% - 17.0%	69.9%	31.8%	49.0%
111.06	3a. Jack Franscioni Elementary School/ Peverini Park 3b. Cemetery/ Wineries	313	162	203	972	1337	\$114,659	0.0%	45.0%	89.5%	4.7%	No	Low Resource	33.2	4.4%	0.0%	26.9%	0.0%

Source: 2017-2020 ACS and City of Soledad 2023

Note: Non-White population includes White Hispanic population for consistency with 2017-2021 ACS



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Figures 4-21 through 4-28 compare the total unit capacity to citywide indicators of fair housing for a comprehensive comparison of how the sites inventory will influence existing patterns. For the purpose of this analysis, “vacant” refers to sites that are currently undeveloped without plans for development and “pipeline projects” are projects that are entitled or pending where proposed number of units and proposed affordability of units are known.

Potential Effect on Patterns of Integration and Segregation

Capacity for 1,665 new units, including 300 lower-income, 260 moderate-income, and 1,105 above moderate-income units, has been identified to meet the City’s RHNA. The majority of unit capacity (88.8 percent) is within approved pipeline project sites, the majority of which are within the MSP, or phases of larger developments.

As shown on **Figure 4-1, TCAC/HCD Opportunity Areas**, and **Table 4-3, Distribution of RHNA Capacity by Census Tract**, sites identified to accommodate the lower-income RHNA are in the central neighborhoods 2 and 4 (30.5 percent) where prior analysis has indicated the risk of displacement is highest for residents that currently may face a shortage of affordable options, potential for 10.6 percent is in the vicinity of downtown, and 6.8 percent of the lower-income units are identified in the southern Vosti Park neighborhood, all areas where displacement risk of lower-income households and persons in poverty has been identified, as well as to provide housing mobility opportunities. The unit capacity in the pipeline MSP and Santa Clara Street projects north of the city within neighborhood 3a provides affordable housing mobility opportunities integrated into future higher-income residential areas with amenities and commercial support.

Sites with capacity for moderate-income units are also mainly within neighborhood 3a pipeline projects (78.1percent), with scattered infill on vacant and underutilized sites in the downtown (5.4 percent) and Vosti Park (11.9 percent). The remainder is spread throughout the central neighborhoods 2 and 4, including the mixed-income Miravale Parcel B pipeline project near the developing eastern edge of the city. Similar to moderate-income unit distribution, sites with capacity for 98.4 percent of above moderate-income sites are identified almost exclusively within entitled pipeline projects, the majority of which are within neighborhood 3a. The remainder of above moderate-income sites are integrated into lower-income neighborhoods as small mixed-income pipeline projects or as scattered infill on vacant and underutilized sites, facilitating income-integration.

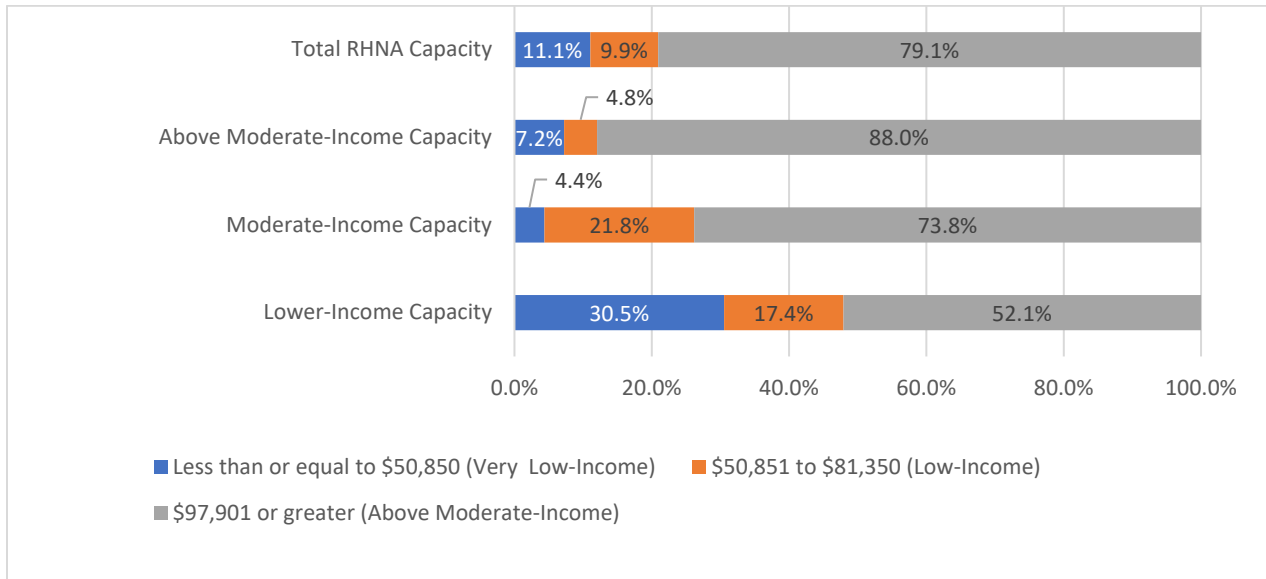
Income

As shown on **Figure 4-21, Percentage Unit Capacity by Median Income**, the City has identified capacity for 11.1 percent of the units in the Sites Inventory in areas that have very low median incomes based on the 2020 Monterey County AMI, and 9.9 percent in tracts with low median-income households corresponding to higher rates of overcrowding, overpayment, and other indicators contributing to increased risk of displacement. In contrast, 79.1 percent of unit capacity is identified in Soledad’s highest-income block groups north of the city. There is no unit capacity identified within moderate-income areas.

Approximately 47.9 percent of the lower-income capacity has been identified on sites with lower median incomes, which aim to reduce displacement risk for residents in these areas that currently may face a shortage of affordable options and provide mobility opportunities. Above moderate-income, and moderate-income unit capacity (12.0 percent and 26.2 percent, respectively) is also identified in lower-income neighborhoods, much of which is in mixed-income pipeline projects. The distribution of these sites accommodating higher-income units will help facilitate mixed-income communities without concentrating lower-income units in lower-income areas.



FIGURE 4-21
PERCENTAGE UNIT CAPACITY BY MEDIAN INCOME



Source: City of Soledad, 2023, 2020 HCD State Income Limits, and ACS 2017-2021.

Almost all of the unit capacity (79.1 percent) is associated with sites in the higher-income sections of the city, predominantly in newly developing neighborhoods in the northern neighborhood 3a, and within the MSP pipeline project. These sites provide housing mobility opportunities for existing and future residents (52.1 percent of lower-income, 73.8 percent of moderate-income, and 88.0 percent of above moderate-income unit capacity respectively) in a planned community with supporting commercial, recreational, and other amenities. These increased housing mobility opportunities may alleviate pressure on the existing lower-income housing stock that has resulted in renter overpayment and increasing home ownership prices, serves as a mechanism for achieving income integration and increased access to resource opportunities often associated with higher-income neighborhoods, and fosters de-concentration of lower-income households in the downtown, central, and southern portions of the city.

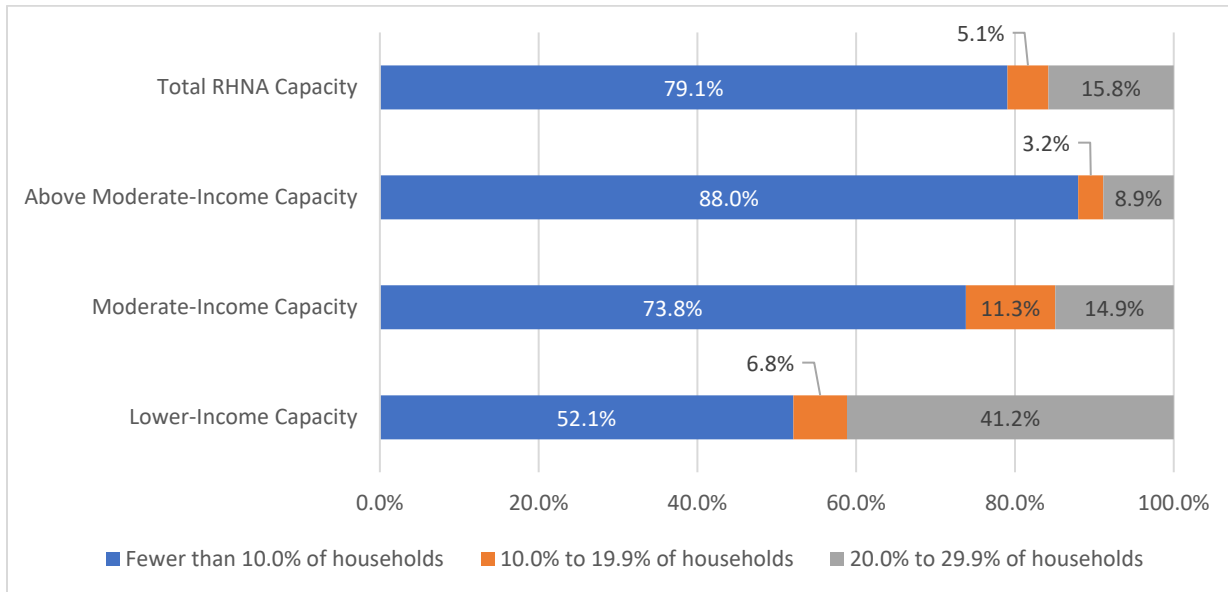
Poverty

In Soledad, 12.0 percent of households make less than 30.0 percent of AMI, which is considered an extremely low-income household. However, this rate of poverty is exceeded in all of the neighborhoods in the city with the exception of neighborhood 3a, which is reported to have no households with incomes below the poverty threshold, likely reducing the overall citywide poverty rate. Additionally, the relatively low rate of households in poverty may indicate that high costs of housing are a barrier to access for lower-income households seeking housing, forcing these households to seek housing in more affordable areas of Monterey County. Higher rates are found in the central, southern, and downtown neighborhoods where older housing typology and the presence of the railroad line and industrial uses in neighborhood 1 south of Gabilan Avenue and neighborhood 6, and the concentration of affordable and farmworker housing in neighborhoods 2 and 4 likely accounts for more housing affordability and higher rates of poverty in these areas.

As shown by **Figure 4-22, Percentage Unit Capacity by Poverty Rate**, 79.1 percent of the total unit capacity has been identified on sites where rates of poverty are below 10.0 percent, 5.1 percent of unit capacity is identified in neighborhoods with a poverty rate between 10.0 and 19.9 percent of households, and 15.8 percent of the unit capacity falls in residential neighborhoods within 20.0 to 29.9 percent poverty rate tracts.



FIGURE 4-22
PERCENTAGE UNIT CAPACITY BY POVERTY RATE



Sources: City of Soledad 2023; ACS 2017-2021.

The inclusion of 8.9 percent of above moderate-income and 14.9 percent of moderate-income unit capacity in the higher poverty rate neighborhoods 1, 2, and 4 helps integrate higher-income households into these areas where a concentration of lower-income households and populations at risk of displacement currently exists. This will promote income integration in these communities where many existing affordable multifamily complexes have contributed to the concentration of lower-income households. The inclusion of 52.1 percent of lower-income unit capacity within these higher poverty rate neighborhoods will help facilitate housing mobility opportunities and reduce displacement risk for lower-income households residing in these neighborhoods, with access to commercial uses, services, and amenities in the downtown, as well as public transit routes along Front Street. Although only a small proportion of lower-income unit capacity has been distributed within the Vosti Park neighborhood, which has a moderate rate of poverty between 10.0 and 20.0 percent, the UCB Urban Displacement Project identifies this census tract as having potential for displacement based on income, racial and ethnic composition, tenure, overcrowding, linguistic isolation, and other socioeconomic factors. Also, the Santa Elena Cooperative farmworker mobile home park housing is in this tract, which is a population that studies indicate often have median incomes around the poverty level, may face language barriers, and experience cost burden and overcrowding at a high rate, which may factor into the displacement risk assessment even though the poverty rate is lower than experienced in the central portions of the city. Similar to areas with higher rates of poverty, additional lower-income unit capacity within these higher poverty rate neighborhoods will help ease pressure on limited affordable housing stock and displacement risk for lower-income households. Lower-income unit potential within the lowest poverty rate neighborhood 3a (41.2 percent) contributes to the reduction of concentrations of affordable housing and correlation of these resources with high poverty rates while expanding housing mobility and potentially home ownership opportunities in higher-income neighborhoods.

Race and Ethnicity

As discussed previously, Soledad has one of the highest concentrations of populations of color in Monterey County, with non-White residents (which includes all Hispanic residents regardless of racial identification according to the 2017-2021 ACS) comprising almost 90.0 percent of the city’s population. Distribution of populations of color is generally higher south of Gabilan Avenue, where residents are predominantly Hispanic,



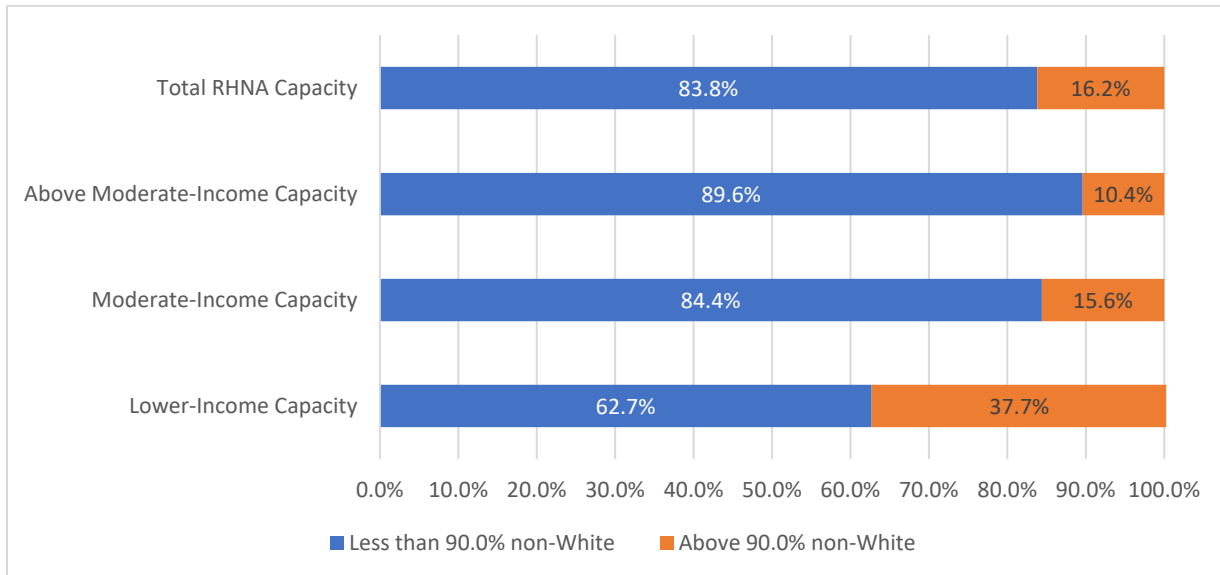
potentially corresponding to median income, rental complexes, and more affordable housing stock in older residential areas. The exception is the Jack Francioni/Pevevini Park neighborhood 3a, which has a negligible poverty rate, higher-income households, exclusively homeowner tenure status, and other more positive quality of life indicators, with a more diverse population and lower proportion of non-White households.

As shown on **Figure 4-23, Percentage Unit Capacity by Non-White Population**, 83.8 percent of the unit capacity is within tracts with a non-White population below 90.0 percent, primarily in the northern portion of the city in neighborhood 3a. This includes 70.7 percent of the unit capacity in the MSP pipeline project, 4.9 percent in the Santa Clara Street pipeline project, and 4.1 percent in neighborhood 1, all primarily configured in mixed-income developments. In total, the city has identified sites for 62.7 percent of lower-income units, 84.4 percent of moderate-income units, and 89.6 percent of above moderate-income units in areas with lower proportions of non-White populations.

In areas with higher non-White populations, the City has identified 34.4 percent of lower-income unit capacity, 15.6 percent of moderate-income unit capacity, and 10.4 percent of above moderate-income unit capacity for a total of 16.2 percent of total unit capacity. This unit potential is distributed in the central and southern portions of the city (neighborhoods 2, 4, 5, and 6) containing a mix of older single-family, multifamily, and mobile home housing stock, the majority of affordable multifamily and farmworker housing complexes, the lowest median incomes, the highest rates of overcrowding, and rates of renter cost burden roughly between 64.0 and 70.0 percent of renter households. Neighborhoods 5 and 6 also have the highest rates of children residing in single female-headed households.

The distribution of sites is intended to enhance equal access to housing for minority populations and promote integrated neighborhoods by including units for a range of incomes in more diverse neighborhoods in an effort to promote mobility opportunities in all neighborhoods and provide housing options that may result in increased diversity and inclusion for future residents. Additional lower- and moderate-income units throughout the city will improve access to housing for residents who would otherwise be priced out of the housing market or experience a cost-burden and overcrowding conditions that has historically included communities of color.

FIGURE 4-23
PERCENTAGE UNIT CAPACITY BY NON-WHITE POPULATION



Sources: City of Soledad 2023; ACS 2017-2021.



Disability

Disability rates are low in Soledad, with rates between 3.2 percent in the Downtown/Veterans Memorial Park neighborhood and 4.8 percent in the Vosti Park/Ramirez Park neighborhood. Often higher proportions of residents who are living with a disability are residing in lower-income areas that correlate with the location of affordable housing stock; in older neighborhoods where residents may be aging in place; or in proximity to medical facilities, as well as deed-restricted multifamily complexes. However, in Soledad, the older housing stock, affordable multifamily complexes, major medical facilities, and nursing homes are within a fairly concentrated geo-spatial area between Gabilan Avenue and the Union Pacific Railroad line; therefore, it is difficult to identify more targeted concentrations of disabled persons, particularly seniors, outside of this area with more specific housing needs that might be unmet.

Capacity for 20.9 percent of potential units has been identified in neighborhoods 1, 2, 4, and 6 within this central geo-spatial area, including 47.9 percent of lower-income, 26.1 percent of above moderate-income, and 12.0 percent of above moderate-income unit capacity identified in these tracts, which generally correspond to lower and moderate median incomes, higher poverty rates, affordable housing stock, proximity to the downtown, medical facilities on upper Main Street and Front/East Streets, services along US 101, and public transit bus stop connections. This distribution will improve accessibility for individuals with disabilities at all income levels within new housing opportunities that are required to comply with current development standards and Americans Disabilities Act (ADA) standards while increasing the opportunities for disabled persons currently experiencing overpayment, homelessness, or overcrowding, as well as those living in units without accessibility features, to acquire affordable, and adequately accessible housing. Unit distribution will also foster mixed-income communities where sited in the vicinity of, or co-sited with lower-income sites near commercial activity nodes to benefit from close access to services and amenities as well as proximity to transit along major commercial corridors.

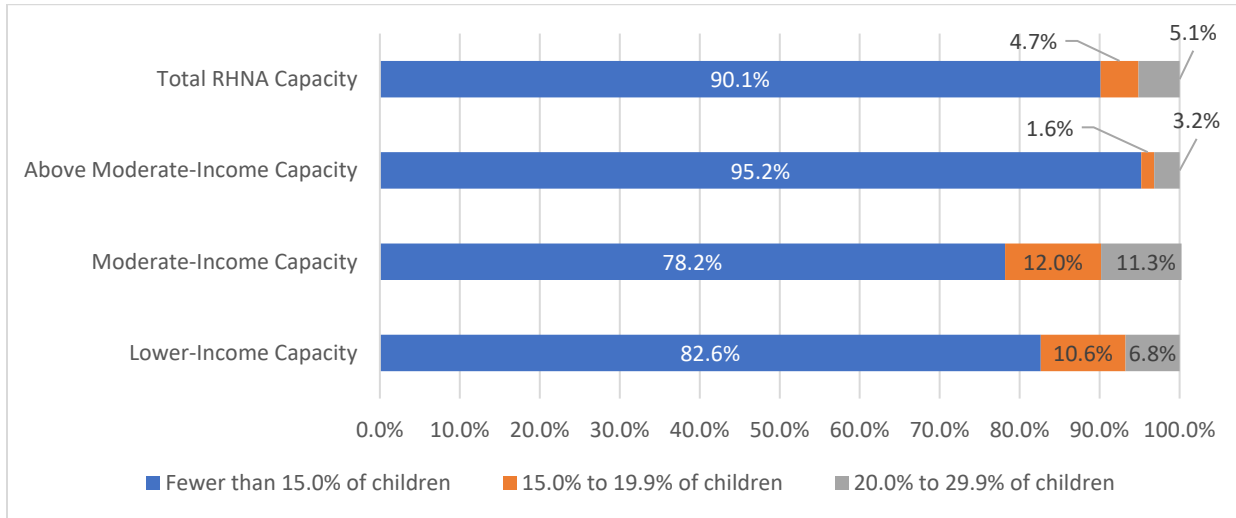
Familial Status

Some areas of Soledad have a higher rate of female-headed households with children and no spouse or partner present, and senior households living alone. Female-headed households with children and no spouse or partner often face particular challenges to housing access and are at elevated risk of displacement. Approximately 30.2 percent of female-headed households with children have incomes below the poverty line.

Similar to other indicators of fair housing, 90.1 percent of the unit capacity is identified on sites with the lowest incidence of children in single female-headed households in neighborhood 2 and neighborhood 3.a within the Miravale Parcel B, Orchard Villas Santa Clara Street, and MSP pipeline projects, and vacant sites along Gabilan Avenue in neighborhood 2 (**Figure 4-24, Percentage Unit Capacity by Percentage of Children in Female-Headed Households**). Approximately 95.2 percent of higher-income unit capacity, 78.2 percent of moderate-income unit capacity, and 82.6 percent of lower-income unit capacity is identified in these neighborhoods, increasing the opportunities for female-headed households currently experiencing overpayment and/or overcrowding to acquire affordable, and adequately sized housing in generally higher-income neighborhoods while promoting a reduction in the concentration of female-headed households in other parts of the city.



FIGURE 4-24
PERCENTAGE UNIT CAPACITY BY PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS



Sources: City of Soledad 2023; ACS 2017-2021.

The Vosti Park/Ramirez Park neighborhoods have the highest rate (29.6 percent) of children living in female-headed households. Identification of lower-income sites (6.8 percent of lower-income unit capacity) increases the opportunities for female-headed households experiencing overpayment and/or overcrowding to acquire affordable, and adequately sized housing while promoting a reduction in the concentration of female-headed households in parts of the city with higher rates of children in female-headed households; while 3.2 percent of above moderate-income unit capacity and 11.3 percent of moderate-income unit capacity, and is identified to facilitate more income-integrated neighborhoods, and stimulate place-based revitalization in areas with older residential stock.

The distribution of the remaining 4.7 percent of unit capacity, including 10.6 percent of lower-, 12.0 percent of moderate- and 1.6 percent of above moderate-income unit capacity in the Downtown/Veterans Memorial Park neighborhood (15.3 percent of children in single female-headed households) increases mobility opportunities for single female-headed households in all income levels from within and outside of the city to find appropriate units, while decreasing competition for housing within other neighborhoods in the city in proximity to commercial businesses, transit stops, and services located in the vicinity. Sites identified in these areas provide housing mobility for lower- and moderate-income female-headed households, and the moderate-income unit capacity facilitates income integration in the areas with high rates of poverty.

By adding moderate and above-moderate units throughout the city, and particularly by locating lower-income units within higher-income areas to provide access to existing and new amenities and resources, Soledad will become more accessible to female-headed households with children and no spouse or partner present, as well as other single-parent households.

Potential Effect on Access to Opportunity

Mobility

The majority of households in Soledad are homeowners, with low rental and ownership vacancy rates, indicating a shortage of units available for both occupancy tenures. The distribution of households by tenure varies within the different neighborhoods throughout the city. Renters and high rates of cost-burdened renters are more



concentrated in the Soledad High School/Santa Barbara Park and Gabilan/Vintage Estates neighborhoods. It is likely that some of the older residential subdivisions in these neighborhoods include units that have been converted to rentals. A mobile home park and six affordable multifamily housing complexes, including farmworker housing, are encompassed within these neighborhoods, and 8.0 percent of the renters use Housing Choice Vouchers (HCV). Approximately 7.2 percent of the total above moderate-income unit capacity is identified in this neighborhood in vacant infill sites, and the Miravale Parcel B and Orchard Villas pipeline projects, providing housing mobility opportunities for higher-income homeowners and renter households. Moderate-income and above moderate-income unit capacity identified in these high renter occupancy neighborhoods fosters income-integration and introduces additional homeowner housing into areas that have developed with high proportions of cost-burdened renter households, increasing housing mobility opportunities primarily for above moderate-income households. To supply additional housing mobility opportunities for lower-income renter households and help reduce high concentrations of renters in other parts of the city, 30.5 percent of lower-income unit capacity is identified on a standalone multifamily site and within the Miravale Parcel B pipeline project along the eastern edge of the city.

Sites to meet the lower-income RHNA are also identified in neighborhood 3a where they will provide housing mobility opportunities in planned higher-income neighborhoods, which helps reduce existing concentrations of lower-income households and populations of color in other areas of the city, as well as in neighborhoods with higher concentrations of vulnerable populations to provide housing mobility opportunities that deter potential displacement of existing residents at risk of losing their housing and assist in reducing high renter overpayment rates with or without HCV assistance. Many of the lower-income units are co-located in proximity to moderate- and above moderate-income unit capacity to facilitate income-integrated neighborhoods and support the development of improved resource and economic mobility opportunities, which affirmatively furthers fair housing.

Employment Opportunities

As discussed in this assessment, 26.8 percent of residents are employed within the city, with the majority employed within Monterey County. However, previous analysis suggests that while there are many job opportunities in these tracts, the resident population in these neighborhoods is not filling them. Scores in the northern portion of the city indicate furthest proximity to jobs, although these same areas reflect the highest market participation index scores and most positive anticipated educational and economic outcomes; therefore, it is likely a portion of residents in these neighborhoods have the greatest commuting accessibility to employment opportunities outside of the city and to the San Francisco Bay Area. The combination of employment factors in Soledad indicates that the jobs in the city may not meet the needs of residents, based on those commuting out of the city and the jobs-household ratio. It is likely that the local jobs proximity score in these neighborhoods is low as the employment base in Soledad is not as supportive of higher-income employment fields as larger cities along the coast or within Santa Clara County and the San Francisco Bay Area to the northwest. Based on the employment destination data previously discussed, a significant portion of residents in these neighborhoods may commute to employment opportunities outside of the city. Proximity to jobs does not necessarily indicate higher economic outcomes, access to resources, or employment engagement in Soledad.

The City has identified the greatest capacity in areas that have a low score relating to proximity to jobs within the city. Although a large portion of the total unit capacity falls within the lower percentile range, the majority of this unit capacity is within above moderate- and moderate-income sites with the highest labor force engagement rates; this distribution will support higher-income households by providing them with housing that supports mobility and access to in-town or commuting employment opportunities.



The high proportion of lower-income (75.7 percent) and moderate-income (64.3 percent) unit capacity in the tracts with the highest jobs proximity index supports direct access to professional, government, service and commercial, industrial, airport-related, and shipping and distribution employment opportunities, as well as access to employment opportunities. This distribution also provides higher-income residents and residents currently commuting out of town for their jobs access to higher-income housing units to support employment opportunities in the city that were not available previously.

Educational Opportunities

According to the DOE, most Soledad schools are below the state educational standards for ELA and mathematics at each grade level. Anticipated educational outcomes are consistent throughout the city, indicating that students generally have access to similarly performing schools, and therefore the educational outcome and performance is not likely to be impacted by distribution of unit capacity.

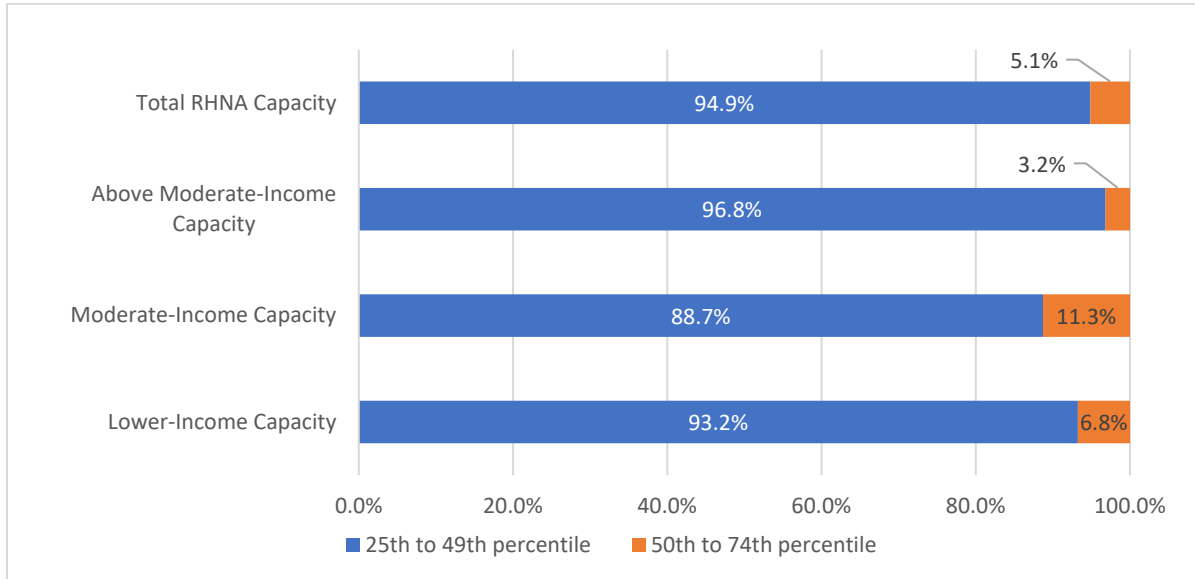
However, San Vicente Elementary is in the Gabilan Elementary School/Vintage Estates neighborhood, also serving students in the Ramirez Park and Vosti Park neighborhoods, which have a higher percentage of children in female-headed households. This school has a student body with very low median incomes, the highest non-White student population, and a high English learner rate. The identification of higher-income unit capacity within these neighborhoods promotes more income-integration in lower-performing neighborhoods and increases potential for increased educational domain scores. The identification of 82.6 percent of lower-income unit capacity north of Gabilan Avenue and along Orchard Lane at the eastern edge of neighborhood 2 promotes housing mobility with access to educational opportunities with higher attainment scores generally associated with higher income, less linguistically isolated areas. Identification of 78.2 percent of moderate and 94.9 percent of above moderate-income unit capacity in these neighborhoods will provide housing mobility opportunities with potentially more positive anticipated educational outcomes as the higher-income pipeline projects develop. RHNA capacity has been identified in areas that facilitate housing mobility opportunities for lower-income households, and also so that all schools can benefit from increased diversity and income-integration to raise educational outcomes.

Environmental Health

All portions of the city, with the exception of the Vosti Park/Ramirez Park census tract (50th percentile) scores between the 25th and 49th percentile (see **Figure 4-25, Percentage of Unit Capacity by CalEnviroScreen Scores**). Neighborhoods 5 and 6 generally exhibit population factors including lower incomes, concentrations of single female-headed households with children, high rates of non-White populations, a low-performing elementary school, and a high rate of unemployment as well as conditions of older homes and lead in housing, all which may contribute to the less positive environmental score.



FIGURE 4-25
PERCENTAGE OF UNIT CAPACITY BY CALENVIROSCREEN SCORES



Sources: City of Soledad 2023; ACS 2017-2021.

As shown in **Figure 4-25, Percentage of Unit Capacity by CalEnviroScreen Scores**, 94.9 percent of the RHNA capacity is identified in the tracts scoring below the 50th percentile, contributing to reduction of concentrations of lower-income households in the most environmentally impacted areas of the city. The remaining 5.1 percent is anticipated to occur in neighborhoods 5 and 6, in which 11.3 percent of the moderate-income unit capacity and 3.2 percent of above moderate-income unit capacity will contribute to income-integrated neighborhoods and reduction in the concentration of lower-income households with associated indicators of more vulnerable populations while 6.8 percent of the lower-income unit capacity provides housing mobility opportunities for households within their existing neighborhoods to reduce displacement potential.

Potential Effect on Displacement Risk

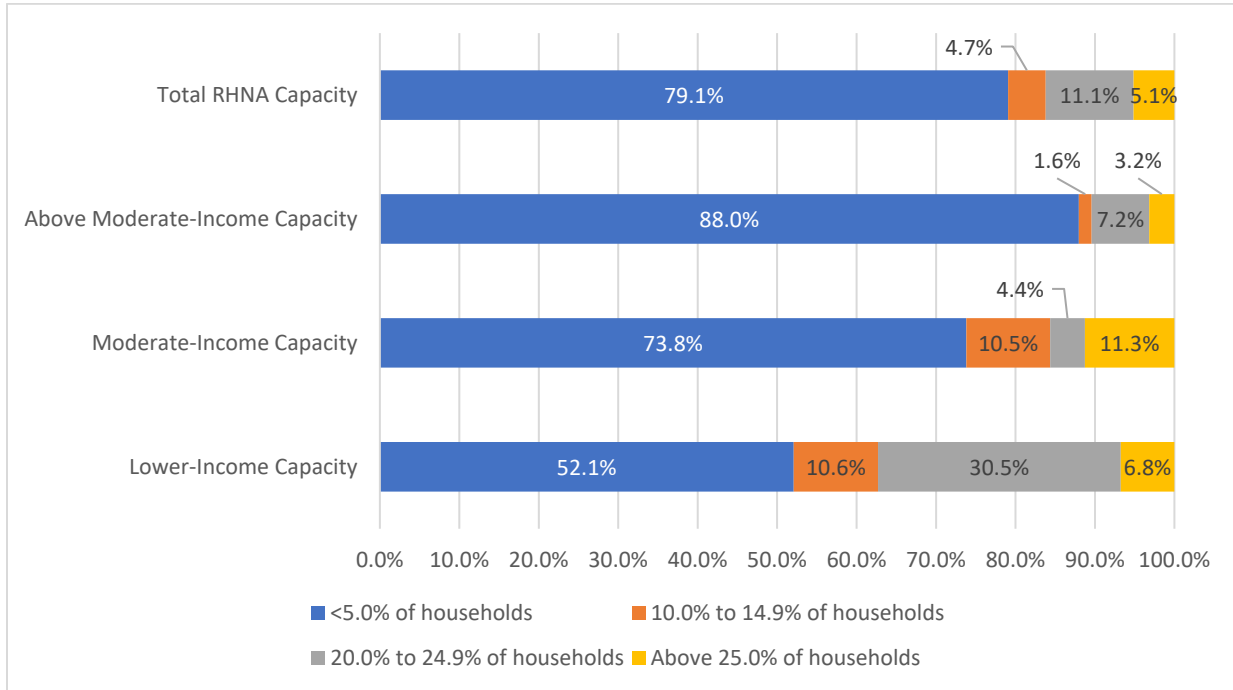
Overcrowding

Overall, 25.4 percent of households in Soledad are considered overcrowded. Overcrowding is seen more amongst those that are renting, whereas 12.4 percent of renters are overcrowded, 6.0 percent of homeowners experience overcrowding. Overall, households experiencing overcrowding, when combined with income or accessibility challenges, may become at risk for displacement. Higher overcrowding rates are concentrated in the Vosti Park/Ramirez Park neighborhoods, and Soledad High School/Santa Barbara Park and Gabilan Elementary School/Vintage Estates neighborhoods, generally correlating to the city’s lowest-income and highest non-White neighborhoods. These are areas including older subdivisions north and northeast of downtown, and mixed single-family and multifamily housing stock in the vicinity of industrial uses, the railroad and freeway corridors, also corresponding to the majority of deed-restricted housing stock.

As shown in **Figure 4-26, Percentage Unit Capacity by Rate of Overcrowded Households**, the City has identified 79.1 percent of unit capacity in northern neighborhood 3a with the lowest rate of overcrowding below 5.0 percent, including 52.1 percent of the lower-income unit capacity, 73.8 percent of the moderate-income unit capacity, and 88.0 percent of the above moderate-income unit capacity, providing housing mobility opportunities for households of all incomes experiencing overcrowding in other areas of the city.



FIGURE 4-26
PERCENTAGE UNIT CAPACITY BY RATE OF OVERCROWDED HOUSEHOLDS



Sources: City of Soledad 2023; ACS 2017-2021.

While 4.7 percent of the unit capacity is identified in the Downtown/Veterans Memorial Park neighborhood with rates between 10.0 and 14.9 percent of households experiencing overcrowding, 10.6 percent of the low-income RHNA unit capacity and 10.5 percent of moderate-income unit capacity is identified in the vicinity of the downtown, providing housing mobility opportunities for residents in units that may be both affordable and of adequate size to meet the needs of lower- and moderate-income households while facilitating potential to reduce concentrations of overcrowding in other parts of the city.

The remaining 16.2 percent of the unit capacity is in tracts with overcrowding above 20.0 percent of households, with 6.8 percent of lower-income unit capacity and 11.3 percent of moderate-income unit capacity identified on sites in neighborhoods 5 and 6, including the mixed-income 230 8th Street pipeline project and some contiguous parcels with potential for small multifamily infill development. Higher-income unit potential in neighborhoods 2 and 4 is anticipated to occur on sites at the developing eastern edge of the city in the Orchard Villas, and mixed-income Miravale Parcel B pipeline projects, and vacant site infill, while lower- and moderate-income unit potential is anticipated on vacant sites along Gabilan Avenue and in the mixed-income Miravale Parcel B pipeline project, which helps relieve pressure on the existing inventory of housing units in that area to meet needs of residents experiencing overcrowding while remaining in their own familiar neighborhood. Overall, the unit potential identified in the sites inventory will help to facilitate additional housing mobility opportunities for a range of sizes and locations for those households that are currently experiencing overcrowding.

Overpayment

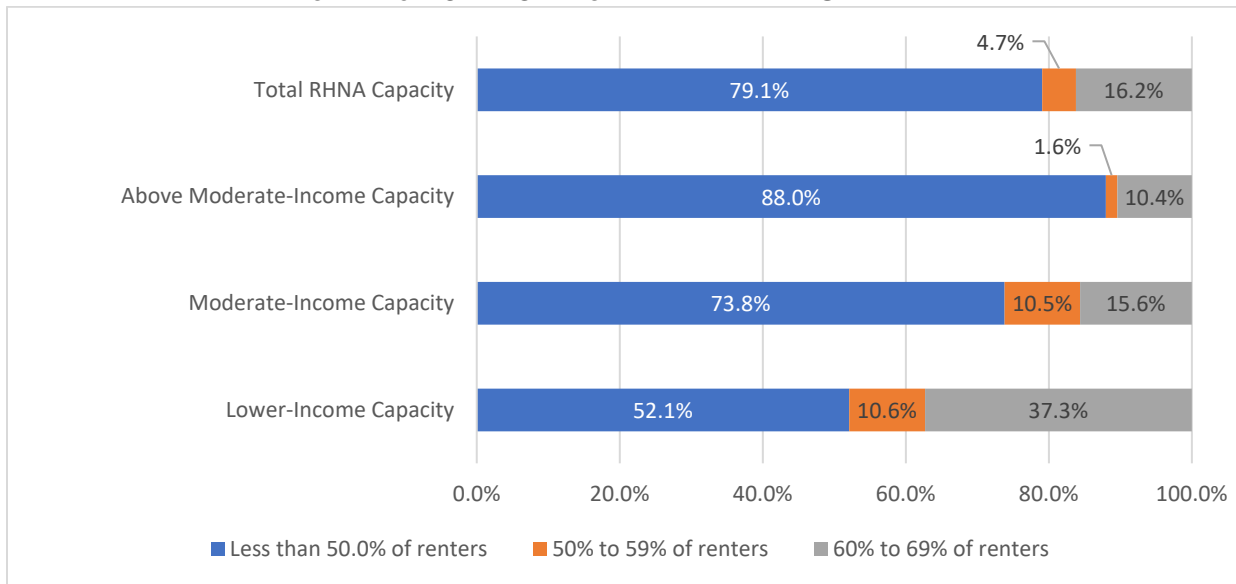
In Soledad, 33.5 percent of the households are cost burdened. Approximately 22.1 percent of all homeowners are overpaying for housing; in contrast, 62.6 percent of all renters are cost burdened. In most circumstances, overpayment is closely tied to income, and in many cases, but not consistently, proportion of populations of color, with lower-income renters most at risk of displacement. Additionally, special-needs populations,



including female-headed households, large families, persons with disabilities, and seniors often fall into the lower-income category and may be particularly at risk of displacement when housing opportunities at affordable costs, sizes, or access to resources are not available. According to the 2017-2021 ACS, the central neighborhoods (2, 4, 5, and 6) of the city reflects renter cost burdened rates above 60.0 percent (**Figure 4-17, Renter Overpayment in Soledad**). The Downtown/Veterans Memorial Park neighborhood has a 57.2 percent renter overpayment rate, while there is no incidence of renter overpayment in the developing neighborhood 3a area.

As shown in **Figure 4-27, Percentage Unit Capacity by Renter Overpayment**, 16.2 percent of the city’s unit capacity is identified in neighborhoods with a renter overpayment rate over 60.0 percent; 4.7 percent of the RHNA capacity is in neighborhood 1 with renter overpayment rates between 40.0 to 49.0 percent; and the majority (79.1 percent) of potential is in developing areas at the northern edge of the city and within the MSP where no renters are identified as cost burdened. More than half of anticipated lower-income units have been identified on sites within the MSP and Santa Clara Street pipeline projects, with 37.9 percent of the lower-income unit capacity identified on sites where over 50.0 percent of renter households are cost burdened. Additional affordable rental resources in these areas will facilitate housing mobility opportunities for renters currently overpaying and at risk of displacement. The identification of sites to accommodate lower-income units in locales with no reported overpayment contributes toward reducing concentrations of renter overpayment in areas of more concentrated overpayment by providing housing mobility opportunities and easing the pressure and competition for limited affordable housing resources. Additionally, lower-income units foster income-integration into higher-income neighborhoods that may have more positive economic conditions.

**FIGURE 4-27
PERCENTAGE UNIT CAPACITY BY RENTER OVERPAYMENT**



Sources: City of Soledad 2023; ACS 2017-2021.

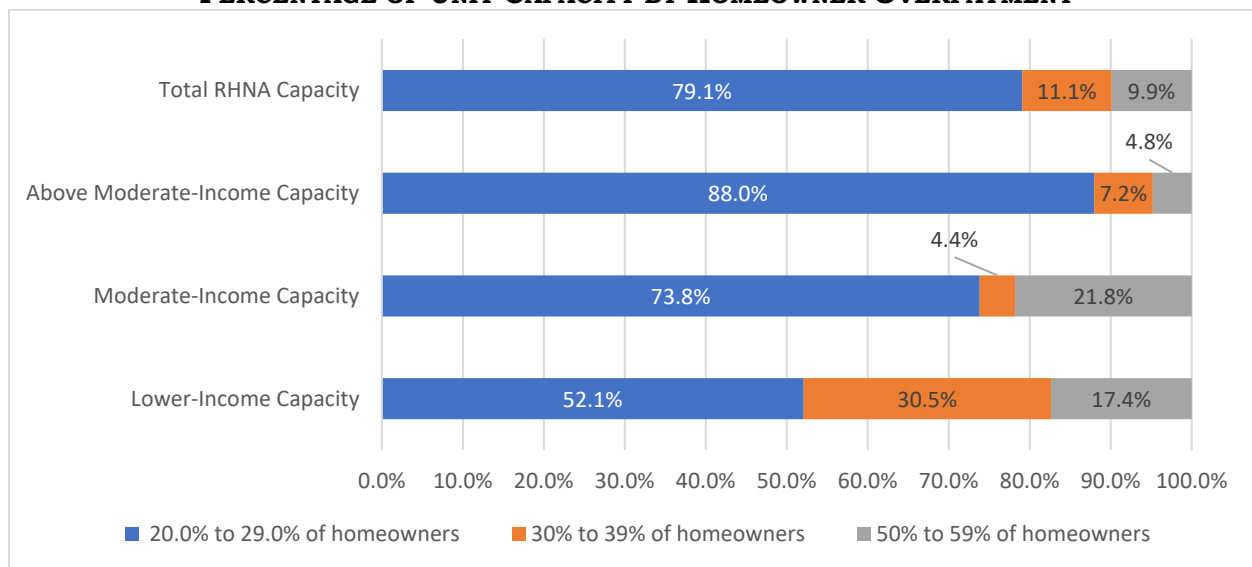
In addition, 27.1 percent of moderate-income and 12.0 percent of above moderate-income pipeline projects and infill sites are within the tracts with higher rates of renter overpayment, which promotes income-integrated neighborhoods and reduces the concentration of severely cost-burdened households overpaying for housing. Overall, an increase in the supply of lower- and moderate-income housing throughout the city, particularly those in proximity to commercial uses and services, will help to alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for this type of housing.



In contrast to renter overpayment, homeowners generally experience cost burden at a lesser rate, although portions of Soledad in the Downtown/Veterans Memorial Park and Vosti Park/Ramirez Park neighborhoods reflect rates of homeowner overpayment over 50.0 percent. As shown on **Figure 4-28, Percentage of Unit Capacity by Homeowner Overpayment**, 9.9 percent of the distribution of unit capacity is identified in these areas to increase ownership housing supply and reduce market competition, which drives up the prices. Site distribution includes 17.4 percent of lower-income, and 21.8 percent of moderate-income unit capacity to potentially reduce displacement risk and overcrowding for these households as more units become available, therefore facilitating housing mobility opportunities throughout these areas near services and resources in commercial areas, easing pressure on the housing stock.

Conversely, 79.1 percent of site distribution is within sites in neighborhood 3a in which less than 30.0 percent of homeowners are cost burdened, including 88.0 percent of above moderate-income, 52.1 percent of lower-income, and 73.8 percent of moderate-income unit capacity. While a large proportion of the ultimate buildout will consist of single-family units, housing typology for potential lower-income homeowners may include small unit design, ADUs, townhomes, and other more creative configurations to provide rental and homeowner opportunities in an income-integrated community.

**FIGURE 4-28
PERCENTAGE OF UNIT CAPACITY BY HOMEOWNER OVERPAYMENT**



Sources: City of Soledad 2023; ACS 2017-2021.

The remaining unit distribution (11.1 percent) is identified where 30.0 to 39.0 percent of homeowners are cost burdened, reflecting the high proportion of renters in neighborhoods 2 and 4 compared to other tracts in the city. Sites at the eastern edge of the city south of Gabilan Avenue on either side of Orchard Lane account for 30.5 percent of lower-income unit capacity and 4.4 percent of moderate-income unit capacity in a mixed-income pipeline project and stand-alone vacant sites. The identification of 7.2 percent of above moderate-income unit capacity in an infill site, the mixed-income Miravale Parcel B pipeline project, and the Orchard Villas pipeline project, which may provide alternatives to the typical single-family detached housing unit and infuse income-integrated projects in a developing area of the city.

The addition of these units will help to alleviate existing overpayment by offering lower- and moderate-income units to current and future residents where there is need and increasing the housing stock overall to alleviate the demand on limited housing at affordable price points. Additionally, the site capacity and distribution of units by income category will facilitate mobility opportunities for all households.



Disaster-Driven Displacement Risk

None of the total unit capacity is allocated within areas identified by FEMA as subject to flooding during a 100-year flood event. There are no major bodies of water, streams, aqueducts, or other sources of potential flooding in the vicinity of Soledad other than sheet flow resulting from storm runoff, which the existing stormwater system minimizes. Therefore, it can be concluded that all of the unit capacity is not at risk of flood damage. Additionally, there are no identified sites designated by CalFire within a High or Moderate Fire Hazard Zone.

CONTRIBUTING FACTORS

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues, as shown in **Table 4-6, Factors Contributing to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issues are the shortage of affordable housing, rising housing costs, farmworker housing needs, overcrowding, and limited fair housing assistance resources and outreach. The combination of these factors presents challenges to housing and economic mobility in the short and near term for many households, particularly lower-income households. Prioritized contributing factors are **bolded** in **Table 4-6** and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***. Additional programs to affirmatively further fair housing are included in **Chapter 7, Housing Goals, Policies, and Programs**.



**TABLE 4-6
FACTORS CONTRIBUTING TO FAIR HOUSING ISSUES**

Identified Fair Housing Issue	Contributing Factor	Meaningful Actions
Fair Housing Enforcement and Outreach Capacity	<p>Lack of local private fair housing outreach and enforcement</p> <p>Lack of public fair housing enforcement</p> <p>Lack of resources for fair housing agencies and organizations</p>	<p>6.1.1: Fair Housing</p>
Disproportionate Housing Needs and Displacement Risk	<p>Lack of affordable housing</p> <p>Displacement risk of residents due to economic pressures</p> <p>Lack of rental relief programs for people at risk of homelessness</p> <p>Low housing vacancy rates</p> <p>High proportion of farmworker households</p>	<p>2.1.1: Inclusionary Housing 2.1.2: Mixed-Use and Commercial Zones 2.1.3: Single-Room Occupancy Units (SROs) 2.1.4: Accessory Dwelling Units</p> <p>2.2.1: Pursue Funding 2.2.2: Provide Incentives 2.2.4: Land Trusts and Housing Trust Funds</p> <p>2.3.1: City-Owned Sites</p> <p>3.1.6: Extremely Low-Income Households</p> <p>4.3.2: Housing Choice Vouchers</p> <p>5.1.5: Streamlined Approval</p> <p>6.1.1: Fair Housing</p>
Displacement Risk Due to Overcrowding	<p>Severe Overcrowding throughout the city, extreme in Gabilan/Vintage Estates and Soledad High School/Santa Barbara Park neighborhoods</p> <p>Shortage of availability of affordable units in a range of sizes</p> <p>Housing costs and overpayment, particularly among renter households</p> <p>Prevalence of large households among farmworkers</p>	<p>2.1.1: Inclusionary Housing 2.1.2: Mixed-Use and Commercial Zones 2.1.3: Single-Room Occupancy Units (SROs) 2.1.4: Accessory Dwelling Units</p> <p>2.2.1: Pursue Funding 2.2.2: Provide Incentives 2.2.4: Land Trusts and Housing Trust Funds</p> <p>2.3.1: City-Owned Sites</p> <p>3.1.6: Extremely Low-Income Households</p> <p>3.1.1: Large Families 3.1.3: Farmworkers</p> <p>4.3.2: Housing Choice Vouchers</p> <p>5.1.5: Streamlined Approval</p> <p>6.1.1: Fair Housing</p>
Housing mobility barriers for current and prospective homeowners	<p>Rising housing costs</p> <p>Influx of buyers relocating from higher-income areas</p> <p>Cost of new construction in Peverini Park/Jack Franscioni neighborhood and Vintage Estates</p> <p>Lack of downpayment and loan assistance programs</p> <p>Opposition to deed restricted homeownership projects</p>	<p>3.2.1: Homebuyer Education and Opportunities</p> <p>3.2.2: First-Time Homebuyer Funding</p> <p>3.2.3: Mortgage Credit Certificate Program</p> <p>4.3.2: Housing Choice Vouchers</p> <p>6.1.1: Fair Housing</p>

Source: City of Soledad, 2023



5. CONSTRAINTS

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.

The City is nearly finished with multiple updates to the Soledad Zoning Ordinance to implement housing law including the increased densities, allowed uses, etc. See **Program 5.1.1 Zoning Amendments**.

General Plan

The City of Soledad’s principal land use policy document is the General Plan, which was adopted in 2005. As of July 2023, the City is updating its General Plan and anticipates adoption of the final draft General Plan and environmental impact report (EIR) in 2025. 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 5-1, Residential Land Use Designations**.

**TABLE 5-1
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 include 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 multifamily 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, General Plan, 2005



Specific Plans

The City has two Specific Plans, the Miramonte and Downtown Specific Plans.

Miramonte Specific Plan

The Miramonte Specific Plan (MSP) was adopted in November 2018, including pre-zoning and General Plan land use designations. The project is on 647 acres, immediately north of existing city limits, north of the Peverini Park neighborhood, in unincorporated Monterey County and Soledad's Sphere of Influence. The annexation application was submitted to the Local Agency Formation Commission (LAFCO) of Monterey County in March 2020 and approved on December 5, 2022. Following this approval, the City has approved on-site Master Plans for Parks and Landscape, Wastewater, Water, Storm, and Circulation and is in the process of establishing Miramonte Impact Fees and an Affordable Housing Agreement. Information on zoning districts in the MSP is included in **Table 5-2, Zoning Districts with Allowed Residential Uses**. development standards for the MSP are summarized in **Table 5-4, Development Standards in Residential Zones, Miramonte Specific Plan**. The housing types that are permitted in the MSP are shown in **Table 5-9** See also **Chapter 6, Housing Resources** for more information.

Downtown Specific Plan

The Downtown Specific Plan (DSP) was adopted in September 2012 to provide direction for the City's historic downtown and adjacent residential areas. It includes a Development Code that provides the building standards and uses. It includes a regulating plan of the Plan Area's new districts, and provides regulations for land use, building design, frontages, signs, parking, and streets and streetscapes. Information on zoning districts in the DSP is included in **Table 5-2, Zoning Districts with Allowed Residential Uses**. The DSP Development Code is form-based and includes procedures, standards for specific uses, general standards, and definitions. Although the DSP prevails (See **Figure 6-2 Housing Element Land Inventory (2 of 2)** for DSP boundary), the base zoning shown on the City's Zoning Map (**Figure 5-20, Zoning in Soledad**) applies as well. The DSP does not set maximum densities. Maximum densities are set by the underlying zoning, see **Table 5-2, Zoning Districts with Allowed Residential Uses**. DSP development standards are summarized in **Tables 5-5 to 5-7, Development Standards in Residential Zones, Downtown Specific Plan** and **Table 5-8, Parking Requirements, Downtown Specific Plan**. The housing types that are permitted in the DSP are shown in **Table 5-10, Housing Types Permitted by Zoning District, Downtown Specific Plan**.

The DSP does not address ADUs and contains subjective design standards. Per **Program 5.1.2 Downtown Specific Plan**, the City will amend the DSP to ensure regulations are clear, address ADUs, including establishing associated standards and parking standards and rewrite design standards to they are objective.

See also **Chapter 6, Housing Resources** for more information.

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 5-2, Zoning Districts with Allowed Residential Uses** lists zoning districts that allow residential uses.

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 with a conditional use permit (CUP) (CUP requirement will be removed per **Program 5.1.1**). In addition to the residential districts, the General Industrial District and Business



Park District allow up to 0.6 floor-area ratio (FAR). 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 in the R-2 and R-3 zones. These include:

- No minimum density is prescribed for residential uses in medium (R-2) zoning district. Per **Program 5.1.1**, the City will establish a minimum density in the R-2 zoning district.
- Condominiums are only allowed through a planned development process in the R-3 district. Per **Program 5.1.1** the City will remove the CUP requirements for condominiums in the R-3 district.

Table 5-3, Synopsis of Regulations for Residential Development summarizes residential development regulations contained in the Soledad Zoning Ordinance, Title 17 of the Soledad Municipal Code. **Table 5-4, Development Standards in Residential Zones, Miramonte Specific Plan** summarizes development standards for the MSP. **Tables 5-5 to 5-7, Development Standards in Residential Zones, Downtown Specific Plan** summarize development standards for the DSP. Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, zoning, and development standards for all parcels within the city are available on the City’s website.

**TABLE 5-2
ZONING DISTRICTS WITH ALLOWED RESIDENTIAL USES**

Type	Dwelling Units Per Acre	Description
Single-Family Residential (R-1)	7.26	The R-1 district is intended to provide for the development of single-family residential homes on lots not less than five thousand square feet in area, not more than one dwelling unit permitted on any lot, except within planned developments
Low Density Multifamily Residential District (R-1.5)	9.68	The R-1.5 district is intended to provide for residential development not to exceed one dwelling unit per four thousand five hundred square feet of lot area.
Medium Density Multifamily Residential (R-2)	12	The R-2 district is intended to provide for residential development not to exceed one dwelling unit per three thousand five hundred square feet of lot area.
High Density Multifamily Residential (R-3)	16 22 with CUP ¹	The R-3 district is intended to provide for residential development not to exceed one dwelling unit per three thousand square feet of lot area
Retail Central Business District C-1	See DSP zoning	Residential uses are allowed on parcels with C-1 base zoning that are located in the Downtown Specific Plan.
Commercial Residential (C-R)	14.52	The C-R district is intended to provide for both residential and light commercial activities within the DSP area and in neighborhood commercial zoning districts as an overlay zone. Mixed use residential-commercial may be considered, providing specific finding.
General Industrial District (M)	0.6 FAR	The general industrial (M) zone provides for and designates areas suitable for a broader range of light industrial and commercial service type uses, including manufacturing, processing, wholesale distribution and warehousing and similar uses.



Type	Dwelling Units Per Acre	Description
Business Park District (BP)		The business park (BP) zone provides for and designates areas suitable for primarily light industrial uses, office uses, and limited commercial uses, including warehouse or large format retail, with all uses conducted primarily within enclosed buildings or structures. This district provides for both smaller office structures and as well as business park complexes or campuses characterized by enhanced architectural and landscaping treatment.
Miramonte Specific Plan Single-Family Residential (MMSP-R-1) <i>rezoning</i>	6 to 10	The R-1 district is intended to provide for the development of single-family residential homes.
Miramonte Specific Plan Medium Density Residential and Affordable Housing (MMSP-R-V) <i>rezoning</i>	10 to 30	Residential uses in this zone may include attached low-density homes, duplexes, triplexes, apartments, cohousing, and single-room occupancy units. Sites for medium density residential are located within walking distance of neighborhood parks, schools, and/or commercial areas.
Downtown Specific Plan Downtown Core Zone (DTC)	No maximum, see Form Based Code requirements in DSP ²	The Downtown Core zone contains a vibrant range of land use activity such as: Retail, Restaurants, Entertainment, Grocery, Bakery / Deli, Office, Personal Services, Lodging, Transit Station, Residential above or behind non-residential activity.
Downtown Specific Plan Downtown Edge Zone (DTE)	No maximum, see Form Based Code requirements in DSP ²	The Downtown Edge zone contains a wide range of land use activity such as: Retail, Restaurants, Limited Entertainment, Office, Personal Services, Lodging, Residential above or behind non-residential activity on Front Street and ground floor residential elsewhere. Also included are an existing power utility substation and mobile home park.
Downtown Specific Plan Monterey Street Zone (MS)	No maximum, see Form Based Code requirements in DSP ²	The Monterey Street zone contains a wide range of land use activity along Monterey Street such as neighborhood-oriented Retail, Restaurants, Grocery, Bakery / Deli, Office, and Personal Services. Ground floor residential is allowed anywhere in this zone. Residential is allowed above or behind non-residential activity. Along side streets, land use activity is primarily residential.
Downtown Specific Plan Railroad Corridor Zone (RR)	No maximum, see Form Based Code requirements in DSP ²	The Railroad Corridor zone contains a vibrant range of land use activity such as: Agriculture, Industrial, Motor Vehicle Related, Retail, Restaurants, Entertainment, and Multi-family Residential.
Downtown Specific Plan Gateway Zone (GW)	No maximum, see Form Based Code requirements in DSP ²	The Gateway zone contains a vibrant range of highway-oriented land use activities such as: Retail, Restaurants, Grocery, Bakery / Deli, Office, Personal Services, Lodging, Residential. Also included is an existing mobile home park.

¹Per **Program 5.1.1**, the CUP requirement will be removed.

²See Tables 5-5 - 5-7

Sources: City of Soledad Zoning Ordinance 2022; Miramonte Specific Plan 2018; Downtown Specific Plan 2012.



**TABLE 5-3
SYNOPSIS OF REGULATIONS FOR RESIDENTIAL DEVELOPMENT**

Standard	R-1	R-1.5	R-2	R-3	C-R	BP	M
Minimum Area/Unit	6,000 square feet ¹	4,500 square feet	3,500 square feet	3,000 square feet ²	3,000 square feet	10,000 square feet	1 acre
Front Yard Setback	20 feet	15 feet	15 feet	15 feet	10 feet	20 feet	10 feet
Side Yard Setback	5 feet	5 feet	5 feet	5 feet	5 feet	20 feet	10 feet
Rear Yard Setback	10 feet	15 feet	15 feet	15 feet	10 feet	0	0
Lot Coverage	40%	50%	60%	60%	60%	-	-
Building Height	2 stories/ 30 feet	2 stories/ 30 feet	2 stories/ 30 feet	2 stories/ 30 feet	2 stories/ 35 feet	2 stories/ 35 feet	2 stories/ 35 feet
Off-Street Parking							
Single-Family Dwellings (SFD)	Covered parking area of at least 400 square feet, minimum driveway area of 360 square feet.					-	-
Duplex and Multifamily Dwellings (MFD) ≤2 bedrooms	n/a	2 covered spaces and 1 uncovered guest parking space for every 4 units				-	-
MFD's >2 bedrooms	n/a	2 covered and 1 uncovered spaces for every 4 units				-	-
Convalescent hospitals, sanitariums, rest homes	One parking space for each 7 beds plus 1 space for each 2 employees on the largest shift			n/a			
Industrial Zones, including Emergency Shelter uses ³	n/a					Minimum of 2 spaces for every 3 employees on the shift having the largest number of employees, but not less than 1 space for each 1,000 square feet of gross floor area. Parking may be off-site within 300 feet upon approval of the Planning Commission.	
Planned Developments	n/a	2 covered spaces and 1 uncovered guest parking space for every 4 units.					

Source: City of Soledad, Zoning Code 2022

¹Per **Program 5.1.1**, this will be changed to 5,000 square feet in the R-1 zone to align with R-1's purpose as stated in section 17.10.010.

²The minimum area per unit in the General Plan in 1,980 square feet. **Program 5.1.1** to amend the Zoning Ordinance to allow a minimum area of 1,980 square feet in the R-3 zone.

³The City has included **Program 5.1.1** to amend the Zoning Code to establish parking standards for emergency shelters in compliance with Government Code Section 65583(a)(4)(A)(ii)



**TABLE 5-4
RESIDENTIAL DEVELOPMENT STANDARDS, MIRAMONTE SPECIFIC PLAN**

Development Standard	MMSP-R-1	MMSP-R-V
Density Range	6-10 units per acre	10-30 units per gross acre
Lot Area	Corner: 6,000 square feet All Others: 4,000 square feet	2,000 square feet ¹
Lot Width Minimum		
Interior Lot	50 feet	Interior lot: 35 feet Exterior lot: 65 feet
Corner Lot	60 feet	
Curved/Cul-de-sac	40 feet	
3 front-facing garage doors	60 feet	
Lot Depth Minimum		
Local Street frontage	90 feet	65 feet
Collector Street frontage	100 feet	
Lot Coverage	40%	65%
Building Height Maximum		
Primary Building	2 stories/30 feet	2 stories/30 feet
Accessory Building	14 feet	
Setbacks – Front Yard		
Living Space	15 feet	10 feet
Porch	9 feet	5 feet
Garage	20 feet	20 feet
Setbacks – Front Yards Dual Access Lots		
Living Space	10 feet to local street 20 feet to collector street	N/A
Porch	4 feet to local street 14 feet to collector street	
Garage	20 feet to local street 30 feet to collector street	
Setbacks – Side Yards	Interior: 5 feet Exterior: 10 feet Side Loaded Garage: 25 feet Porch: 3 feet	Porch: 3 feet Adjacent to Street: 10 feet Adjacent to R-1: 10 feet Zero Lot line, duet: none
Setbacks – Rear Yard		
Primary Building	10 feet	Adjacent to R-1: 15 feet Rear attached garage: 5 feet
Porch	4 feet	
Accessory Building	5 feet	
Open Space (un-irrigated and undeveloped)	100 feet low fire risk area to be provided behind rear fences within the open space area	Structures with more than 4 units: 300 square feet per studio 250 square feet per 1-bed 50 square feet per additional bedroom
Parking Requirement	2 covered garage space/unit ²	Refer to Section 17.36.020 of Municipal Code

Source: City of Soledad Miramonte Specific Plan, 2018

Notes:

¹ 6,000 square feet min for buildings of four or more units

² Units with more than four bedrooms shall provide a third garage space



**TABLE 5-5
RESIDENTIAL DEVELOPMENT STANDARDS, DOWNTOWN SPECIFIC PLAN (1 OF 3)**

	Density Range	Site Layout	Lot Sizing								
			Building Type: Site Width Minimum	Building Type: Site Width Maximum	Building Type: Site Depth Minimum	Building Type: Site Depth Maximum	Downtown Core Zone	Downtown Edge Zone	Monterey Street Zone	Railroad Corridor Zone	Gateway Zone
Lined Building - "Exterior Building" (Permits Residential)	Set by Base Zone	Set by Base Zone	125 feet	N/A	125 feet	N/A	Minimum Site Width: 20 feet Maximum Site Width: 200 feet Minimum Building Site Depth: 75 feet Maximum Building Site Depth: N/A	Minimum Site Width: 20 feet Maximum Site Width: 200 feet Minimum Building Site Depth: 75 feet Maximum Building Site Depth: N/A	Minimum Site Width: 50 feet Maximum Site Width: 150 feet Minimum Building Site Depth: 50 feet Maximum Building Site Depth: N/A	Minimum Site Width: 50 feet Maximum Site Width: 400 feet Minimum Building Site Depth: 50 feet Maximum Building Site Depth: N/A	Minimum Site Width: 50 feet Maximum Site Width: 500 feet Minimum Building Site Depth: 50 feet Maximum Building Site Depth: N/A
Lined Building - "Interior Building" (Permits Residential)			20 feet	N/A	75 feet	N/A					
Flex Building			50 feet	N/A	100 feet	N/A					
Shed			100 feet	N/A	100 feet	N/A					
Rowhouse 1			100 feet	N/A	100 feet	N/A					
Rowhouse 2			120 feet	N/A	150 feet	N/A					
Courtyard Building			120 feet	N/A	150 feet	N/A					
Bungalow Court			100 feet	N/A	120 feet	N/A					
Mansion Apartment			100 feet	N/A	100 feet	N/A					
Duplex, Triplex, Quadplex			50 feet	N/A	75 feet	N/A					

Source: City of Soledad Downtown Specific Plan, 2012

Notes: Additional frontage design standards are specified in Section 5.0 of Chapter 5 (Development Standards) of the Downtown Specific Plan

¹ Allowed when within 75 feet of street corner



**TABLE 5-6
RESIDENTIAL DEVELOPMENT STANDARDS, DOWNTOWN SPECIFIC PLAN (2 OF 3)**

	Setbacks						Massing			
	Building Type Requirements	Downtown Core Zone	Downtown Edge Zone	Monterey Street Zone	Railroad Corridor Zone	Gateway Zone	Minimum Depth	Maximum Depth	Minimum Width	Maximum Width
Lined Building - "Exterior Building" (Permits Residential)	N/A	Minimum Front Setback: N/A Maximum Front Setback: 10 feet Minimum Side Street Setback: N/A Maximum Side Street Setback: 10 feet Minimum Side Setback: 0 feet unless adjacent to MS zone, in which case 10 feet up to 2.5 stories; 50 feet for 4th story Maximum Side Setback: N/A Minimum Rear Setback of 10 feet unless adjacent to MS zone, in which case 20 feet Maximum Rear Setback: N/A	"Minimum Front Setback: 0 feet Maximum Front Setback: 50 feet Minimum Side Street Setback: 0 feet Maximum Side Street Setback: 50 feet Minimum Side Setback: 0 feet Maximum Side Setback: N/A Minimum Rear Setback: 10 feet Maximum Rear Setback: N/A	Minimum Front Setback: 10 feet Maximum Front Setback: 20 feet Minimum Side Street Setback: 5 feet Maximum Side Street Setback: 15 feet Minimum Side Setback: 10 feet Maximum Side Setback: N/A Minimum Rear Setback: 15 feet Maximum Rear Setback: N/A	"Minimum Front Setback: 0 feet Maximum Front Setback: 10 feet Minimum Side Street Setback: 0 feet Maximum Side Street Setback: 10 feet Minimum Side Setback: 0 feet Maximum Side Setback: 10 feet Minimum Rear Setback: 10 feet Maximum Rear Setback: N/A"	Minimum Front Setback: 0 feet Maximum Front Setback: 15 feet Minimum Side Street Setback: 0 feet Maximum Side Street Setback: 15 feet Minimum Side: 0 feet Maximum Side: N/A Minimum Rear Setback: 25 feet Maximum Rear Setback: N/A	At least 30 feet in depth to conceal the interior building except in the following situations: -Pedestrian Entries (up to 20 feet wide) -Along alleys or other service drives	N/A	N/A	N/A
Lined Building - "Interior Building" (Permits Residential)	At least 75 feet from Monterey St. and 40 feet from Front St.						The interior building not to exceed at least 75 feet from Monterey Street and 40 feet from Front Street and not to exceed two stories within 150 feet of Monterey Street	N/A	N/A	N/A
Flex Building	N/A						Buildings not to exceed 300 linear feet except in the following situations: 80 linear feet in the MS zone	N/A	N/A	N/A
Shed							Buildings not to exceed 300 linear feet	N/A	N/A	N/A
Rowhouse 1	N/A						Buildings not to exceed 200 linear feet along the primary frontage	N/A	N/A	N/A
Rowhouse 2							Buildings not to exceed 120 linear feet along the primary frontage	N/A	N/A	N/A
Courtyard Building	N/A						Buildings not to exceed 130 linear feet	N/A	N/A	N/A
Bungalow Court	N/A						Buildings not to exceed 80 linear feet.	N/A	N/A	N/A
Mansion Apartment	N/A							N/A	N/A	N/A
Duplex, Triplex, Quadplex							Buildings not to exceed 80 linear feet	N/A	N/A	N/A
House			N/A	N/A	N/A					

Source: City of Soledad Downtown Specific Plan, 2012

Notes: Additional frontage design standards are specified in Section 5.0 of Chapter 5 (Development Standards) of the Downtown Specific Plan

¹ Allowed when within 75 feet of street corner



**TABLE 5-7
RESIDENTIAL DEVELOPMENT STANDARDS, DOWNTOWN SPECIFIC PLAN (3 OF 3)**

	Open Space	Maximum Stories				
		Downtown Core Zone	Downtown Edge Zone	Monterey Street Zone	Railroad Corridor Zone	Gateway Zone
Lined Building - "Exterior Building" (Permits Residential)	The size of yards is determined by the setbacks and frontage type requirements of the zones. When the interior building is a shared parking facility, pedestrian access shall be through a forecourt along the primary frontage or at the street corner.	4	2.5	2	2	2
Lined Building - "Interior Building" (Permits Residential)	Landscaping, when present, shall comply with the applicable frontage requirements for the zone(s). Private patios may be provided in side and rear yards.	4	2.5	2 (1)	2	2
Flex Building	When housing is provided above the interior building, apply the open space requirements for the Courtyard Building	4	1	Not Allowed	2	2
Shed	The size of front yards is determined by the setbacks and frontage type requirements of the applicable zone. Landscaping, when present, shall comply with the applicable frontage requirements for the zones. Patios may be provided in side and rear yards.	2	2.5	Not Allowed	2	2
Rowhouse 1	The size of front yards is determined by the setbacks and frontage type requirements of the zone.	2.5	2.5	2	2	2
Rowhouse 2	Rear yards shall be at least 15 percent of the area of each lot and at least 15 feet in either width or depth; however, if the lot fronts a park or common green of at least 5,000 square feet in size, no rear yard is required.	Not Allowed	2.5	2.5	2	2
Courtyard Building	The size of front yards is per the setbacks and frontage type requirements of the zone. One or more separated or interconnected courtyards shall be provided, with a cumulative total area equal to at least 15 percent of the lot area and a minimum width of 30 feet. Courtyards shall not exceed 100 feet in width or length. Courtyards located above subterranean garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. On corner lots, the courtyard may be enclosed by a garden wall up to 48 inches tall that is designed as an extension of and harmonious with the design of the main building on the site. Private patios may be provided in side and rear yards.	3.5	2.5	2	2	2
Bungalow Court	The size of front yards is determined by the setbacks and frontage type requirements of the zone. One or more separated or interconnected courtyards shall be provided, with a cumulative total area equal to at least 15 percent of the lot area and a minimum width of 25 feet. Courtyards shall not exceed 100 feet in width or length. On corner lots, the courtyard may be enclosed by a garden wall up to 48 inches tall that is designed as an extension of and harmonious with the design of the main building on the site. Private patios may be provided in side and rear yards.	2.5	2.5	2	Not Allowed	Not Allowed
Mansion Apartment	The size of front yards is determined by the setbacks and frontage type requirements of the zone. Side yards shall be at least eight feet wide and enclosed by a fence, wall or hedge. Each ground floor dwelling shall have a private or semi-private yard of at least 150 square feet. The rear yard shall be at least 15 feet in either width or depth; however, if the lot fronts a park or common green of at least 5,000 square feet in size, no rear yard is required. Shrubs and hedges shall not be used to separate a front yard from front yards on adjacent parcels	2.5	2.5	2	Not Allowed	Not Allowed



	Open Space	Maximum Stories				
		Downtown Core Zone	Downtown Edge Zone	Monterey Street Zone	Railroad Corridor Zone	Gateway Zone
Duplex, Triplex, Quadplex	<p>The size of front yards is determined by the setbacks and frontage type requirements of the zone.</p> <p>Side yards shall be at least eight feet wide and enclosed by a fence, wall or hedge.</p> <p>Each ground floor dwelling shall have a private or semi-private yard of at least 150 square feet. If the lot fronts a park or common green of at least 5,000 square feet in size, individual yards are not required.</p> <p>The rear yard shall be at least 15 feet in either width or depth.</p>	Not Allowed	2.5	2	Not Allowed	Not Allowed
House	<p>The size of front yards is determined by the setbacks and frontage type requirements of the zone.</p> <p>Side yards shall be at least eight feet wide and enclosed by a fence, wall or hedge.</p> <p>Rear yards shall be at least 20 feet in width and depth.</p>	Not Allowed	2.5	2	Not Allowed	Not Allowed

Source: City of Soledad Downtown Specific Plan, 2012

Notes: Additional frontage design standards are specified in Section 5.0 of Chapter 5 (Development Standards) of the Downtown Specific Plan

¹ Allowed when within 75 feet of street corner



**TABLE 5-8
PARKING REQUIREMENTS, DOWNTOWN SPECIFIC PLAN**

Land Use	Downtown Core Zone	Downtown Edge Zone	Monterey Street Zone	Railroad Corridor Zone	Gateway Zone
Planned residential development, including mobile home parks	-	1/unit	1/unit	-	1/unit
Boardinghouses	1/2 units	1/2 units	-	-	-
Single-room occupancy units	1/2 units	1/2 units	-	-	-
Accessory dwelling units	N/A	N/A	N/A	N/A	N/A
Single-family dwelling units	-	1/2 units	1.5/unit	-	-
Multifamily dwellings	1.5/units	1/5 units	1.5/unit	2/unit	2/unit
Emergency shelters	-	1/4 units	-	1/4 unit	-
Rest Homes for 6 or fewer	1/unit	1/2 units	1/2 units	-	-
Rest Home for 7 or more	-	1/2 units	1/2 units	-	-

Source: City of Soledad Downtown Specific Plan, 2012

Note: Cells are marked “-“ where the use is not allowed, but “N/A” where parking requirements are not specified.

Typical Densities for Development

As shown in **Table 6-3, Realistic Capacity Project Examples** in **Chapter 6, Housing Resources**, in all recent single-family and multifamily developments, the built densities are approximately equal to the allowed density and often greater.

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 5-9, Housing Types Permitted by Zoning Districts** summarizes the housing types permitted by right and those that require a CUP under the City Municipal Code and in the Miramonte Specific Plan. The housing types that are permitted in the DSP are shown in **Table 5-10, Housing Types Permitted by Zoning District, Downtown Specific Plan**.



**TABLE 5-9
HOUSING TYPES PERMITTED BY ZONING DISTRICT**

Land Use	R-1	R-1.5	R-2	R-3	C-R	BP	M	MMSP-R-1	MMSP-R-V
Day nursery, commercial, >12 children	CUP	CUP	CUP	CUP	CUP	-	-	-	-
Day nursery, small, 1-6 children	PU	PU	PU	PU	CUP	-	-	P	-
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 ¹	-	-	-	PU	CUP			-	-
Single-room occupancy units ²								-	-
Accessory dwelling units	PU	PU	PU	PU	PU	-	-	P	P
Condominiums	CUP	CUP	CUP	CUP ⁵	-	-	-	-	P
Mobile home on a permanent foundation	PU	PU	PU	PU	CUP	-	-	-	-
One-family dwelling units	PU ³	PU	PU	PU	CUP	-	-	P ⁸	-
Duplexes	-	PU ⁴	PU	PU	-	-	-	P	P
Triplexes	-		PU	PU	-	-	-	P	P
Fourplexes	-	-	-	-	-	-	-	P	-
Multi-family dwellings > 3 units ⁵	-	-	PU	CUP ⁵	PU	-	-	-	P ¹⁰
Emergency shelters 50 beds or fewer	-	-	-	-	CUP	P	P	-	-
Emergency shelters 50 beds or more	-	-	-	-	-	C	C	-	-
Employee housing for six or fewer	PU	PU	PU	CUP	PU	-	-	-	-
Rest Homes for 6 or fewer ⁶	PU	PU	-	-	-	-	-	P ⁹	-
Rest Home for 7 or more ⁶	-	-	-	-	-	-	-	P ⁹	-
Transitional housing	PU	PU	PU	-	CUP	-	-	-	-
Supportive housing ⁷	PU	PU	PU	-	CUP	-	-	-	-

Source: City of Soledad Zoning Ordinance, 2022 and Miramonte Specific Plan, 2018

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

¹ Boardinghouses refers to a dwelling or part thereof, where lodging and/or meals for three or more persons not transients is provided for compensation. Currently, the manner in which boardinghouses are permitted is inconsistent in between Chapters 17.14.020 and 17.38.030 in the City’s Municipal Code. Therefore, the City has included **Program 5.1.1** to amend Chapter 17.38.030 to allow this use by-right, without discretionary review, in the R-3 zoning district.

² The City has included **Program 5.1.1** to define and permit Single-Room Occupancy units in compliance with Government Code Section 65583(c)(1).

³ Not more than one dwelling per lot

⁴ Provided that the total number of existing and proposed units does not exceed two on a lot.

⁵ In the R-3 district, the City will remove the CUP requirements for condominiums and multifamily structures with more than three units (**Program 5.1.1**).

⁶ The City has included **Program 5.1.1** to define and allow rest homes, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State definition of family.

⁷ The City has included **Program 5.1.1** to amend the Municipal Code to permit both transitional and supportive housing and allow them as a single-family use, treated no differently than residential dwellings of the same type in the same zone. (Government Code. Section 65583(a)(5))

⁸ Includes single-family homes and duets

⁹ Includes similar uses in accordance with state law

¹⁰Includes medium density dwellings, apartments, clustered style “pack” style homes and townhouses



**TABLE 5-10
HOUSING TYPES PERMITTED BY ZONING DISTRICT
DOWNTOWN SPECIFIC PLAN**

Land Use	Downtown Core Zone	Downtown Edge Zone	Monterey Street Zone	Railroad Corridor Zone	Gateway Zone
Planned residential development, including mobile home parks	-	CUP	N/A	-	CUP
Boardinghouses ¹	MUP	CUP	-	-	-
Single-room occupancy units ²	MUP	CUP	-	-	-
Accessory dwelling units ⁷	N/A	N/A	N/A	N/A	N/A
Single-family dwelling units	-	-	P	-	-
Multi-family dwellings > 3 units	MUP	MUP	P	P	MUP
Emergency shelters 50	-	P	-	P	-
Employee housing for six or fewer	N/A	N/A	N/A	N/A	N/A
Group home for 6 or fewer ³	P ⁴	P ⁵	P ⁶	-	-
Group home for 7 or more ³	-	P ⁵	P ⁶	-	-

Source: City of Soledad Downtown Specific Plan, 2012

Notes: PU: Permitted Use, CUP: Conditional Use Permit, N/A: Not Available, “-“ Use Not Allowed.

Per **Program 5.1.2 Downtown Specific Plan** the City will amend the DSP to ensure regulations are clear, address ADUs, including establishing associated standards and parking standards and rewrite design standards to they are objective.

¹ Boardinghouses refers to a dwelling or part thereof, where lodging and/or meals for three or more persons not transients is provided for compensation.

² The City has included **Program 5.1.1** to define and permit Single Room Occupancy units in compliance with Government Code Section 65583(c)(1).

³ The City has included **Program 5.1.1** to define and allow rest homes, regardless of size, in all zones that permit residential uses of the same type, in accordance with the state definition of family.

⁴ Use not allowed on Front Street ground floor

⁵ Less than 25,000 square feet

⁶ Fronting on a park (blocks 5C, 5D, 6C, 7C, 7D)

⁷ The City has included **Program 5.1.1** to define and permit ADUs in compliance with State law, as well as to establish associated regulations and parking standards.

Multifamily Housing

As indicated by **Table 5-9**, multifamily housing is permitted in the R-2 and C-R districts as a permitted use. This use is not permitted in the R-3 district, however this will be changed per **Program 5.1.1**. The City adopted Community Design Guidelines and Standards in 2010. The Design Guidelines and 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 and Standards document. Per **Program 5.1.2**, The City will amend the DSP to rewrite design standards to they are objective. 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 the California Environmental Quality Act (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 constraints noted in this chapter, which are addressed in the Programs, there are no other standards that preclude development at maximum densities.

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 multifamily housing in Soledad, however this will be changed per **Program 5.1.1**. 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 multifamily 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 multifamily housing by right in the R-3 District per **Program 5.1.1**.

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..." 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 definition of "ministerial" under 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.

The City's Zoning Code (17.38.260) allows for accessory dwelling units (ADUs) to be constructed in the R-1, R-1.5, R-2, and R-3, and C-R districts ministerially. The City is in compliance with Government Code Sections 65852.2(a)(1)(ii) and 65852.2(e)(1).

See **Program 2.1.4 Accessory Dwelling Units (ADUs)**.

Manufactured Housing

Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all "lots zoned for conventional single family residential dwellings." Except for architectural requirements, the jurisdiction is only allowed to "subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single family residential dwelling on the same lot would be subject." The architectural requirements are limited to roof overhang, roofing material, and siding material. The only two exceptions that local jurisdictions are allowed to make to the manufactured home siting provisions are if: (1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation



permit; or (2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361. Section 69852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on “all land planned and zoned for residential land use.” However, local jurisdictions are allowed to require use permits for mobile home parks. However, local jurisdictions are allowed to require use permits for mobile home parks. The City of Soledad Development Code defines mobile homes as “a vehicle or other structure fabricated off-site and transportable on permanently attached or detached wheels, or on a truck or other conveyance, intended for use as a dwelling unit, and containing a complete kitchen, sanitary facilities, and utilities for connection to on-site service connections.”

Section 17.38.219 of Soledad Development Code provides specific development standards for mobile homes on a permanent foundation, including:

- A mobile home must have a minimum width of 20 feet.
- A covered mobile home and accessory structures, such as garage or carport, with an exterior material customarily used in new residential structures in the surrounding areas, which shall extend to the ground; provided, that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
- A mobile home must have a finished floor with a maximum of 25 inches above the exterior finish grade of the lot.
- A mobile home must have a roof with a pitch of not less than two inches vertical rise for each 12 inches of horizontal run and must consist of shingles or other material customarily used for new residential construction in the surrounding area.
- A mobile home must have porches and eaves, or roofs with eaves, which are comparable to those found in new residential structures in the surrounding area.

The architectural review committee may not impose more stringent criteria or conditions than those contained in this subsection.

Soledad’s Municipal Code is in compliance with Government Code Section 69852.7.

Farmworker/Employee Housing

As discussed in the section on special needs housing (**Chapter 3, Housing Needs Assessment**), 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 CUP 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. Government Code 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 CUP, 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 5-9**, the Soledad Zoning Ordinance currently allows development of farmworkers for Employee/Farmworker Housing (six or fewer) by right in the R-1, R-1.5, and R-2 zoning districts, and has included **Program 5.5.1** to permit Employee/Farmworker Housing with 12 units or 36 beds, in compliance with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. Additional steps to assist farmworkers are included in **Program 3.1.3 Farmworkers**.



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. However, an ordinance has been drafted and is expected to be adopted in 2023 (**Program 5.1.1**).

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 defines rest homes as “any premises licensed as a ‘long term health care facility’ as defined in Section 1418 of the Welfare and Institutions Code of the state of California.” The City currently does not have any specific separation, site planning requirements, or standards in place for the development or siting of rest homes. Rest 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 permitted by-right in all residential zone districts. When the Zoning Ordinance is updated to specify how rest homes are allowed, larger rest homes would require a CUP in higher-density districts, such as the C-R and R-3 Districts, however this will be changed per **Program 5.1.1** and public input would be afforded per the City’s standard public hearing noticing and hearing requirements. The City has included **Program 5.1.1** to allow rest homes, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State’s definition of family. The City has adopted the 2022 California Building Code but has not established a separate set of universal design standards.

Additional steps to assist persons with disabilities are included in **Program 3.1.2 Persons with Disabilities (Including Developmental Disabilities)**.

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 CUP. 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.



There are approximately 12.68 acres across 14 parcels currently zoned “M” in which an emergency shelter could conceivably be sited. The sites range in size from 0.34 to 2.8 acres, with an average size of 0.91 acres. All are located in the southern portion of the city between Highway 101 and the Union Pacific Railroad and have the necessary infrastructure – roads, sidewalks, and utilities – in place.

Additional steps to assist people experiencing homelessness with disabilities are included in **Program 3.1.7 People Experiencing Homelessness**.

Low-Barrier Navigation Center

Government Code Section 65662 requires that low-barrier navigation centers be developed as a use by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Permitting pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

The City allows low-barrier navigation centers by right in the C-R zone where mixed uses are allowed.

Additional steps to assist people experiencing homelessness with disabilities are included in **Program 3.1.7 People Experiencing Homelessness**.

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 multifamily 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. Additionally, per recent changes in State laws AB 2162, Government Code Section 65651(a), requires supportive housing to be permitted by right in multifamily zones and mixed use and nonresidential zones allowing multifamily.



Transitional housing and supportive housing are permitted by right in the R-1, R-1.5, and with a CUP in the C-R Commercial Residential District. To ensure compliance with Government Code Section 65583(a)(5), **Program 5.1.1** is proposed to permit both transitional and supportive housing and allow them as a single-family use, treated no differently than residential dwellings of the same type in the same zone. (Government Code, Section 65583(a)(5))

Additional steps to assist people experiencing homelessness with disabilities are included in **Program 3.1.7 People Experiencing Homelessness**.

Extremely Low-Income Households

Assembly Bill (AB) 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. There are 95 extremely low-income owner households and 360 extremely low-income renter households in the city, for a total of 455 extremely low-income households in the city.²

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's) 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 5.1.1** is proposed to ensure that the City is in full compliance and encouraging the development of SRO housing as described in AB 2634 and that the Municipal Code is internally consistent in how boardinghouses are permitted. See also **Program 2.1.3 Single Room Occupancy (SROs)**.

Additional steps to assist people experiencing homelessness with disabilities are included in **Program 3.1.7 People Experiencing Homelessness**.

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

² CHAS 2015-2019.



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 5-11 summarizes typical improvements required for residential development.

Building Codes and Code Enforcement

The City of Soledad requires new construction to conform to the 2022 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 basis. Code enforcement is administered through the Police Department. Per **Program 4.1.2 Code Enforcement**, the City will continue to perform code enforcement in neighborhoods to ensure violations are abated.

**TABLE 5-11
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 86-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 a project.
Park Site Dedications (Subdivisions)	Provide 1 acre of park space on-site for every increase of 250 to 333 persons.
Existing Curbs, Gutters, Driveway Standards, and Sidewalks	Provide for the reconstruction of a portion of an existing curb, gutter, driveway, or sidewalk. The existing section must be to a minimum depth of 1.5 inches with an abrasive-type saw at the location shown on the plans or designated by the Engineer. The entire section to be constructed must be removed. The new curb, gutter, driveway, or sidewalk must join the old work at this line. No sawing is necessary along an existing construction joint where an area designated for removal abuts such a joint. Epoxy dowels should be placed into existing sidewalk, curb, or gutter prior to placement of
Landscaping	New subdivisions are required to install street trees. The City typically requires 15-gallon trees on 40-foot centers, which provides about 1.5 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.



Subject	Project-Related Improvements and Fees
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, 2023.

Development Fees and Permit Processing

Development 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 CEQA. The City’s impact fee for a single-family dwelling would be \$41,754, and for multifamily would be \$25,634. These fees are higher in the nearby City of Gonzales but lower in the nearby cities of Greenfield and King City, respectively. 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 \$4.79 per square foot of residential space for new housing construction. The Transportation Agency of Monterey County (TAMC) adopted regional traffic impact fees in 2008 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 5-12, Typical Development Fees June 2022-2023 summarizes typical development impact fees for single-family and multifamily housing in Soledad. **Table 5-13, Processing Fees and Time June 2023** details permit 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 on the size of the project.



**TABLE 5-12
TYPICAL DEVELOPMENT FEES
JUNE 2022-2023**

Type of Fee	Single-Family Unit	Multifamily Unit
Development Impact Fees		
Traffic Facilities	\$11,016	\$3,801
Water Impact Fee	\$5,408	\$1,977
Water Hook-up	\$933	\$599
Sewer Impact Fee	\$2,049	\$2,162
Sewer Connection	\$350	\$350
Storm Drainage Impact Fee	\$3,526	\$1,454
Park Facilities Impact Fees	\$4,982	\$5,672
Public Safety ¹	\$1,274	\$1,077
General Government Fee	\$1,366	\$3,452
Subtotal	\$30,904/unit	\$20,544/unit
Pass-through Impact Fees		
School Impact Fee ²	\$9,560	\$3,585
TAMC Regional Impact Fee	\$1,290	\$1,505
Subtotal	\$10,850	\$5,090
Total Fees	\$41,754/unit	\$25,634/unit

Source: City of Soledad, 2022.

¹ Same building square footage assumptions as under school impact fees, assumes 5,000-square-foot lot for single-family and 8,000-square-foot lot for multifamily.

² School impact fees are \$4.79 per square foot. The school impact fees presented here assume a 2,000-square-foot single-family unit and a 750-squarefoot multifamily unit.

**TABLE 5-13
PROCESSING FEES AND TIME
JUNE 2023**

Item	Cost	Processing Time	Approval Body
Zoning Approvals			
Minor Text Amendment	\$811.00	3–6 months	City Council
Major Amendment	\$3,459.75	3–6 months	City Council
Conditional Use Permits (CUPs)			
Minor Residential CUP	\$162.25	1–2 to 3 months	Planning Commission
Minor CUP	\$486.75	3–9 months	Planning Commission
Major CUP including Planned Developments	\$3,459.75	3 months–1 year+	Planning Commission
Single-Family Residential Variances	\$811.00	3 months	Planning Commission
All Other Variances	\$2,703.00	3 months	Planning Commission
General Plan Amendment			
1 acre or less	\$3,460.00	3–6 months	City Council
Sites of > 1 acre	\$5,946.50	3–6 months	City Council
Map and Text Amendment	\$1,621.75	3–6 months	City Council City Council



Item	Cost	Processing Time	Approval Body
Site Plan Review (Building Permits)			
Single-Family Residential (includes additions, alterations, accessory buildings)	\$54.00 per unit	2–4 weeks	Administrative Staff
Other Residential	\$135.25 to \$162.25 per unit	2–4 weeks	Administrative Staff
Nonresidential	\$0.00541 per square foot of gross lot area	2–4 weeks	Administrative Staff
Subdivision			
Lot Line Adjustment	\$540.50	1 month	Planning Division
Parcel Maps	\$1,081.25	3–4 months	City Council
Subdivision	\$10,811.85	6 months–1 year	City Council
Environmental Review			
No EIR (Categorical Exemption Determination)	\$162.25	1 week	Administrative Staff
EIR (See Resolution No. 1744)	\$3,459.75	6 months–2 years	City Council
Other			
Sign Permit, staff approval	\$81.00	2 weeks	Planning Division
Sign Permit, ARC approval	\$162.25	1 month	Planning Commission
Architectural Review	\$162.25 to \$2,378 depending on the size of the project	1–2 months	Planning Commission

Source: City of Soledad, 2022-23.

The timeframe for final approval of larger subdivisions requiring completion of an EIR pursuant to CEQA and/or located outside of current city boundaries can take up to two years or more. The processing and approval of multifamily residential projects typically takes three to six months or longer, depending on 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.

Table 5-14, Typical Development Fees shows permit fees for single-family and multifamily prototype developments. Construction costs for a prototypical single-family home are approximately \$167 per square foot. This is based on costs calculated using the International Code Council Building Valuation Data for February 2023. The hypothetical unit is a single 2,600-square-foot, 4-bedroom, 2-bathroom single-family home. Estimated total construction costs for such a home in Soledad are \$434,200. Costs for prototypical multifamily construction are approximately \$150 per square foot. Based on costs calculated for 10 units in one building in Soledad, at an average unit size of 750 square feet per unit, the estimated total construction costs for each multifamily unit are \$112,500, with a total construction cost for the building of \$1,125,000. These construction costs do not include the costs of buying land or providing off-street parking.



**TABLE 5-14
TYPICAL DEVELOPMENT FEES**

Fee Description	Amount		
	Single Family	Entire 10-Unit Multifamily Development	Multifamily Per Unit
Building Permit Fees	\$5,278.89	\$1,825	\$182.46
Entitlement Fees	\$54.00	\$1,653	\$165.25
City Impact Fees	\$26,010	\$205,440	\$20,544.00
Total City of Soledad Fees	\$31,342.89	\$208,917	\$20,891.71
Total Pass-Through Fees	\$12,315	\$50,900.00	\$5,090
Total Fees	\$43,658.16	\$259,817.10	\$25,981.71
Typical Construction Cost	\$434,200	\$1,125,000	\$112,500
Total Cost (Fees Plus Construction Cost)	\$477,858.00	\$1,353,168.00	\$136,854.71
Soledad Fees as a Percentage of Total Cost	9%	19%	19%

¹Other fees include strong motion impact and state green building fee
Source: City of Soledad, 2023.

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 include 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.
 - Step 1: Application Intake
 - Process: Submit an application through the online portal or in-person at City Hall. Homeowner and Monterey County Assessor's Office confirmations are conducted.
 - Required findings for approval: Valuation of the project is needed to determine fees.
 - Step 2: Site Plan Review
 - Process: Fees are generated and provided to applicant. Plan review starts upon the payment of fees.
 - Required findings for approval: Pay all fees. Step 3: Building Permit
 - Process: Applicant to schedule first inspection
 - Required findings for approval: Pass final inspection.



- **Track II** – Issued in 14 to 21 days. This category includes single-family dwellings, ADUs, decks, porches, carports, garages, and small residential additions and remodels.
 - Step 1: Application Intake
 - Process: Submit an application through the online portal or in-person at City Hall. Homeowner and Monterey County Assessor’s Office confirmations are conducted.
 - Required findings for approval: Valuation of the project is needed to determine fees.
 - Step 2: Site Plan Review
 - Process: Fees are generated and provided to the applicant. Plan review is started upon the payment of all applicable fees. Provide any deferred plans for review.
 - Required findings for approval: Site Plan, Floor Plan, Construction Plans are reviewed for Soledad Property Development Standards and Building Code Compliance. Step 3: Building Permit
 - Process: Ready to build, Schedule all needed inspections.
 - Required findings for approval: Pass final inspection, have no outstanding fees and receive Certificate of Occupancy.

- **Track III** – Issued in approximately 30 days. Residential and commercial projects not defined in Tracks I and II. Required revisions to plans for Track III or Track II permits will increase the time frame for permit approval.
 - Step 1: Application Intake
 - Process: Submit an application through the online portal or in-person at City Hall. Homeowner and Monterey County Assessor’s Office confirmations are conducted. A meeting with a Planner is highly recommended. Multiple reviews are expected.
 - Required findings for approval: Site Plan, Floor Plan, Construction Plans are needed along with valuation of the project. Proper building and planning codes apply. Major residential and Commercial projects will need a Development agreement for a Reimbursable Developer Fee Account to cover Consultant review costs and inspections.
 - Step 2: Site Plan Review
 - Process: Fees are generated and provided to the applicant. Plan review is started upon the payment of all applicable fees. Provide any deferred plans for review. Required findings for approval: Site Plan, Floor Plan, Construction Plans are reviewed for Soledad Property Development Standards and Building Code Compliance. Building permit review fee need to be paid upfront, all other fees, except TAMC and School District fees, can be paid before final occupancy.
 - Step 3: Building Permit Process: Get clearance from all applicable departments, including but not limited to, Public Works, Planning, Engineering and Fire.
 - Required findings for approval: Have no outstanding fees on the Developer account and have clearance from all departments, including but not limited to, Public Works, Planning, Engineering and Fire.



Processing Time

The most recent example of a project’s permit processing time is the Las Viviendas project by Legacy Homes for 93 condominiums. The plans were approved in 2019 by the Planning Commission and the first construction permit was issued in September 2021.

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 2016 and was ultimately approved by the Planning Commission in October 2016.

The amount of time that it takes for the City to review and process development approval requests and permit requests can have an impact on the final cost of producing the proposed development. The amount of approval time correlates directly to a delay in development, which will typically increase finance charges that are eventually passed along to the occupant of the completed project.

The City encourages applicants to begin the approval process prior to submitting an application for approval by providing guidance and recommendations to applicants. The majority of City staff time dedicated to the approval process for a use permit or a PUD occurs prior to the submission of the application to ensure that the application is complete prior to being reviewed by the appropriate committee. The City provides summaries of the various permits required as well as applications for each type of permit in Portable Document Format (PDF).

Typical processing times by project type, including time between project approval and issuance of a building permit, are presented in **Table 5-15, Permit Processing Time by Project Type**. From project approval to the typical time for each approval is consistent with other Bay Area jurisdictions. Several factors have a direct impact on the processing time.

**TABLE 5-15
PERMIT PROCESSING TIME BY PROJECT TYPE**

Process	Length of Time		
	Single-Family Unit	Subdivision	Multifamily
Step 1: Application Intake	1 week	6 months ¹ –1 year	2 weeks ³
Step 2: Site Plan Review	3 weeks	4 weeks	4 weeks
Step 3: Final Building Permit	1 week	1 week	1 week
Total Estimated Time²	5-6 weeks	7 months–13 months	6–8 weeks

Source: City of Soledad, 2023

Notes:

¹ Includes entitlement review and compliance with Soledad Muni Code.

² This estimate accounts for the time between approval and building permit issuance, assuming a complete and correct application at first submittal. The final length of time between a project’s approval and building permit issuance is determined by the applicant. If corrections are necessary after the City’s initial review, the applicant will need to complete the corrections, and the timing for addressing corrections varies.

³ By right projects are not subject to entitlement review. They are only subject to site plan review in conjunction with the building department.



Senate Bill 330

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. The bill allows housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards is subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application. The City will continue to review all development projects in accordance with State laws and use the SB 330 preliminary application form prepared by the California Department of Housing and Community Development. The City has included **Program 5.1.5 Streamlined Approval** to continue to review projects in compliance with SB 330.

Senate Bill 35

Currently the City of Soledad does not have a process for SB 35; however, should an affordable housing project make application for land within the city limits, the City would be obligated to process said project consistent with SB 35. The City has included **Program 5.1.5 Streamlined Approval** to establish a process that specifies the SB 35 streamlining approval process and standards for eligible projects.

Inclusionary Housing Ordinance

The Soledad Inclusionary Housing Ordinance is one of a number of mechanisms used 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 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 Ordinance 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;
- Dedicate real property for affordable housing;
- Pay in-lieu fees (per **Program 5.1.1**, the City will amend Zoning Code Chapter 17.41 to establish the amount of in-lieu fees associated with inclusionary requirements); 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.

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 2.1.1** 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 Ordinance.

NONGOVERNMENTAL 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 that 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. Per **Program 5.2.1 Monitor Nongovernmental Constraints**, the City will monitor the nongovernmental constraints identified herein and mitigate them, as is feasible, to ensure that they do not unreasonably constrain the development, conservation, and rehabilitation of housing.

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, 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 land cost data from the Monterey Association of Realtors, the average land costs are between approximately \$200,000 and \$475,000 for land zoned for residential development at \$82.2 per square foot in Soledad.

Available Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas in the city. There is sufficient capacity to meet the current need and any future need. Service providers are:

- Electricity: Pacific Gas and Electric Company (PG&E)/3CE for generation
- Telephone: AT&T



- Cell Providers: T-Mobile, AT&T, Spectrum, Vonage, Metro, Boost Mobile
- Internet Service: AT&T, Spectrum/Comcast, and T-Mobile

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 multifamily 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. As of 2023, interest rates have increased significantly since 2021, and interest rates can fluctuate significantly during the course of the Housing Element planning period; as interest rates go up, buyer power decreases. **Table 5-16, Interest Rates** illustrates interest rates as of March 29, 2023. 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 that 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 5-16
INTEREST RATES**

Product	Interest Rate	APR
Conforming and Government Loans		
30-Year Fixed Rate	6.125%	6.317%
15-Year Fixed Rate	5.125%	5.455%
7/6 ARM	5.875%	6.777%
15-Year Fixed Rate ARM	5.125%	5.455%
Jumbo Loans - Amounts that exceed conforming loan limits		
30-Year Fixed-Rate Jumbo	5.375%	5.485%
15-Year Fixed-Rate Jumbo	5.375%	5.543%
7/6 Month ARM Jumbo	5.125%	6.330%

Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.
Source: www.wellsfargo.com, March 29, 2023



Analysis of Local Efforts to Remove Nongovernmental Constraints

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

Several comments and local input received from the public and local agencies during the Housing Element update addressed potential nongovernmental constraints. They expressed that one of the challenges Soledad and the South Valley experiences is that incomes are low but not “very low;” therefore, when competing for affordable housing funds, the applications are not as competitive compared to areas like the San Joaquin Valley. Additionally, according to the same stakeholder, jobs are usually outside of South County cities, where commuters usually work in the North County. This has led to an imbalance of jobs and a concentration of agricultural lower-paying jobs in the City of Soledad. Other input by an affordable housing developer related to the availability and the cost of land. Some suggestions from the developer to address this nongovernmental constraint is City property donation or the selling of City-owned land for affordable housing projects.

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.

See **Program 5.3.1 Energy Conservation**.

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 retrofitting 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.

The **California Weatherization Assistance Program (DOE WAP)** 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 that reduce air infiltration.

The **California Alternative Rates for Energy (CARE/FERA)** program provides low-income customers with 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), PG&E, and San Diego Gas & Electric (SDG&E). CARE is funded through a rate surcharge paid by all other utility customers.

PG&E 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-generation 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 provide 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 should 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 automobiles for short-distance vehicle trips. Similarly, new multifamily housing should be sited in close proximity to schools, commercial services, and public transit.



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6. HOUSING RESOURCES

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is the State of California–required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into the following three steps.

Regional Determination: The California Department of Housing and Community Development (HCD) provides each region with a Regional Determination of housing need, which includes a total number of units split into four income categories. The City of Soledad is in the region covered by the Association of Monterey Bay Area Governments (AMBAG). HCD gave AMBAG a Regional Determination of 33,274 units for the 6th cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the AMBAG region must collectively plan to accommodate.

RHNA Methodology: Councils of Governments, including AMBAG, are responsible for developing a RHNA methodology for allocating the Regional Determination to each city and county. This methodology must further specific State objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.

Housing Element Updates: Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction’s housing element for compliance with State law.

The City of Soledad’s share of the regional housing need was determined using a methodology prepared by AMBAG as part of the Regional Housing Needs Plan, adopted in October 2022. In accordance with AMBAG’s Regional Housing Needs Plan, the City must plan to accommodate a total of 724 housing units between June 30, 2023, and December 31, 2031. **Table 6-1** shows the City’s RHNA by income category. Of the 724 total units, the City must plan to accommodate 100 units for very low-income households, 65 units for low-income households, 183 units for moderate-income households, and 376 units for above moderate-income households.

**TABLE 6-1
SOLEDAD’S REGIONAL HOUSING NEEDS ALLOCATION, 2023-2031**

Income Category	Allocation	Percentage
Very Low Income*	100	13.8%
Low Income	65	9.0%
Moderate Income	183	25.3%
Above Moderate Income	376	51.9%
Total	724	100.0%

**It is assumed that 50 percent of the very low-income units are allocated to address extremely low-income need.
Source: AMBAG, 2022*



AVAILABILITY OF LAND

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element “...identify adequate sites ... to facilitate and encourage the development of a variety of housing types for all income levels...” (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the City’s capacity to potentially meet its RHNA, an adequate-sites inventory was conducted. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period.

SUMMARY OF CAPACITY TO ACCOMMODATE THE RHNA

Table 6-2 compares the City’s RHNA to its site inventory capacity. Accounting for vacant and underutilized site capacity, Miramonte Specific Plan (MSP), and the projected accessory dwelling units (ADUs), the City has a surplus of 1,017 units. Breaking this down by income category, the City has a surplus of 161 units in the lower-income (including extremely low-, very low-, and low-income) category, a 107-unit surplus in the moderate-income category, and a 749-unit surplus in the above moderate-income category.

TABLE 6-2
SUMMARY OF RESIDENTIAL CAPACITY AND RHNA OBLIGATION

Income Category	RHNA	Vacant Site Capacity	Underutilized Site Capacity	Pipeline Projects	Miramonte Specific Plan	Projected ADUs	Total Capacity	Surplus
Extremely Low Income	50	99	23	44	134	15	315	150
Very Low Income	50							
Low Income	65							
Moderate Income	183	45	1	35	179	15	275	92
Above Moderate Income	376	18	0	204	883	20	1,125	749
Total	724	162	24	283	1,196	50	1,715	991

Sources: AMBAG, 2022; City of Soledad, 2023.



SITES IDENTIFIED IN PREVIOUS HOUSING ELEMENTS

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site identified in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element that requires rezoning within three years of the beginning of the planning period that will allow residential use by right for housing developments with at least 20 percent of units affordable to lower-income households.

Of the sites in the inventory that are identified to meet the lower-income RHNA:

- None of the nonvacant sites were identified in the previous planning period.
- One site (site 2) is vacant and was identified in two or more previous consecutive planning periods.

Therefore, the City has included **Program 1.2.4 Use of Sites in Previous Cycles**, which commits the City to allowing residential use by right on sites consistent with Government Code Section 65583.2(c) for housing developments in which at least 20 percent of the units are affordable to lower-income households.

ZONING FOR RESIDENTIAL USES AND REALISTIC CAPACITY

Housing Element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to State law (California Government Code Section 65583.2(c)(3)(B)), the default density standard for Soledad is 20 dwelling units per acre.

The City has included several sites in the inventory, listed in **Table 6-5**, that allow for densities up to 22 units per acre in the R-3 zone district. The City has included several sites in the inventory (3, 6, 13, 14, 15, and 16) that overlap with the Downtown Specific Plan (DSP). As described in **Chapter 5, Constraints**, the DSP is a form-based code and does not set maximum densities. Maximum densities are set by the underlying zoning. The C-1 zone has no maximum density and residential is only allowed in the C-1 zone where it overlaps with the DSP. Per **Program 5.1.1. Zoning Amendments**, the City will amend its Zoning Ordinance for the C-1 zone and establish a 30 unit per acre maximum. Based on the development standards in the DSP (**Program 5.1.2 Downtown Specific Plan (DSP)**), market trends, the City's incentives for residential projects in the downtown (**Program 2.2.1 Pursue Funding, Program 2.2.2 Provide Incentives and Program 2.1.2 Mixed-Use and Commercial Zones**), and the pending Zoning Ordinance update, the City is assuming 30 units per acre in the C-1 district in the DSP, with a 50 percent realistic capacity modifier to account for anticipated mixed-use development.

The following assumptions were used to determine the income categories according to the allowed densities for each site:

Lower-Income Sites. Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned R-3 (allows up to 22 units per acre) and C-1 (maximum of 30 units per acre assumed, no maximum currently set, with 30 units per acre being established by the end of 2023, as described previously). Multifamily development is allowed by-right in the R-3 zone and in the C-1 zone where it overlaps with the DSP. Per the DSP (as described in **Chapter 6, Constraints**), projects with residential uses must be in certain configurations with nonresidential uses; however, there is no prescribed percentage for these components.



Moderate-Income Sites. Sites that are zoned R-2 and C-R, allowing up to 12 and 14.52 units per acre, respectively. These areas were inventoried as feasible for moderate-income residential development. Typical dwelling units include small- and medium-sized apartments and other attached units. Sites that are smaller than 0.5 acres and zoned for C-1 or R-3 were deemed too small to be feasible for lower-income development and have instead been assumed to be suitable for moderate-income development.

Above Moderate-Income Sites. Sites within zones that allow only single-family homes at lower densities were inventoried as above moderate-income units. This includes sites in the R-1 zone.

In determining the realistic capacity for the City's inventory of sites, the City considered land use controls and site improvements and assumed an 80 percent adjustment in residential zones to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites are served by or planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 80 percent adjustment. In mixed-use zones (including commercial zones where sites are in the DSP), the City assumed a 50 percent adjustment to reflect development standards and commercial development potential. See **Chapter 5, Constraints** for more information. As shown in **Table 6-3**, recent projects have averaged buildouts with densities of 99 percent of the maximum allowed. The recent project examples have been in residential zones; however, the inventory includes many sites in commercial zones that are in the DSP.

In addition to the projects listed in **Table 6-3**, the following projects in nearby cities evidence the demand for residential uses in commercial and mixed-use areas, as well as the viability of redevelopment on nonvacant sites, including small and large sites:

Projects in Monterey:

- 601 Lighthouse Avenue, 0.14 acre site: Conversion of existing commercial building to create four new apartment units and retail and office space. Under construction as of May 2023.
- 537 Anthony St, 0.09 acre site: Conversion of existing warehouse to one apartment. Under construction as of May 2023.
- 2000 Garden Road, 1.77 acre site: Conversion of existing commercial building to multifamily building with 34 apartment units. In architectural review as of May 2023.
- 1015 Cass Street, 0.41 acre site: Conversion of existing commercial office space to create seven apartment units. Planning permits underway as of May 2023.
- 480 Cannery Row, 0.15 acre site: Mixed-use development with 51 residential units and commercial, restaurant, community uses. In application phase as of May 2023.
- 857 Cass Street, 0.16 acre site: Conversion of existing commercial space to create two new apartment units, resulting in a mixed-use building. Planning permit underway as of May 2023.
- 2560 Garden Road, 1.86 acre site: Remodel of an existing industrial-zoned office building, resulting in 25 new apartment units. In application phase as of May 2023.
- 2200 North Fremont, 0.67 acre site: Mixed-use development with 40 apartments and commercial space. Building permit in review as of May 2023.



- 1000 Eight Street, 0.08 acre site: Conversion of existing commercial space to two apartment units, resulting in a mixed-use building. Planning permit approved as of May 2023.
- 300 Cannery Row, 0.05 acre site: Conversion of existing building to create eight condominium units and retail and commercial space. Planning permit approved as of May 2023.
- 2300 Garden Road, 6.79 acre site: Conversion of existing office building into 64 apartment units. In architectural review as of May 2023.
- 449 Alvarado Street, 0.3 acre site: Redevelopment of nonvacant site, demolish existing structure and construct mixed-use building with 34 apartment units and retail space. EIR preparation in process; has not received Planning permits as of May 2023.
- 476 Tyler Street, 0.54 acre site: Conversion of existing ground floor commercial space within an existing mixed-use building into three studio apartments. Planning permits approved as of May 2023.

Projects in Scotts Valley:

- Oak Creek Park project, Mt. Hermon Road and Glen Canyon Road, 3.56 acre site: Mixed-use development with 52 units and commercial space on a vacant parcel. The project was approved on December 7, 2022.
- Valley Gardens, 263 Mt Hermon Road, 18.36 acre site: Conversion of a golf course to a mixed-use project with 171 units and commercial space. In application phase as of May 2023.
- La Madrona– Gateway South, 17.6 acre site: Mixed-use development with 184 units, a hotel and commercial space on a vacant parcel. In application phase as of May 2023.

**TABLE 6-3
REALISTIC CAPACITY PROJECT EXAMPLES IN SOLEDAD**

Project Name	Affordability	Acres	Project Status	General Plan / Zoning	Total Units	Max. Allowable Units	Built Density	Realistic Capacity
Liberty Court	Mixed	4.2	Under Construction	SFR / R-1	27	31	6.4 du/ac	87%
Vintage Estates	Market-Rate	29.95	Under Construction	SFR / R-1	163	217	5.4 du/ac	75%
1428 Monterey St.	Mixed	1.3	Under Construction	MDR / R-2	20	16	15.4 du/ac	125%
230 8th St.	Mixed	2.8	Approved 2022	MDR / R-2	42	34	15.0 du/ac	124%
Las Viviendas	Mixed	5.0	Under Construction	HDR / R-3	92	110	18.4 du/ac	84%
Average								99%

Source: City of Soledad, 2023



Moderate- and Above Moderate-Income RHNA

Assembly Bill (AB) 725 requires that:

- At least 25 percent of the units counted towards the City’s moderate-income RHNA are on sites where at least 4 units per acre but not more than 100 units per acre are allowed.
- At least 25 percent of the units counted towards the City’s above moderate-income RHNA are on sites where at least 4 units per acre are allowed.

As shown in **Table 6-4**, in compliance with AB 725, all of the units counted towards the City’s moderate-income RHNA are on sites where at least four units per acre but not more than 100 units per acre are allowed and all of the units counted towards the City’s above moderate-income RHNA are in zoning districts where at least four units per acre are allowed.

**TABLE 6-4
PERCENTAGE OF MODERATE AND ABOVE MODERATE UNITS IN EACH ZONE**

Zone	Maximum Density ¹	Units	Percentage of All Units in Income Level
Moderate Income			
Vacant			
R-2	12	20	33%
R-3	16	11	18%
C-1/DTC	30	7	11%
C-R	14.52	7	11%
Nonvacant			
C-R/MS	14.52	1	2%
Total, Moderate Income		46	100%
Above Moderate Income			
Vacant			
R-1	7.26	17	94%
R-1/MS	7.26	1	6%
Total, Above-Moderate Income		18	100%

Notes:

¹ No minimum density within these zones.

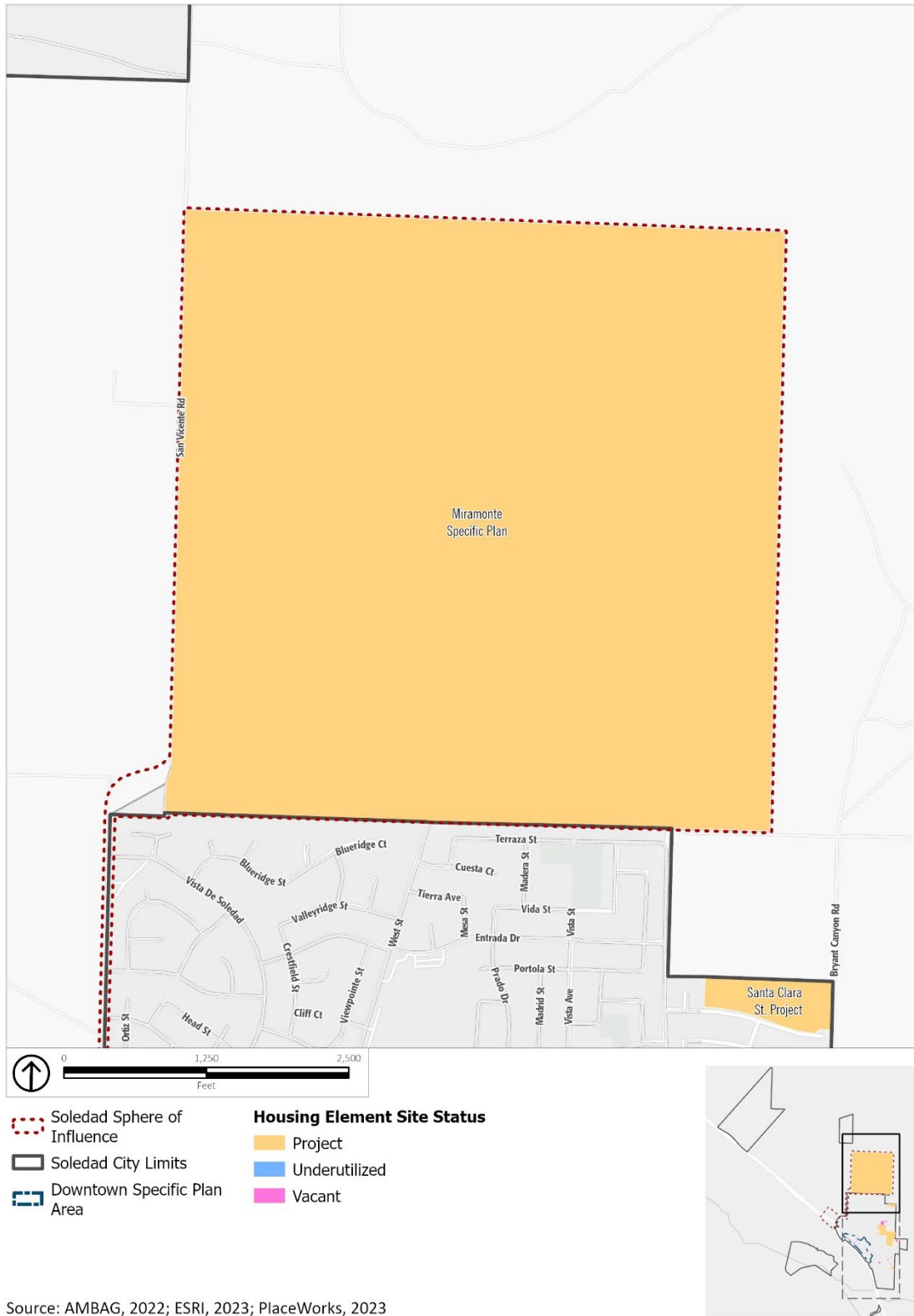
² R-3 zoning currently allows up to 22 units per acre with a Conditional Use Permit (CUP). Maximum density in R-3 will be increased to 50 dwelling units per acre and the CUP requirement will be removed as part of **Program 5.1.1**.

VACANT AND UNDERUTILIZED SITES

The City prepared an inventory of vacant sites available to accommodate the City’s RHNA. **Table 6-5** provides the characteristics of each site, including zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities. **Figures 6-1** and **6-2** map the location of each site in the city. Vacant sites are estimated to accommodate 162 total units, including 99 units for lower-income households, 45 units for moderate-income households, and 18 units for above moderate-income households. Underutilized are estimated to accommodate 24 units of housing, including 23 units of housing for lower-income households and 1 unit of housing for moderate-income households. The current status of the underutilized sites identified are described in more detail below.

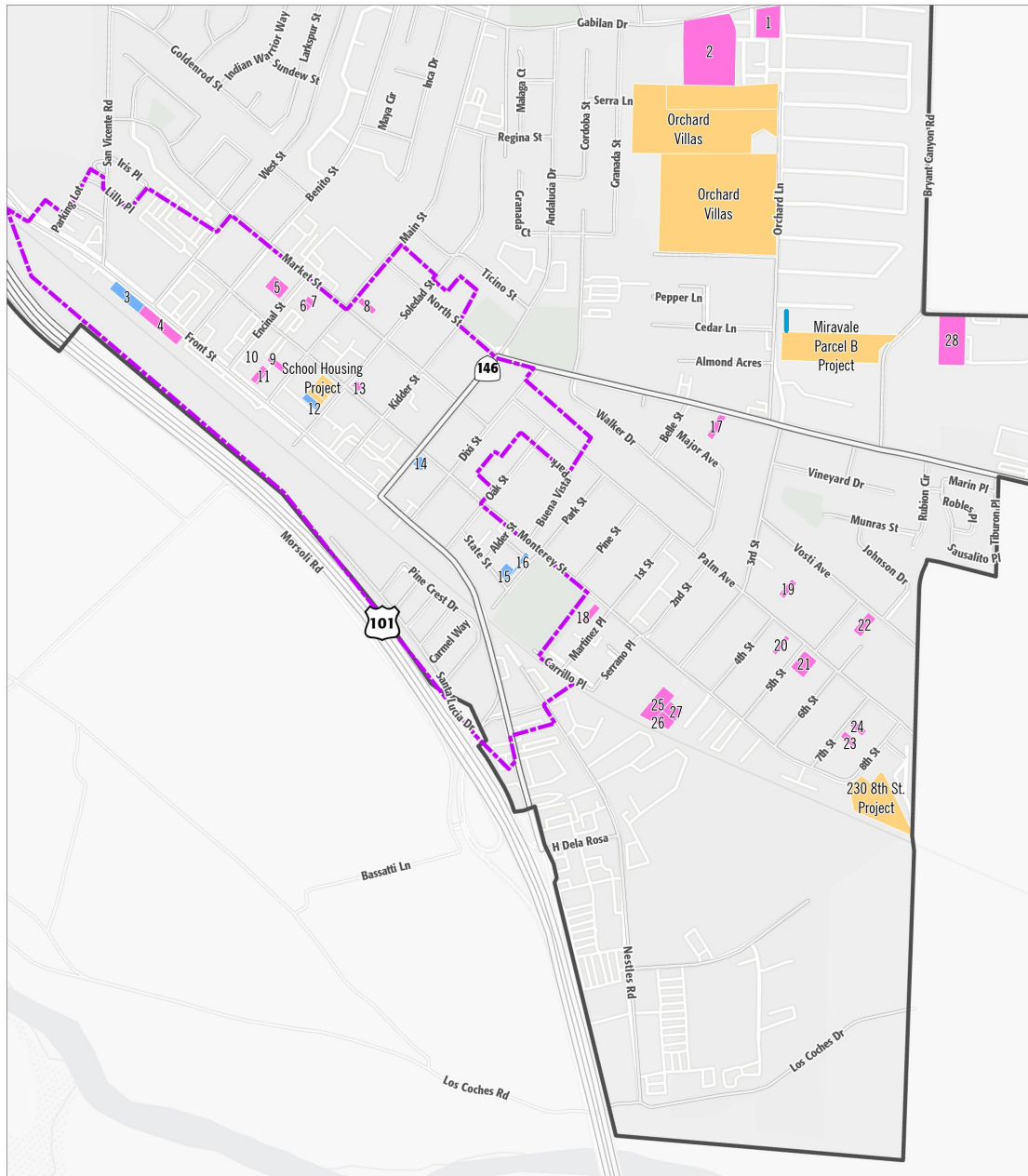


**FIGURE 6-1
HOUSING ELEMENT LAND INVENTORY (1 OF 2)**





**FIGURE 6-2
HOUSING ELEMENT LAND INVENTORY (2 OF 2)**



- | | |
|-----------------------------|------------------------------------|
| Soledad Sphere of Influence | Housing Element Site Status |
| Soledad City Limits | Project |
| Downtown Specific Plan Area | Underutilized |
| | Vacant |



Source: AMBAG, 2022; ESRI, 2023; PlaceWorks, 2023



**TABLE 6-5
VACANT AND UNDERUTILIZED SITES INVENTORY**

Site Number	Assessor's Parcel Number	General Plan	Zone	Min. Density	Max. Density	Acres	Max. Capacity	Total Realistic Capacity	Capacity by Income Category		
									Lower	Moderate	Above Moderate
Vacant											
1	022441014000	NC	C-R	N/A	14.52	1	15	7	-	7	-
2	022441016000	HDR	R-3	N/A	22	4.98	110	88	88	-	-
4	022211016000	DC	C-1/DTE	N/A	30	0.72	22	11	11	-	-
5	022012002000	MDR	R-2	N/A	12	0.41	5	4	-	4	-
6	022013021000	MDR	R-2	N/A	12	0.08	1	1	-	1	-
7	022013019000	MDR	R-2	N/A	12	0.08	1	1	-	1	-
8	022091009000	SFR	R-1	N/A	6	0.17	1	1	-	-	1
9	022014004000	-DC	C-1/DTC	N/A	30	0.17	5	3	-	3	-
10	022014008000	DC	C-1/DTC	N/A	30	0.17	5	3	-	3	-
11	022014007000	DC	C-1/DTC	N/A	30	0.07	2	1	-	1	-
13	022022008000	SFR	R-1/MS	N/A	6	0.09	1	1	-	-	1
17	022161028000	SFR	R-1	N/A	6	0.26	2	2	-	-	2
18	022042017000	MDR	R-2	N/A	12	0.22	3	2	-	2	-
19	022171043000	MDR	R-2	N/A	12	0.2	2	2	-	2	-
20	022074002000	SFR	R-1	N/A	6	0.16	1	1	-	-	1
21	022061019000	SFR	R-1	N/A	6	0.5	3	2	-	-	2
22	022172016000	MDR	R-2	N/A	12	0.34	4	3	-	3	-
23	022063005000	SFR	R-1	N/A	6	0.17	1	1	-	-	1

HOUSING ELEMENT



Site Number	Assessor's Parcel Number	General Plan	Zone	Min. Density	Max. Density	Acres	Max. Capacity	Total Realistic Capacity	Capacity by Income Category		
									Lower	Moderate	Above Moderate
24	022063017000	SFR	R-1	N/A	6	0.17	1	1	-	-	1
25	022051011000	MDR	R-2	N/A	12	0.79	9	7	-	7	-
26	022051015000	HDR	R-3	N/A	22	0.26	6	5	-	5	-
27	022051014000	HDR	R-3	N/A	22	0.3	7	6	-	6	-
28	022281014000	SFR	R-1	N/A	6	1.88	11	9	-	-	9
Subtotal, Vacant								162	99	45	18
Underutilized											
3	022211015000	DC	C-1/DTE	N/A	30	0.55	17	4	4	-	-
12	022026014000	DC	C-1/DTC	N/A	30	0.2	6	5	5	-	-
14	022032002000	SC	C-R/MS	N/A	14.52	0.17	2	1	-	1	-
15	022036007000	SC	C-2*/MS	N/A	30	0.22	7	9	9	-	-
16	022035004000	SC	C-2*/MS	N/A	30	0.14	4	5	5	-	-
Subtotal, Underutilized								24	23	1	0
Total, Vacant and Underutilized								186	122	46	18

*Base zoning on sites 15 and 16 will be changed from C-2 to R-3 as part of **Program 5.1.1**. The MS DSP zoning will remain.
 Source: City of Soledad, 2023



Underutilized Sites

Site 3: 0.54 acres; C-1/DTE zoning

The northwest half of the site is developed with a multifamily structure that contains 13 small units. The southeast half of the site is vacant. The City and owner anticipate that the existing development will remain, and that the vacant half of the site will be developed during the planning period. Four units are counted towards the RHNA, which is a conservative estimate for the 0.28-acre developable portion (density of 14 units per acre). The owner informed City staff that he had been speaking with an architect about developing plans for the site; however, funding for construction is a constraint. As part of **Program 2.2.1 Pursue Funding**, the City will actively assist qualified developers in preparation of applications for state and federal housing grants and loans as they become available. Per the DSP (as described in **Chapter 5, Constraints**), projects with residential uses must be in certain configurations with nonresidential uses; however, there is no prescribed percentage for these components. Because mixed-use development is anticipated on this site, a 50 percent realistic capacity modifier is applied to the developable half of the site acreage.

Site 12: 0.20 acres; C-1/DTC zoning; City-owned

There is currently an older structure on the site that is being leased by the Historic Society. However, the City can cancel its lease at any time. The American Legion's daycare site is on the adjoining parcel behind this site and encroaches on the site. The City anticipates issuing an RFP in 2025 for development of five units of housing affordable to lower-income households (density of 25 units per acre). The City anticipates developing the entire 0.20 acre parcel. Per the DSP (as described in **Chapter 5, Constraints**), projects with residential uses must be in certain configurations with nonresidential uses; however, there is no prescribed percentage for these components. A daycare and/or space for nonprofits (such as the American Legion) are potential additional types of uses that the City may include with the residential development. The City expects project entitlements to be completed by 2027 and for building permits to be issued by 2029.

Site 14: 0.17 acres; C-R/MS zoning

There are no permanent structures on the site; however, there is a storage container and a boat trailer. It is a corner lot with existing homes on all sides. This site is estimated to develop with one unit of housing affordable to moderate-income households.

Sites 15 and 16: 0.36 acres (0.22 and 0.14); C-2/MS zoning; City-owned

An existing building on the site is used by the Lions Club of Soledad; however, since it is a City-owned site, the existing use is not an impediment to the redevelopment of the site. The City will rezone this pair of sites to R-3 as part of **Program 5.1.1**. The City anticipates issuing an RFP in 2025 for development of an affordable senior project with a community center on the ground floor (**Program 2.3.1 City-Owned Sites**). The City will ensure that 14 units are achieved through an RFP process. Although this is a density of 39 units per acre, units designed for seniors tend to be smaller, which will make the anticipated density feasible. The City expects project entitlements to be completed by 2027 and for building permits to be issued by 2029.



PENDING AND APPROVED PROJECTS

**TABLE 6-6
PENDING AND APPROVED PROJECTS**

Project Name	Assessor's Parcel Number	Status	General Plan	Zone	Acres	Total Capacity	Capacity by Income Category		
							Lower	Moderate	Above Moderate
Miramonte Specific Plan <i>(See description below)</i>	417151091000	SOI Amendment, Master Plan and Vesting Tentative Map Approved.	<i>Multiple (See Below)</i>	<i>Multiple (See Below)</i>	647	1,196	134	179	883
Orchard Villas Phases 20-23	257111022000 257111020000 022441019000 257111001000	Tentative Map approved in 2004. Of the total 23 phases: 1-14 are occupied; 15-17 are under construction; 18-19 are receiving building permits; 20-23 are counted towards RHNA.	SFR	R-1	70.92	28 (163 in All Phases)	0	0	28
230 8 th St Project	022183030000	Received 25% density bonus. Affordability agreement recorded, expected to be completed in 2024.	MDR	R-2	2.83	42	7	5	30
Miravale Parcel B Project	022522037000	Total units known, but affordability program not yet received. Estimated affordable units based on Inclusionary Zoning Requirements.		R-3	4.05	61	7	5	49
Santa Clara St Project	022441017000	Mix of townhomes (104 units) and multi-family housing (28 units). Affordability Agreement recorded. Not yet under construction.	HDR	R-3	8.5	132	28	24	80

HOUSING ELEMENT



Project Name	Assessor's Parcel Number	Status	General Plan	Zone	Acres	Total Capacity	Capacity by Income Category		
							Lower	Moderate	Above Moderate
School Housing Project	022026001000 022026002000 022026017000	Project received a 25% density bonus and a CUP to allow 25 units per acre. Project has been through the architectural review process.	DC	R-3/MS	0.67	20	2	1	17
Total						1,479	178	214	1,087

Source: City of Soledad, 2023



MIRAMONTE SPECIFIC PLAN

The City of Soledad is relying on the Miramonte Specific Plan (MSP) to meet a portion of the RHNA. **Program 1.1.1 Annexations** describes the City’s commitment to following the necessary steps to ensure the MSP is fully implemented and to find alternative housing opportunities if the MSP if necessary.

The MSP was adopted in November 2018, including pre-zoning and General Plan land use designations. The project is immediately north of existing city limits, north of the Peverini Park neighborhood, in unincorporated Monterey County and Soledad’s Sphere of Influence. The application for SOI amendment was submitted to the Local Agency Formation Commission (LAFCO) of Monterey County in March 2020 and approved on December 5, 2022. The annexation was conditionally approved on December 19, 2022, and is conditional upon the finalization of agricultural land mitigation. The City Council is anticipated to approve the following in September 2023: on-site Master Plans for Parks and Landscape, Wastewater, Water, Storm, and Circulation. The City is in the process of establishing Miramonte Impact Fees and an Affordable Housing Agreement.

In total, the MSP encompasses 647 acres and will include 2,392 dwelling units and 100,000 square feet of commercial space. Approximately 296.1 acres are zoned for low-density residential (MMSP-R-1) and 73.9 acres for medium-density residential (MMSP-R-V). Gross residential density on sites in the MMSP-R-1 zone will vary based on incorporated nonresidential amenities; however, the net density in this zone will range from 6 to 10 units per acre. Residential density in the MMSP-R-V zone will range from 10 to 30 units per acre and will be located in the plan area core and the Residential Study Area. Residential uses in this zone may include attached low-density homes, duplexes, triplexes, apartments, cohousing, and single-room occupancy units. Sites for medium-density residential are within walking distance of neighborhood parks, schools, and/or commercial areas. The project incorporated “affordable by design” theory, aiming to construct naturally affordable housing types at higher densities, including multifamily units as well as ADUs, small lot homes, townhomes, and more, to meet the need for affordable housing in Soledad. The breakdown of units by use and zone are listed in **Table 6-7**.

**TABLE 6-7
RESIDENTIAL LAND USES, MIRAMONTE SPECIFIC PLAN**

Land Use	Zone	Gross Acreage	Units
Low-Density Residential	MMSP-R-1	296.1	1,318
Medium-Density Residential and Affordable Housing	MMSP-R-V	31.3	626
Senior Housing		6.7	134
Residential Study Area		35.9	314
Total		370	2,392

Source: *Miramonte Specific Plan, 2018.*

Sites within the MSP include sites in active agricultural use. Sites with cultivated crops have been the primary land use that has redeveloped with residential uses over the past 20 years. Amendments to the SOI have been approved by the LAFCO of Monterey County, and there is an active housing plan for the residential portions of the Specific Plan area. Additionally, a condition of the approval of the annexation is that the project developers satisfy agricultural land mitigation requirements. As such, the current agricultural use on the residential sites in this Specific Plan area is not expected to be a barrier to development.

In addition to the residential component, the project will include 8.6 acres of village commercial uses, 196.4 acres designated for parks and open spaces, as well as new police and fire departments and two new schools.



Development phasing of the MSP is planned to be completed in 10 phases, each of which must contain affordable housing types allowed in single-family areas (i.e., ADUs, Junior ADUs, small lot homes, and townhomes). The intent is for development to progress from the south, adjacent to the current city limit, to the north. As such, the first phases to occur are expected to be phases 1, 2, 4, and 10. While the plan assumes development will occur in phases, each can develop at any time or concurrently with other phases. The need for adequate infrastructure and services will be the primary driver of development; therefore, phases adjacent to each other will develop in that order, beginning with those closest to existing infrastructure within city limits. **Table 6-8** presents the conceptual development plan for each of the 10 phases. The planning and development horizon for the completion of the MSP is expected to be approximately 10 to 20 years. Based on this, the City conservatively assumes that 50 percent of the Specific Plan can realistically be built out by 2031, and only relied on the 134 senior living affordable units projects as part of Phase 2 to meet the lower-income RHNA. These conservative estimates are reflected in **Table 6-2**.

**TABLE 6-8
MIRAMONTE SPECIFIC PLAN PHASING – RESIDENTIAL UNITS**

Phase	Affordable Units*	Total Units*
1	22	221
2	155	347
3	2	95
4	3	108
5	8	340
6	160	260
7	10	250
8	0	314
9	5	314
10	14	143
Total	379	2,392

**Conceptual development plan.
Source: Miramonte Specific Plan, 2018*

ACCESSORY DWELLING UNIT POTENTIAL

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for ADUs based on the number of ADUs developed in the prior Housing Element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th cycle Housing Element planning period.

The City issued 1 building permit for an ADU in 2019, 6 in 2020, 17 in 2021, and 6 in 2022, for a total of 30 ADU building permits during the previous planning period. Based on these trends, the City anticipates that 50 ADUs will be built by December 2031. To promote ADUs, the City has included **Program 2.1.4 Accessory**



Dwelling Units (ADUs) to comply with State law and make construction of ADUs feasible for more property owners. The City has developed free pre-approved ADU plans and will encourage their use.

ADUs are seen as an appropriate housing type for a primary residence for low-income households. While Soledad is not in the ABAG region, ABAG's 2021 regional analysis of existing ADU rents is a useful starting point for affordability assumptions because there is not the same type of study from the San Joaquin region. The ABAG analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low-income households, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above moderate-income households.

Next, the following local affordability analysis was considered.

Based on the 2022 AMI for Monterey County:

- A low-income household of three could afford a monthly rent of \$2,048.
- A low-income household of two could afford a monthly rent of \$1,820.
- A low-income household of one could afford a monthly rent of \$1,593.

Based on a survey of listings for rentals in Soledad on Craigslist, Redfin.com, and Zillow.com in April 2023, the average monthly rents were \$1,000 for a studio and \$2,175 for a two-bedroom. No one-bedroom units were listed at the time.

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 (July 2021), 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 and a farmworker housing development (Camphora) outside the city limits. The City maintains and improves 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 4.3 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 6-5**.

Per **Program 1.2.3 Water and Sewer**, the City will continue to ensure that water and sewer hookups for affordable projects are prioritized. The City provides credit impact fees for water and sewer for affordable projects, as described in the City's Inclusionary Ordinance. Amounts depend on affordability levels (Municipal Code Section 17.41.100).

The City has sufficient water and wastewater capacity to serve all sites in **Table 6-5**. Dry utilities are readily available citywide from the following providers:



- Electricity: Pacific Gas and Electric Company (PG&E) for distribution/3CE for generation
- Telephone: For landlines: AT&T, For Cell Providers: T-MOBILE, AT&T, Spectrum, Vonage, Metro, Boost Mobile
- Internet: AT&T, Spectrum/Comcast, and T-Mobile

HAZARDS AND OTHER POTENTIAL SITE CONSTRAINTS

The Safety Element addresses the topic of public health and safety following State requirements in Section 65302(g) of the California Government Code. State law requires that the Safety Element contain background information and goals and policies to address multiple natural hazards, analyze the vulnerabilities from climate change and contain policies to improve climate change resilience, and assess residential areas with evacuation constraints. As of June 2023, the City is updating its General Plan, including the Safety Element and anticipates adoption of the final draft General Plan and EIR in 2025.

The most prevalent hazards in the area include flooding (particularly from the Salinas River), earthquakes (Soledad is approximately 11 miles to the west of the San Andreas Fault Zone), and wildfires. Liquefaction, landslides, and steep slopes are not prevalent in the area. The Housing Element sites inventory was screened for the presence of the following hazard zones:

- Federal Emergency Management Agency (FEMA), 100-year flood zone
- Department of Water Resources (DWR), 100-year flood zone
- California Geological Survey, Alquist-Priolo earthquake fault zone
- California Department of Forestry and Fire Protection, Fire Hazard Severity Zones (FHSZ)
- State Responsibility Areas (SRA)
- Local Responsibility Areas (LRA)

None of the inventory sites intersected with any of the hazard zones listed here. The MSP area does have some areas that intersect with zones 2 and 4a. However, the plan area is 647 acres, so development can be focused in areas without potential hazards.

There are no other known environmental constraints or conditions within the city that could preclude development on identified sites within the planning period, including hazards, airport compatibility, and related land use controls, shape, contamination, easements, or overlays.

FINANCIAL RESOURCES

The City of Soledad has access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, State, local, and private resources. This section describes the key housing funding sources currently used in the city, which include Community Development Block Grant (CDBG) funds from the State and Section 8 rental assistance. Additionally, as of June 2023, the City's Redevelopment Agency Successor Fund had \$1.2 million, which can be used for homebuyer down payment assistance, site acquisition, and development of affordable housing. The City also has HOME funding and CDBG revolving rehabilitation loan funding.



Table 6-9 lists a range of potential financial resources that may be used in Soledad.

**TABLE 6-9
FINANCIAL RESOURCES AND PROGRAMS**

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants administered and awarded by the State on behalf of the United States Department of Housing and Urban Development (HUD) to cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Infrastructure Improvements Homeless Assistance Public Services
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the State on behalf of HUD to individual cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance New Construction
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	Land Acquisition Rehabilitation Relocation of Unit Refinancing of Existing Indebtedness
State Programs		
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	Support Services Rehabilitation Transitional Housing Supportive Housing
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	Purchase Development/Construction Improvement Rehabilitation
Multifamily Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	New Construction Rehabilitation Acquisition Preservation



Program Name	Description	Eligible Activities
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New Construction Rehabilitation Acquisition
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below-market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for 5 years.	Homeowner Assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	New Construction Rehabilitation
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	New Construction Rehabilitation
CalHOME	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects.	Predevelopment, Site Development, Site Acquisition Rehabilitation Acquisition/rehab Down Payment Assistance Mortgage Financing Homebuyer Counseling
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition
Affordable Housing Sustainable Communities Program (AHSC)	This program provides grants and/or loans, or any combination, that will achieve greenhouse gas emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	New Construction



Program Name	Description	Eligible Activities
Local Programs		
Habitat for Humanity Greater Fresno Area	Homeownership through sweat equity. Homeowners also receive counseling and training on homeownership and maintenance. Homeowners buy their completed homes from Habitat for Humanity and repay them over 30 years through an affordable mortgage.	Homebuyer Assistance Homebuyer Counseling
Fresno County Housing Assistance Rehabilitation Program (HARP)	Provides loans to eligible low- and moderate-income homeowners to rehabilitate their affordable homes in the unincorporated area and partner cities to bring the homes up to current building code health and safety standards. Loans are currently zero interest with affordable monthly payments based on the family's income.	Rehabilitation
Fresno County Rental Rehabilitation Program (RRP)	Provides loans to eligible rental housing owners with low-/moderate-income tenants, to rehabilitate affordable rental units in the unincorporated area and partner cities, to bring the rental units up to current building code health and safety standards. Loans are zero interest and amortized over 20 to 30 years (with a balloon payment at 20 years), based on the income of the rental-housing owner and the case flow of the rental project.	Rehabilitation
Fresno County Homebuyer Assistance Program (HAP)	Provides homebuyer down payment and mortgage assistance loans to enable eligible low- and moderate-income families to purchase their first home in the unincorporated area and partner cities. Homes to be purchased must meet current building code health and safety standards. Loans are zero interest with payments deferred for 30 years or until the primary mortgage is fully paid, whichever occurs first.	Homebuyer Assistance
Fresno County Affordable Housing Development Program (AHDP)	Provides gap-financing loans to nonprofit organizations and other eligible developers to construct new affordable housing, including multifamily rental housing projects and single-family owner-occupied housing projects. May also be used to substantially rehabilitate existing affordable housing projects.	New Construction Rehabilitation
Fresno County Mobile home Park Program (MPP)	Provides zero-interest loans to help finance the preservation of affordable mobile home parks and development of new affordable mobile home parks.	New Construction Acquisition and Preservation
Private Resources/Lender/Bank Financing Programs		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed-rate mortgages issued by private mortgage insurers.	Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer Assistance



Program Name	Description	Eligible Activities
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	New Construction
Freddie Mac	Home Works: Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	Homebuyer Assistance combined with Rehabilitation
Bay Area Local Initiatives Support Corporation (LISC)	Provides recoverable grants and debt financing on favorable terms to support a variety of community development activities, including affordable housing.	Acquisition New Construction Rehabilitation
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	Acquisition Rehabilitation New Construction
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition Rehabilitation New Construction

Source: City of Soledad, May 2023.



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7. GOALS, POLICIES, AND PROGRAMS

Goal 1 Adequate Sites: 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 SOI Expansion: The City of Soledad shall promote the expansion of its Local Agency Formation Commission (LAFCO) Sphere of Influence (SOI) 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 Annexations: The City shall actively seek amendment of its LAFCO SOI 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. In addition, annexation of land within a Specific Plan area shall be approved prior to City action on any subdivision of land.

The Housing Element is relying on the Miramonte Specific Plan Annexation to satisfy a portion of its Regional Housing Needs Allocation (RHNA), including 134 lower-income units, 179 moderate-income units and 883 above moderate-income units as part of a development for seniors. An amendment to the SOI was approved by the Monterey County LAFCO on December 5, 2022, and the annexation of the site was approved on December 19, 2022, but a Certificate of Completion will not be issued until the agriculture mitigation is complete. The Miramonte Specific Plan Annexation area encompasses approximately 647 acres and will accommodate development of up to 2,392 housing units in a range of densities and affordability. The diversity of housing types and densities will facilitate housing mobility and choice. Nonresidential amenities, including neighborhood parks, schools, and commercial areas are included in the plan and will be located conveniently to the residents in the higher-density areas. In consideration of the timeframe of this Housing Element and the phasing of the development of the entire plan area, a conservative 134 lower-income units are counted towards the RHNA requirements (see **Chapter 3, Housing Resources**). As of July 2023, a Development Agreement has not been finalized. Developer action to satisfy agricultural land mitigation requirements, which will allow the conditions of annexation approval to be met, will be made in 2024. Therefore, annexation is estimated to occur during 2025. If the Miramonte annexation is not approved, the City is committed to identifying alternative housing opportunities to accommodate 134 lower-income units 179 moderate-income units and 883 above moderate-income units during 2026.

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

Time Frames: Specific Plan preparation and coordination with LAFCO in 2023 and 2024. Issue Certificate of Completion and enter into a Development Agreement in 2024.

Funding Source: Developer Reimbursement Agreements/General Fund

Fair Housing Objectives: The diversity of housing types and densities will prevent displacement and facilitate housing mobility and choice and reduce instances of overcrowding and overpayment. Nonresidential amenities, including neighborhood parks, schools, and commercial areas are included in the plan and will be located conveniently to the residents in the higher-density areas.

Quantified Objectives: 134 lower-income units, 179 moderate-income units and 883 above moderate-income units.



Policy 1.2 Adequate Sites: The City of Soledad shall ensure adequate vacant and underutilized 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 Land Inventory: The City will provide for a variety of housing types and ensure that adequate sites are available to meet its RHNA of 724 units. As described in **Chapter 6, Housing Resources**, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the City's current and future residents, pursuant to State laws. The City will:

- Maintain and annually update the inventory of residential land resources for internal purposes.
- Monitor the availability of sites appropriate for lower-income housing in keeping with state "no net loss" provisions (Senate Bill (SB) 166, Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, and, if necessary, rezone sufficient sites to accommodate the RHNA within 180 days, ensuring that there is sufficient higher-density residential land available in areas throughout the city to deconcentrate poverty.
- Monitor and report residential development through the Department of Housing and Community Development (HCD) annual progress report (APR) process.
- Actively participate in the development of the next RHNA Plan to ensure that the allocations are reflective of the regional and local land use goals and policies.

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

Time Frame: Annually monitor as projects are processed. Submit APRs annually.

Funding Source: General Fund, Application Fees, and Reimbursement Agreements

Fair Housing Objectives: Provide for a variety of housing types to prevent displacement and facilitate housing mobility and choice and reduce instances of overcrowding and overpayment. Ensure that there is sufficient higher-density residential land available in areas throughout the city to deconcentrate poverty.

Quantified Objectives: 50 extremely low-income units, 50 very low-income units, 65 low-income units, 183 moderate-income units, 376 above moderate-income units.

Program 1.2.2 Specific Plans: The City will require draft Specific Plans 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. The City will adopt and implement new Zoning Code Chapter 17.51 with guidance and requirements for drafting a Specific Plan (anticipated by the end of 2023). Any new zoning that may be established by a Specific Plan for multifamily development shall permit multifamily 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 and Economic Development Department



Time Frames: Provide guidance and implement requirements for drafting Specific Plans on an ongoing basis, as the need arises.

Funding Source: General Fund

Fair Housing Objectives: Incorporating higher densities in new developments will prevent displacement and facilitate housing mobility and choice and reduce instances of overcrowding and overpayment.

Quantified Objectives: N/A.

Program 1.2.3 Water and Sewer: Through its ongoing Capital Improvement Program, 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-family and multifamily housing needed for lower-income households.

Responsible Agency/Department: Community and Economic Development Department/Public Works

Time Frames: Ongoing, as applications are received.

Funding Source: General Fund/Development Impact Fees, Federal Grants

Fair Housing Objectives: Ensuring that projects with affordable units receive water and sewer hookups will prevent displacement and facilitate housing mobility and choice and reduce instances of overcrowding and overpayment.

Quantified Objectives: 50 extremely low-income units, 50 very low-income units, 65 low-income units, 183 moderate-income units, 376 above moderate-income units.

Program 1.2.4 Use of Sites in Previous Cycles: Pursuant to AB 1397, Government Code Section 65583.2(c), any nonvacant sites identified in the prior 5th Housing Element Cycle or vacant sites identified in two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.

Responsible Agency/Department: Community and Economic Development Department/Public Works

Time Frames: Ongoing, as applications are received.

Funding Source: General Fund

Fair Housing Objectives: By-right development of projects with 20 percent affordable units on certain sites will prevent displacement and facilitate housing mobility and choice and reduce instances of overcrowding and overpayment.

Quantified Objectives: 88 lower-income units.

Goal 2 New Development and Redevelopment: To promote the development of a variety of housing types, particularly affordable housing on both vacant and underutilized sites.



Policy 2.1 Housing Variety: The City will facilitate an integrated mix of housing types and affordability levels that closely approximate the City’s 2023–2031 “fair share” housing allocation as follows:

- 23 percent of units affordable to households of lower income (very low- and low-income)
- 25 percent of units affordable to households with moderate incomes
- 52 percent of units affordable to households with above moderate incomes.

The City will achieve its housing allocation by facilitating a variety of unit sizes, locations, and configurations of both ownership and rental housing to meet a variety of housing needs.

Program 2.1.1 Inclusionary Housing: The City will continue to implement its Inclusionary Housing Ordinance, including the provision that prohibits waiving the construction of affordable units in projects subject to the Inclusionary Housing Ordinance in the earlier phases of a development, once the Ordinance is amended with that provision (see **Program 5.1.1**). The City will continue to monitor the success of its Inclusionary Housing Ordinance, including evaluating Development Agreements and improving them as needed.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Ongoing, as projects are approved through the Community Development Department

Funding Source: General Fund

Fair Housing Objectives: Incorporating a variety of housing will prevent displacement and facilitate housing mobility and choice and reduce instances of overcrowding and overpayment.

Quantified Objectives: 60 very low-income units, 60 low-income units, 80 moderate-income units.

Program 2.1.2 Mixed-Use and Commercial Zones: The City shall encourage property owners and developers to develop available sites in the Downtown Specific Plan (DSP) area. The City shall provide incentives for residential development in the DSP area, including, but not limited to:

- Priority project processing
- Deferral of development impact or permit fees, where possible
- Flexibility in development standards, such as parking, setbacks, open space and landscaping requirements
- Density and intensity bonuses
- Support for infrastructure upgrades
- Assist developers with securing additional financing
- Explore ways to encourage adaptive reuse

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact owners and developers at least annually to offer incentives and market the availability of sites.

Funding Source: General Fund



Fair Housing Objectives: Facilitating residential development in the downtown will prevent displacement and provide options for housing mobility and choice and reduce instances of overcrowding and overpayment, particularly in areas with services, commercial businesses, and access to transit.

Quantified Objectives: 45 lower-income units, 23 moderate-income units, and 1 above moderate-income unit.

Program 2.1.3 Single-Room Occupancy Units (SROs): The City will encourage the construction of SROs for housing for seasonal or permanent farmworkers and households with extremely low incomes. The City will seek opportunities to facilitate the conversion of underutilized office buildings, or other uses to SROs. Per **Program 5.1.1**, the City will update its Zoning Ordinance as needed for compliance with State law.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact qualified developers at least annually and ongoing, when assistance is requested.

Funding Source: General Fund

Fair Housing Objectives: Encouraging SROs as a means of providing affordable housing will prevent displacement and provide options for housing mobility and choice and reduce instances of overcrowding and overpayment, particularly in areas with services, commercial businesses, and access to transit.

Quantified Objectives: 12 extremely low-income units.

Program 2.1.4 Accessory Dwelling Units (ADUs): The City will encourage the construction of ADUs (including Junior ADUs or JADUs) throughout the city through the following actions, which are aimed at providing an increased supply of affordable units and therefore help reduce displacement risk for low-income households resulting from overpayment:

- Provide guidance and educational materials for building ADUs on the City’s website, including permitting procedures and construction resources. Additionally, the City will present homeowners’ associations with information about the community and neighborhood benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law.
- Proactively advertise the benefits of ADUs by distributing multilingual informational materials in higher-income neighborhoods (Jack Franscioni Elementary School/Peaverini Park neighborhood) and limited rental opportunities to increase mobility for low-income households by posting flyers in community gathering places and providing to community groups and homeowners’ associations at least annually.
- Monitor ADU production and affordability every other year and adjust or expand the focus of the education and outreach efforts. If needed, identify additional sites to accommodate the unmet portion of the lower-income RHNA.
- Apply annually, or as grants are available, for funding to provide incentives for homeowners to construct ADUs.
- Provide free pre-approved ADU plans, which the City has developed, And encourage their use.



Per **Program 5.1.1**, the City will update its Zoning Ordinance as needed for compliance with State law.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Provide information on the City website, to homeowners' associations, and to homeowners in targeted neighborhoods by summer 2024 and ongoing after that. Monitor ADU production and affordability every other year. Apply annually, or as grants are available.

Funding Source: General Fund

Fair Housing Objectives: Facilitating ADU and JADU development in neighborhoods with higher incomes will provide lower- and moderate-income households with options for housing mobility and choice and reduce instances of overcrowding and overpayment.

Quantified Objectives: 15 lower-income units, 15 moderate-income units, and 20 above moderate-income units.

Policy 2.2 Promote and Incentivize Development: The City shall promote and incentivize the development of housing affordable to lower- and moderate-income households by pursuing local, State, and federal funding sources for affordable housing projects, particularly in mixed-use projects and residential projects in commercial zones, specifically focused in the Downtown Specific Plan. The City shall seek partnerships and innovative financing arrangements to generate opportunities for the creation of new housing.

Program 2.2.1 Pursue Funding: The City shall continue to monitor HCD's website for Notices of Funding Ability (NOFA) and other funding sources quarterly and write grants aimed at securing funds for affordable housing development as funding and circumstances allow. 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. The City shall explore and implement if feasible, a program to incentivize in-lieu fees collected for projects subject to the inclusionary ordinance by potentially partnering with Community Housing Improvement Systems and Planning Association (CHISPA) and other nonprofit developers who can identify matching funds. (Per Program 5.1.1, the City will amend Zoning Code Chapter 17.41 to establish the amount of in-lieu fees associated with inclusionary requirements.)

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Seek grant opportunities annually and more frequently when City staff resources allow. Contact qualified developers at least annually and ongoing, when assistance is requested

Funding Source: General Fund

Fair Housing Objectives: Funding for affordable housing will prevent displacement and facilitate housing mobility and choice and reduce instances of overcrowding and overpayment.

Quantified Objectives: 50 extremely low-income units, 50 very low-income units, 65 low-income units.

Program 2.2.2 Provide Incentives: Facilitate the development of all levels of affordable housing, particularly for special housing needs groups (as addressed under **Policy 3.1, Special Needs**) by providing, when feasible, appropriate incentives, including, but not limited to:

- Priority project processing
- Deferral of development impact or permit fees, where possible



- Flexibility in development standards, such as parking, setbacks, and landscaping requirements
- Density and intensity bonuses
- Support for infrastructure upgrades
- Assist developers with securing additional financing

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact qualified developers and property owners to offer incentives at least annually and ongoing, when projects come forward.

Funding Source: General Fund

Fair Housing Objectives: Incentives for affordable housing will prevent displacement and facilitate housing mobility and choice and reduce instances of overcrowding and overpayment.

Quantified Objectives: 50 extremely low-income units, 50 very low-income units, 65 low-income units.

Program 2.2.3 Density Bonuses: The City shall promote the use of density bonuses to facilitate affordable housing development. Per **Program 5.1.1, Zoning Amendments**, the City will comply with California Government Code Section 65915 et seq., as revised, amend the Zoning Code to be consistent with State density bonus law. The City will continue to update the Density Bonus Ordinance as needed to stay consistent with State law.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact qualified developers at least annually and ongoing, when assistance is requested.

Funding Source: General Fund

Fair Housing Objectives: Density bonuses provide incentives to create affordable housing that will prevent displacement and promote housing mobility and choice and reduce instances of overcrowding and overpayment.

Quantified Objectives: 4 extremely low-income units, 4 very low-income units, 4 low-income units.

Program 2.2.4 Land Trusts and Housing Trust Funds: Explore the potential to partner with regional governments, nonprofits, community land trusts, and other organizations as appropriate to explore the feasibility of land trusts and housing trust funds as mechanisms to develop affordable housing. Collaborate with Monterey Bay Economic Partnership and Housing Trust Silicon Valley to identify opportunities for the Monterey Bay Housing Trust (MBHT) revolving loan fund to be used in Soledad, in particular, by exploring the feasibility of using the fund for construction financing or other uses beyond the pre-development costs that are currently eligible.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Explore options by summer 2024 and select an approach if feasible. Reassess at least annually.

Funding Source: General Fund



Fair Housing Objectives: Alternative approaches for facilitating affordable housing will prevent displacement and promote housing mobility and choice and reduce instances of overcrowding and overpayment.

Quantified Objectives: 2 extremely low-income units, 2 very low-income units, 2 low-income units.

Policy 2.3 City-Owned Sites: The City shall develop selected sites that are currently owned by the City with housing. The City shall seek appropriate additional properties to purchase for housing development, particularly blighted properties in neighborhoods of concentrated poverty to encourage community conservation and revitalization.

Program 2.3.1 City-Owned Sites: As described in **Chapter 6, Housing Resources**, the City owns Sites 12, 15, and 16 and will issue Requests for Proposals (RFPs) to develop these sites. Requirements and incentives for reserving specified portions of the units for certain special housing needs groups (as addressed under **Policy 3.1, Special Needs**) will be described in the RFPs. The City will release RFPs by 2025 for the following projects:

1. Site 12: 5 units of housing affordable to lower-income households.
2. Sites 15 and 16: 14 units of housing affordable to lower-income households and reserved for seniors with a community center on the ground-floor.

City expects project entitlements to be completed by 2027 and for building permits to be issued by 2029.

The City will continue to seek and purchase appropriate additional properties for housing development, particularly blighted properties in neighborhoods of concentrated poverty to encourage community conservation and revitalization.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Issue RFPs by 2025, complete entitlements by 2027 and issue building permits by 2029. Seek and purchase two additional properties appropriate for development by 2025 and develop by 2029.

Funding Source: General Fund

Fair Housing Objectives: Development on City-owned sites will create affordable housing, which will prevent displacement and promote housing mobility and choice and reduce instances of overcrowding and overpayment. Targeted acquisition and redevelopment of vacant and blighted properties in neighborhoods of concentrated poverty will encourage community conservation and revitalization.

Quantified Objectives: 34 lower-income units (19 on Sites 12, 15, and 16 plus 15 on sites to be selected and purchased).

Goal 3 Housing Opportunities for All. Provide housing opportunities for all segments of the community to meet current and future needs.

Policy 3.1 Special Needs: To promote and help meet the needs of persons who have special needs not readily addressed without community leadership and involvement, including large families, persons with disabilities (including developmental disabilities), farmworkers, single-parent households, particularly those headed by women seniors, extremely low-income households and people experiencing homelessness. The



City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, and supportive services programs. Support the redevelopment of dilapidated residential and commercial property for farmworker housing, transitional housing, and other special-needs populations.

Program 3.1.1 Large Families: The City shall consider the needs of larger families, which is a sizeable portion of the Soledad community. To address and prevent overcrowding and overpayment, the City will encourage the construction of homes with four or more bedrooms. The City will target efforts under **Program 2.2.1, Pursue Funding**, and **Program 2.2.2, Provide Incentives**, for housing projects that will benefit larger families.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact qualified developers and property owners to offer incentives and promote housing particularly suited for special housing needs groups at least annually and ongoing, when projects come forward.

Funding Source: General Fund

Fair Housing Objectives: Incentives for housing for special-needs groups will prevent displacement, facilitate housing mobility and choice, and reduce instances of overcrowding and overpayment.

Quantified Objectives: 5 lower-income units, 5 moderate-income units, 5 above moderate-income units.

Program 3.1.2 Persons with Disabilities, Including Developmental Disabilities: The City shall consider the needs of persons with disabilities (including developmental disabilities) and their families through the following efforts:

- Encourage universal design concepts and adaptability features in architectural designs for new units so that accessibility features can be easily installed when needed.
- Ensure that older housing that may not meet accessibility needs can be adapted as needed through the City's Reasonable Accommodation process (**Program 5.1.1**).
- Refer households in need of accessibility improvements to the City's **Program 4.1.1, Rehabilitation Programs**.
- Collaborate with the San Andreas Regional Center and Social Vocational Services to support the needs of persons with disabilities, for example by developing housing waiting lists for persons with disabilities and targeting those lists to property owners or homeowners making units (e.g., ADUs, new affordable, accessible housing units).
- 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 Americans with Disabilities Act (ADA) guidelines in excess of Title 24.
- Seek funding under the Community Development Block Grant (CDBG), HOME Investment Partnerships, federal HOPWA, California Child Care Facilities Finance Program, and other State and federal programs designated specifically for persons with disabilities (including developmental disabilities).
- The City will target efforts under **Program 2.2.1, Pursue Funding**, and **Program 2.2.2, Provide Incentives**, for housing projects that will benefit persons with disabilities, including developmental disabilities.



Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact qualified developers and property owners to offer incentives and promote housing particularly suited for special housing needs groups at least annually and ongoing, when projects come forward. Apply for funding at least annually.

Funding Source: General Fund, Federal HOPWA, CDBG, HOME Investment Partnerships, California Child Care Facilities Finance Program, and other State and federal programs designated specifically for special-needs groups.

Fair Housing Objectives: Incentives for housing for special-needs groups will prevent displacement, facilitate housing mobility and choice, and reduce instances of overcrowding and overpayment.

Quantified Objectives: 8 lower-income units.

Program 3.1.3 Farmworkers: The City shall consider the needs of farmworkers by making the following efforts:

- Reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing.
- Seek partnerships with other jurisdictions in the region and other agencies (such as HACM and CHISPA), housing developers, Nino Homes, Self-Help Enterprises, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.
- Provide technical support, offer incentives, and partner on applications for funding for farmworker housing from HCD, USDA Rural Development loans and grants, and other funding sources that may become available.
- Annually monitor the status of farmworker housing as part of their annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, the City will make necessary changes to enhance opportunities and incentives for farmworker housing development.
- Monitor the migrant student population in Soledad and take additional actions to serve the farmworker population if the migrant student population increases.
- Provide bilingual materials on available resources and financial assistance on the City's website.
- The City will target efforts under **Program 2.2.1, Pursue Funding**, and **Program 2.2.2, Provide Incentives**, for housing projects that will benefit farmworkers.
- Identify appropriate actions from the June 2018 study, *Farmworker Housing Study and Action Plan For Salinas Valley and Pajaro Valley* prepared by California Institute for Rural Studies and implement selected actions.

See also, **Program 2.1.3, Single-Room Occupancy Units (SROs)**.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact qualified developers and property owners to offer incentives and promote housing particularly suited for special housing needs groups at least annually and ongoing, when projects come forward. Monitor production and apply for funding at least



annually. Meet with collaborators at least annually and implement strategies chosen at such meetings in an ongoing fashion. Provide resources on the City's website by summer 2024 and ongoing thereafter.

Funding Source: General Fund

Fair Housing Objectives: Incentives for housing for special-needs groups will prevent displacement, facilitate housing mobility and choice, and reduce instances of overcrowding and overpayment.

Quantified Objectives: 6 extremely low-income units, 6 very low-income units

Program 3.1.4 Single-Parent Households: The City shall consider the needs of single-parent households, particularly those headed by women by making the following efforts:

- Encouraging construction of affordable units in a range of sizes.
- Supporting the efforts of programs such as (but not limited to) the Soledad Migrant Head Start center in Soledad and the Homework Center program at the Soledad Community Library.
- The City will target efforts under **Program 2.2.1, Pursue Funding**, and **Program 2.2.2, Provide Incentives**, for housing projects that will benefit single-parent households, particularly those headed by women.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact qualified developers and property owners to offer incentives and promote housing particularly suited for special housing needs groups at least annually and ongoing when projects come forward. Apply for funding at least annually. Support service providers at least annually. Provide resources on the City's website by summer 2024 and ongoing thereafter.

Funding Source: General Fund

Fair Housing Objectives: Incentives for housing for special-needs groups will prevent displacement, facilitate housing mobility and choice, and reduce instances of overcrowding and overpayment.

Quantified Objectives: 12 lower-income units.

Program 3.1.5 Seniors: The City shall consider the needs of seniors by making the following efforts:

- Ensure that older housing that may not meet accessibility needs can be adapted as needed through the City's Reasonable Accommodation process.
- Refer households in need of accessibility improvements to the City's **Rehabilitation Programs (Program 4.1.1)**.
- Support service providers that defray the cost of living for seniors.
- The City will target efforts under **Program 2.2.1, Pursue Funding**, and **Program 2.2.2, Provide Incentives**, for housing projects that will benefit seniors.
- The City will develop a senior housing project on Sites 15 and 16 (**Program 2.3.1, City-Owned Sites**)



Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact qualified developers and property owners to offer incentives and promote housing particularly suited for special housing needs groups at least annually and ongoing, when projects come forward.

Funding Source: General Fund

Fair Housing Objectives: Incentives for housing for special-needs groups will prevent displacement, facilitate housing mobility and choice, and reduce instances of overcrowding and overpayment.

Quantified Objectives: 16 lower-income units.

Program 3.1.6 Extremely Low-Income Households: The City shall consider the needs of extremely low-income households by making the following efforts:

- Assist nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the City's identified housing needs.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Support service providers that defray the cost of living for extremely low-income households.
- The City will target efforts under **Program 2.2.1, Pursue Funding**, and **Program 2.2.2, Provide Incentives**, for housing projects that will benefit extremely low-income households.

See also **Program 2.1.3, Single Room Occupancy Units (SROs)**.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact qualified developers and property owners to offer incentives and promote housing particularly suited for special housing needs groups at least annually and ongoing, when projects come forward. Apply for funding at least annually. Support service providers at least annually. Provide resources on the City's website by summer 2024 and ongoing thereafter.

Funding Source: General Fund

Fair Housing Objectives: Incentives for housing for special-needs groups will prevent displacement, facilitate housing mobility and choice, and reduce instances of overcrowding and overpayment.

Quantified Objectives: 4 extremely low-income units.

Program 3.1.7 People Experiencing Homelessness: The City shall consider the needs of people experiencing homelessness by making the following efforts:

- Coordinate with all other Monterey County jurisdictions to increase the availability of emergency shelters, transitional housing, and homelessness services generally as well as develop targeted assistance and outreach for overrepresented populations.



- Monitor the demographic composition of the homeless population to identify needs for targeted resources and determine what efforts to take, such as providing education on the financial assistance and programs available.
- Identify appropriate actions from the 2021 study, *Lead Me Home* prepared by Coalition of Homeless Services Providers and Focus Strategies and implement selected actions.
- The City will target efforts under **Program 2.2.1, Pursue Funding**, and **Program 2.2.2, Provide Incentives**, for housing projects that will benefit people experiencing homelessness.

See also **Program 2.1.3, Single Room Occupancy Units (SROs)**.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact qualified developers and property owners to offer incentives and promote housing particularly suited for special housing needs groups at least annually and ongoing, when projects come forward. Apply for funding at least annually. Support service providers at least annually. Provide resources on the City’s website by summer 2024 and ongoing thereafter.

Funding Source: General Fund

Fair Housing Objectives: Incentives for housing for special-needs groups will prevent displacement, facilitate housing mobility and choice, and reduce instances of overcrowding and overpayment.

Quantified Objectives: N/A

Policy 3.2 Homebuyer Programs: The City shall facilitate opportunities for homebuyers, particularly first-time homebuyers, to achieve homeownership and support their unique needs.

Program 3.2.1 Homebuyer Education and Opportunities: The City will seek opportunities for creating more for-sale housing by partnering with sweat equity programs such as Self-Help Enterprises and Nino Homes and other creative mechanisms, such as the program where Section 8 vouchers can be applied towards a home purchase. The City will continue to offer workshops in English and Spanish about eligibility and how to apply for affordable home purchase opportunities when that type of project is in process in the city. The City will advertise free HUD-approved homebuyer education courses. The City will encourage homebuyer courses to include the following elements:

- Understanding development agreements and homebuyer contracts and related documents.
- Affordable housing basics, including how affordable housing lotteries work and the City’s role.
- Presentations from local lenders on how to become “purchase-ready.”
- Be available in multiple languages, with in-person and virtual options.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Contact qualified developers and property owners to seek opportunities for creating more for-sale housing at least annually. Provide resources on the City’s website by summer 2024 and ongoing thereafter. Work with a provider of homebuyer education courses



to incorporate the listed topics by summer 2024 and ongoing thereafter. City-led workshops are ongoing when projects occur.

Funding Source: General Fund, HUD

Fair Housing Objectives: Assisting with homebuyer education and opportunities will prevent displacement, facilitate housing mobility and choice, and reduce instances of overcrowding and overpayment.

Quantified Objectives: N/A

Program 3.2.2 First-Time Homebuyer Funding: The City will establish a program to provide down payment assistance to eligible applicants. The City also has approximately \$1.2 million in funding through the previous Successor Agency Fund that can be used for down payment assistance.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Establish program by summer 2024 and administer it on an ongoing basis thereafter.

Funding Source: Successor Agency Fund, CDBG

Fair Housing Objectives: Providing homebuyer assistance will prevent displacement, facilitate housing mobility and choice, and reduce instances of overcrowding and overpayment.

Quantified Objectives: Assist x households.

Program 3.2.3 Mortgage Credit Certificate Program: The City will annually meet with representatives of local jurisdictions, CalHFA and/or the Housing Authority of Monterey County (HACM) to determine interest in, and feasibility of, applying for a mortgage revenue bond or mortgage credit certificate allocation. The City will investigate at least one allocation and either issue bonds or mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Annually meet representatives from the CalHFA, HAMC, and representatives from other cities in the county to discuss interest in applying for mortgage revenue bonds or mortgage credit certificates. If feasible, apply for the first allocation in 2025. If the program is successful, the City will apply for the second allocation in 2026.

Funding Source: Mortgage Revenue Bonds or Mortgage Credit Certificates

Fair Housing Objectives: Providing homebuyer assistance in the form of mortgage credit will prevent displacement, facilitate housing mobility and choice, and reduce instances of overcrowding and overpayment.

Quantified Objectives: Assist 6 households.

Goal 4 Conservation, Preservation, and Improvement: 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 Home Maintenance and Rehabilitation: To the extent permitted by available funding, the City of Soledad will continue to assist qualified income households (including eligible owners of mobile homes), and qualifying rental property owners whose housing units need rehabilitation and accessibility improvements, to alleviate substandard conditions before reaching a point of inhabitability.

Program 4.1.1 Rehabilitation Programs: The City shall apply annually for CDBG rehabilitation funds (and other available funding) to finance or help finance its residential rehabilitation program. The City shall seek funding for targeted assistance for property owners and landlords of rental properties. The City shall advertise programs on its website, through the City's bilingual newsletter, and particularly in areas of need, to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community. The City shall advertise programs specifically to persons with disabilities who may need home accessibility modifications by partnering with the San Andreas Regional Center (**Program 3.1.2, Persons with Disabilities, Including Developmental Disabilities**). This program will be prioritized in the areas of the City with the oldest housing stock and greatest rehabilitation needs, including the Vosti Park/Ramirez Park and Downtown/Veterans Park neighborhoods, as well as locations identified by the City's Code Enforcement Officer, which include the Soledad Mobile Park, Nielsen's Trailer Park, Barcelona State, and Buena Vista Park, and near the Chevron gas station on the 100 block of Front Street.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Apply for funding at least annually. Process applications and projects on an ongoing basis. Advertise as soon as program is available and ongoing thereafter.

Funding Source: CDBG

Fair Housing Objectives: Rehabilitating homes (particularly in targeted neighborhoods) will revitalize neighborhoods and prevent displacement, particularly for persons with disabilities and/or people living in older neighborhoods with concentrations of poverty.

Quantified Objectives: Assist 10 lower-income households.

Program 4.1.2 Code Enforcement: 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. This program will be prioritized in the areas of the city with the oldest housing stock and greatest rehabilitation needs, including the Vosti Park/Ramirez Park and Downtown/Veterans Park neighborhoods, as well as locations identified by the City's Code Enforcement Officer, which include in the Soledad Mobile Park, Nielsen's Trailer Park, Barcelona State, and Buena Vista Park, and near the Chevron gas station on the 100 block of Front Street.

Responsible Agency/Department: Community and Economic Development Department/Building and Safety Division

Time Frames: Address complaints as they are received.

Funding Source: General Fund

Fair Housing Objectives: Rehabilitating homes (particularly in targeted neighborhoods) will revitalize neighborhoods and prevent displacement, particularly for persons with disabilities and/or people living in older neighborhoods with concentrations of poverty.

Quantified Objectives: Assist 10 lower-income households.



Policy 4.2 Neighborhood Conservation and Improvement: The City will promote the continued maintenance and improvement of the city's nonresidential community amenities, such as infrastructure, schools, parks, sidewalks and street trees, as well as improve air and water quality to promote community health and reduce pollution exposure.

Program 4.2.1 Place-Based Revitalization: Through its Capital Improvement Program, the City will prioritize improvements to neighborhoods with the greatest need, including portions of the Ramirez Park and Vosti Park neighborhoods. Actions include:

- The City will improve the City's parks with the installation of new park amenities such as barbeque pits, picnic tables, trash receptacles, park signage, and drinking fountains.
- The City will update sewer piping, fire hydrants, and meters throughout the City.
- The City will be making updates to roadways by rehabilitating roads and sidewalks, fixing manholes and drainage issues, and installing new streetlights.
- The City has received a grant from California's Urban Drought Relief Program to construct infrastructure needed to irrigate most if not all of the City of Soledad and Unified School District turf areas with recycled water in an effort to preserve groundwater.
- The City will be updating a sewer main connection at the intersection of 3rd Street and Monterey Street.
- The City will be updating the Community Center by installing a kitchen and updating the gym, bringing it into ADA compliance, and adding EV Parking provisions.

Responsible Agency/Department: Community and Economic Development Department/Building and Safety Division and Public Works Department

Time Frames: As scheduled in the CIP

Funding Source: General Fund, Federal and State Grants

Fair Housing Objectives: Targeted investment in areas of most need focused on improving community assets will conserve and revitalize neighborhoods.

Quantified Objectives: N/A

Program 4.2.1 Environmental Quality: The City will partner with nearby jurisdictions and other appropriate entities to develop and implement a program to address exposure to environmental hazards, including aerial exposure to pesticides used in adjacent agricultural operations, groundwater contamination from agricultural runoff, and lead in paint in older housing units. The program will focus on areas with the highest scores on the California Office for Environmental Health Hazard Assessment's (OEHHA's) CalEnviroScreen tool, including portions of the Ramirez Park and Vosti Park neighborhoods. The City will study ways to address negative environmental, neighborhood, housing, and health impacts associated with siting and operation of land uses, such as industrial, agricultural, waste storage, freeways, energy production, etc. in disadvantaged communities and implement appropriate strategies, as is feasible.

Responsible Agency/Department: Community and Economic Development Department, Building and Safety Division

Time Frames: Seek partnerships by January 2025, develop program by January 2026, implement program on an ongoing basis thereafter.



Funding Source: General Fund

Fair Housing Objectives: Addressing environmental health impacts, conserving and improving assets in areas of lower opportunity and concentrated poverty will conserve and revitalize neighborhoods.

Quantified Objectives: N/A

Policy 4.3 Conservation of Affordable Housing: The City shall make diligent efforts to ensure that existing affordable housing remains affordable.

Program 4.3.1 At-Risk Housing Units: 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 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 (December 2023 to December 2031). Currently, there are 490 assisted housing units in Soledad, none of which are at risk of conversion to market rate in the next 10 years.

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.
- Comply with State law, which requires owners of deed-restricted affordable projects 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. (As of July 2023, the City was preparing a new chapter for the Zoning Ordinance regarding these noticing requirements for at-risk units. The chapter is expected to be implemented by the end of 2023.)

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 and Economic Development Department

Time Frames: Monitor the status of affordable housing projects in an ongoing fashion. Respond appropriately, immediately upon learning of a potential threat to any affordable units.

Funding Source: General Fund

Fair Housing Objectives: Preserving affordable housing conserves neighborhoods and prevents displacement.



Quantified Objectives: Preserve the 490 assisted housing units in Soledad.

Program 4.3.2 Housing Choice Vouchers (HCVs): The City will continue to collaborate with HACM to maintain the use of HCVs for the city's very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses. The City will continue to encourage HACM to expand the availability of HCVs when funding for additional vouchers becomes available and HACM is able to apply for such funding. The City will target resources, as possible, to promote housing mobility and expanded opportunity for extremely low-, very low-, low-, and moderate-income residents to locate in the Jack Franscioni Elementary School/Peaverini Park neighborhood and other neighborhoods of their choosing.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Ongoing

Funding Source: General Fund

Fair Housing Objectives: Encouraging HCV use in higher-income neighborhoods will facilitate housing mobility and choice. Conserving the availability of vouchers will prevent displacement.

Quantified Objectives: Conserve the 132 vouchers in use in Soledad.

Goal 5 Removal of Constraints: To identify and address constraints that hinder a jurisdiction from meeting its housing needs, including governmental and nongovernmental constraints and excessive utility costs.

Policy 5.1 Governmental Constraints: 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 Zoning Amendments: This program is divided into near-term amendments that the City will adopt by the end of 2023 and medium-term amendments that the City will adopt by 2025.

Near-term amendments include:

1. Amend Zoning Code Section 17.38.380 regarding noticing requirements for at-risk units, as described in **Program 4.3.1 At-Risk Housing Units**.
2. Amend Zoning Code Section 17.38.390 to define and permit SROs in compliance with Government Code Section 65583(c)(1) and any other relevant State law. Establish associated regulations. (Related **Program 2.1.3, Single-Room Occupancy Units (SROs)**, is included to encourage the construction of SROs.)
3. Add Zoning Code Chapter 17.51, Reasonable Accommodations Ordinance, including sections on purpose, applicability, application procedure, review authority, findings and decision, and conditions of approval.
4. Add Zoning Code Chapter 17.52, Specific Plans (see also **Program 1.2.2, Specific Plans**).
5. Amend Zoning Code Chapter 17.24 to update the C-1 zone to allow SRO hotels and boardinghouses as uses and to allow up to 30 residential units per acre and up to four stories in height where the zone overlaps with the Downtown Core Zone (DTC) in the DSP.



6. Amend Zoning Code Chapter 17.39 to comply with California Government Code Section 65915, as revised, amend the Zoning Code to be consistent with State density bonus law. (See also **Program 2.2.3, Density Bonuses.**)
7. Amend Zoning Code Chapter 17.41 to prohibit waiving the construction of affordable units in projects subject to the Inclusionary Housing Ordinance in the earlier phases of a development (see also **Program 2.1.1, Inclusionary Housing.**)
8. Amend Zoning Code Chapter 17.14 to update the R-3 zone as follows:
 - a. Establish a minimum density of 12 units per acre.
 - b. Remove CUP for projects with densities of 22 units per acre.
 - c. Add ADUs for multifamily, transitional, and supportive housing units as allowed uses.
 - d. Eliminate single-family dwellings as an allowed use.
 - e. Amend the minimum area/unit to 1,980 square feet for consistency with the General Plan.
 - f. Permit Employee/Farmworker Housing with 12 units or 36 beds in all zones where agriculture is allowed and treat as an agricultural use, in compliance with Health and Safety Code Section 17021.6.
9. Amend Zoning Code Chapter 17.38 to define and permit ADUs in compliance with Government Code Section 65852.2 and any other relevant State law and to establish associated regulations and parking standards.
10. Amend the Zoning Code to establish parking standards for emergency shelters in compliance with Government Code Section 65583(a)(4)(A)(ii)
11. Amend the Zoning Code to permit both transitional and supportive housing and allow them as a single-family use, treated no differently than residential dwellings of the same type in the same zone (Government Code. Section 65583(a)(5)).

Medium-term amendments:

1. Amend Zoning Code Chapter 17.41 to establish the amount of in-lieu fees associated with inclusionary requirements.
2. Update the R-3 zone to add condominiums as an allowed use.
3. Update the C-1 zone to allow up to 30 units per acre where the zone overlaps with the Downtown Edge Zone (DTE) in the DSP.
4. Updates to the R-2 zone, including establishing a minimum density.
5. Updates to R-1 17.10.040, *Property development standards*, for consistency with Zoning Code Section 17.10.010 to clarify that each lot shall have a minimum net area of 5,000 square feet.



6. Base zoning on Sites 15 (Assessor's Parcel Number [APN] 022036007000) and 16 (APN 022035004000) will be changed from C-2 to R-3. The MS DSP zoning will remain.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Adopt near-term amendments by the end of 2023; adopt medium-term amendments by the end of 2024.

Funding Source: General Fund

Fair Housing Objectives: Addressing constraints will remove barriers to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.

Quantified Objectives: N/A

Program 5.1.2 Downtown Specific Plan (DSP): The DSP does not address ADUs and contains subjective design standards. The City will amend the DSP to ensure regulations are clear, address ADUs, including establishing associated standards and parking standards, and rewrite design standards so they are objective.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Update DSP or determine and implement alternate approach by January 2026.

Funding Source: General Fund

Fair Housing Objectives: Addressing constraints will remove barriers to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.

Quantified Objectives: N/A

Program 5.1.3 Lot Consolidation and Lot Splits: To create additional opportunities for infill development and affordable housing, the City will facilitate lot consolidation and lot splits. The City will facilitate the approval process for land divisions, lot line adjustments, and/or Specific Plans or Master Plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives brought forth by developers. Similarly, where lot splits are needed to facilitate housing development, the City will work with developers and owners to complete lot splits.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Ongoing, as development opportunities are identified.

Funding Source: General Fund

Fair Housing Objectives: Addressing constraints will remove barriers to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.

Quantified Objectives: N/A



Program 5.1.4: 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 and Economic Development Department

Time Frames: Ongoing as applications are received.

Funding Source: General Fund

Fair Housing Objectives: Addressing constraints will remove barriers to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.

Quantified Objectives: N/A

Program 5.1.5 Streamlined Approval: The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

The City will continue to comply with SB 330 (Government Code Section 65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report (EIR) or 60 days after adoption of a mitigated negative declaration (MND) or an environmental report for an affordable housing project.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Establish SB 35 procedure by summer 2024.

Funding Source: General Fund

Fair Housing Objectives: Addressing constraints will remove barriers to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.

Quantified Objectives: N/A

Program 5.1.6 Fees: The City will review its fee structure and update as needed to ensure that amounts are appropriate for each type of residential project and commensurate with the staff time required for processing applications and the services provided.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Review and update fee structure by July 1, 2024

Funding Source: General Fund

Fair Housing Objectives: Addressing constraints will remove barriers to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.

Quantified Objectives: N/A



Policy 5.2 Nongovernmental Constraints: The City of Soledad shall monitor nongovernmental constraints and mitigate them, as feasible, to ensure that they do not unreasonably constrain the development, conservation, and rehabilitation of housing.

Program 5.2.1 Nongovernmental Constraints: The City will monitor residential developments that have been approved by the City and where building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to discover why units have not been constructed within two years after approval. If due to nongovernmental constraints, such as rapid increases in construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to reduce or remove these constraints. Additionally, the City will proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing in Soledad and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Ongoing as constraints are identified.

Funding Source: General Fund

Fair Housing Objectives: Addressing constraints will remove barriers to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.

Quantified Objectives: N/A

Policy 5.3 Energy Conservation: To promote improved energy efficiency of existing and new housing stock in the city and reduce energy costs and consumption. The City shall support and initiate, where feasible, public and private energy and water conservation programs that will reduce the energy needs of housing in Soledad and thereby encourage environmental sustainability and increase housing affordability.

Program 5.3.1 Energy Conservation: The City will also consider additional measures to reduce energy needs related to new residential development. The City shall encourage existing residents to participate in energy-efficiency retrofit programs offered by Monterey County, the Pacific Gas and Electric Company, 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: Community and Economic Development Department

Time Frames: Ongoing

Funding Source: General Fund

Fair Housing Objectives: Addressing constraints will remove barriers to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.

Quantified Objectives: N/A

Goal 6 Fair Housing: 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 6.1 Fair Housing: The City of Soledad shall support efforts to affirmatively further fair housing, overcome patterns of segregation, foster inclusive communities, prevent displacement, and eliminate housing discrimination on the basis of race, gender, color, religion, age, marital status, offspring, or disability.



Program 6.1.1 Fair Housing: In compliance with AB 686, the City will take the following actions:

- Refer persons with fair housing questions to 211, the Housing Authority of the County of Monterey (HACM), California Department of Fair Employment and Housing (DFEH), Legal Services of Northern California (LSNC) and California Rural Legal Assistance, Inc. (CRLA) on an as-needed basis.
- Make information about fair housing services available in English and Spanish at City offices, City library, Soledad Community Center, and on the City’s website. Expand access to community meetings, including addressing language barriers and providing a variety of meeting times. Continue to provide translation services for public meetings and materials; offer accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.
- Collaborate with appropriate entities, such as HACM, CHISPA, CRLA, CCIL, HRC and Echo of Monterey County on the following efforts:
 - Seek funding to provide voucher holders and other low-income tenants with financial assistance for security deposits and moving expenses. Provide services such as bilingual housing mobility counseling, legal counseling, and landlord-tenant mediation.
 - Provide bilingual landlord education and outreach on source of income discrimination and voucher programs. Provide bilingual education to property owners about the benefits of voucher holding-tenants, encouraging them to market available units at their rental properties to voucher holders, and assess the feasibility of a landlord incentive program for landlords that choose to accept voucher-holding tenants.
- Collaborate with Soledad Unified School District (SUSD) to identify whether housing instability impacts school performance, particularly in areas in which the schools have a high proportion of socioeconomically disadvantaged students, and if needed, identify strategies to foster housing stability for families with students. Ensure students have access to educational opportunities, regardless of where they reside within the city. Encourage SUSD to use State funds that it anticipates receiving from its Local Control and Accountability Plan (LCAP) to benefit foster youth, English learners, and low-income students.
- Collaborate the with Monterey-Salinas Transit District (MSTD) to identify why transit is underused in Soledad, despite the availability of a transit route with a separate express and daily service within a half-mile of six multifamily affordable housing complexes. Based on the results of the study, collaborate with MSTD to implement strategies to address findings.
- Collaborate with economic development organizations such as Gateway Center, Pajaro Valley Community Development Corporation and Soledad Merchants to support small business owners. Use CDBG funds that were recently received to implement small business support. The City will continue to send Economic Development Department staff to monthly meetings of these organizations.



- Seek funding for related activities from the American Rescue Plan Act (ARPA) and CDBG. Seek alternative funding sources if ARPA is no longer available. Collaborate with economic development organizations to address high rates of residents commuting outside of the city and unemployment rates throughout the city by identifying job training and job creation needs and identifying and implementing strategies to meet those needs.
- To prevent displacement, explore the potential for a right of first return policy for existing residents and policies that include moving expenses.

Responsible Agency/Department: Community and Economic Development Department

Time Frames: Provide referrals as inquiries are received. Seek funding annually. Coordinate with local fair housing service providers at least twice a year and implement actions described in this program starting in summer 2024 and ongoing thereafter. Make information about fair housing services available in English and Spanish in all mediums described in this program by summer 2024 and ongoing thereafter. Collaborate with SUSD, MSTD, and economic development organizations as described in this program by December 2024 and begin implementing resulting actions by August 2026 and ongoing as needed thereafter. ARPA funds can be obligated through June 2024 or, with a reasonable plan, December 2024. They have to be spent by 2026. Seek alternative funding sources if ARPA is no longer available by the end of 2025. Explore the potential for a right of first return policy by summer 2026 and implement if feasible by January 2027.

Funding Source: General Fund, CDBG

Fair Housing Objectives: Implementing a range of fair housing actions will promote equal access to opportunity, foster integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, and foster and maintain compliance with civil rights and fair housing laws.

Quantified Objectives: N/A

QUANTIFIED OBJECTIVES

Table 7-1 presents Soledad’s quantified objectives for the period of December 31, 2023 –through December 31, 2031. 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 7-1
QUANTIFIED OBJECTIVES FOR HOUSING
2023 TO 2031**

Program	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
RHNA	50	50	65	183	376
New Construction					
Program 1.1.1 Annexations	134			-	-
Program 1.2.1 Land Inventory	50	50	65	183	376
Program 1.2.3 Water and Sewer	50	50	65	183	376
Program 1.2.4 Use of Sites in Previous Cycles	88			-	-
Program 2.1.1 Inclusionary Housing	-	60	60	80	-
Program 2.1.2 Mixed-Use and Commercial Zones	45			23	1
Program 2.1.3 Single-Room Occupancy Units (SROs)	12	-	-	-	-
Program 2.1.4 Accessory Dwelling Units (ADUs)	15			15	20
Program 2.2.1 Pursue Funding	50	50	65	-	-
Program 2.2.2 Provide Incentives	50	50	65	-	-
Program 2.2.3 Density Bonuses	4	4	4	-	-
Program 2.2.4 Land Trusts and Housing Trust Funds	2	2	2	-	-
Program 2.3.1 City-Owned Sites	34			-	-
Program 3.1.1 Large Families	5			5	5
Program 3.1.2 Persons with Disabilities, Including Developmental Disabilities	8			-	-
Program 3.1.3 Farmworkers	6	6	-	-	-
Program 3.1.4 Single-Parent Households	8			-	-
Program 3.1.5 Seniors	16			-	-
Program 3.1.6 Extremely Low-Income Households	4	-	-	-	-
Rehabilitation					
Program 4.1.1 Rehabilitation Programs	10			-	-
Program 4.1.2 Code Enforcement	10			-	-
Conservation					
Program 4.3.1 At-Risk Housing Units	490			-	-
Program 4.3.2 Housing Choice Vouchers (HCV)	132			-	-

Source: City of Soledad, 2023.



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8. ANALYSIS OF PREVIOUS 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 chapter reflects the actual housing activities that were accomplished since the first 5th round Housing Element.

EFFECTIVENESS OF PROGRAMS FOR SPECIAL HOUSING NEEDS

Special-needs populations include farmworkers, large families, female-headed single-parent households, people experiencing homelessness, persons with disabilities, seniors, and households with extremely low incomes. As shown in greater detail in **Table 8-1**, the City made a diligent, consistent effort to achieve its housing goals that address special housing needs through the implementation of policies and programs from the Mid-cycle Housing Element. Following is a summary of the effectiveness of programs for special housing needs:

- Since adoption of the Housing Element, the City has approved one multifamily submittal with 6 two-bedroom and 14 three-bedroom units, a 92-unit duplex/four-plex project known as Las Viviendas, and a 20-unit apartment project at 1428 Monterey Street. Las Viviendas consists of 40 affordable units (10 low-income, 30 moderate-income) that have deed restrictions up to 45 years. The City has also approved the first project with the reduction of parking to two spaces per unit, consistent with the applicant's request and pursuant to State law.
- The City has processed one annexation since adoption of the previous Housing Element. It was called the Miravale IIB and was approved by the Local Agency Formation Commission (LAFCO) in September 2017. It consists of 46.12 acres and is proposed to include some affordable units. In December 2022, the Miramonte Annexation (also referred to as Miravale III) was conditionally approved. The City is currently waiting for the developer to accomplish conditions before the annexation finalizes.
- To ensure the City is eligible for State and federal loans, the City has hired someone for the Economic Development and Housing Program Manager and Coordinator position and has tasked the new manager to update past-due projects, such as Annual Progress Reports (APRs) and the out-of-compliance Housing Element. While there has been no interest recently from developers in submitting grant applications, the City will continue to offer assistance through the Townsend Group.
- To ensure that special housing needs are addressed, the City amended several Zoning Ordinances:
 - The City amended the Zoning Ordinance in 2022 to allow low-barrier navigation centers in the C-R district and allow transitional and supportive housing in the R-1, R-1.5, R-2, and C-R zones.
 - The City amended the definition family to remove the phrase "for persons with common disabilities or handicaps" (Ordinance 750) and began drafting a Reasonable Accommodation procedure to be included in the Zoning Ordinance.
 - The definition of Single-Room Occupancy Units (SROs) was amended (Ordinance No. 750) to ensure words and terms have the meaning ascribed to them by the statute and City intent.
 - The City updated the Zoning Ordinance to comply with the State Employee Housing Act using Senate Bill (SB) 2 Planning Grant funds.
 - The City has amended the definition of employee housing in Section 17.04.030 to permit employee housing in compliance with State law.



- The City amended the Zoning Ordinance (Ordinance No.751) to allow the establishment or placement of a mobile home as a residence within any residential zone, permitted as single-family dwellings.
- Code enforcement has continued and is now handled by the Police Department. The Code Enforcement officer continued to perform their duties throughout the city and ensure that any violations are brought to City staff and handled appropriately.
- To improve the school district's ability to attract and retain highly qualified employees, Measure E was passed in Soledad, to allow the Soledad Unified School District housing project in the Downtown Core Area to ensure Soledad's teachers and staff to live in the community in which they work.



**TABLE 8-1
REVIEW OF PREVIOUS PROGRAMS**

Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>Program 1.1.1</p> <p>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</p> <p>Time Frame: When annexation applications occur</p> <p>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 multifamily units. In December 2022, the Miramonte Annexation (also referred to as Miravale III) was conditionally approved. The City is currently waiting for the developer to accomplish conditions before the annexation finalizes. As of 2023, no further annexations have occurred.</p>	<p>Continue as 1.1.1</p>
<p>Program 1.2.1</p> <p>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</p>	<p>Since the adoption of the Housing Element, development has been approved and is complying with the Inclusionary Ordinance. Under the Inclusionary Ordinance, the City has approved the Las Viviendas and Liberty Court subdivisions. Las Viviendas consists of 40 affordable units (10 low-income, 30 moderate-income) that have deed restrictions up to 45 years. The City will revise the Inclusionary Ordinance as part of the Zoning Ordinance update using anticipated SB 2 Planning Grant funds.</p>	<p>Continue as 2.1.1</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>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>Program 1.2.2</p> <p>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 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>The City has not conducted this analysis. However, to ensure Soledad’s teachers and staff can live in the community in which they work and to improve the school district’s ability to attract and retain highly qualified employees, Measure E was passed in Soledad, to allow the Soledad Unified School District housing project in the Downtown Core Area.</p>	<p>Continue and modify as 2.1.2, 5.1.1 and 5.1.2</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>Program 1.2.3</p> <p>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. Include in Miramonte Specific Plan by 2020.</p> <p>Funding Source: General Fund</p>	<p>The City used the SB 2 planning grant to begin drafting a new code section that provides guidance in the Zoning Ordinance for drafting a Specific Plan. Adoption of the zoning amendments is expected in 2023.</p>	<p>Continue as 1.2.2</p>
<p>Program 1.2.4</p> <p>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 water capacity to serve all units. However, this program will be continued and will be implemented in times when water and/or sewer capacity is scarcer.</p>	<p>Continue and combine with 5.2.1 as 1.2.3</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>Program 2.1.1</p> <p>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, triplexes, 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>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: Ongoing, as projects are approved through the Community Development Department</p> <p>Funding Source: Applicant driven</p>	<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. In addition, recent updates to allow ADUs will assist in this effort and any development must conform with the Inclusionary Housing Ordinance and receive approval for an affordable housing agreement and abide by any General Plan/Specific Plan policies the project is located in. Through SB 2 funding, the City has included transitional housing, single-room occupancy policies.</p>	<p>Delete, replaced by a variety of other programs</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>Program 2.2.1</p> <p>The City shall continue to write grants aimed at securing funds for affordable housing development as funding and circumstances allow.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: Seek grant opportunities annually and more frequently when City staff resources allow.</p> <p>Funding Source: General Fund</p> <p>Quantified Objective: 10 affordable housing units</p>	<p>After the adoption of the mid-cycle Housing Element, the City has taken several efforts to clear obstacles that have stood in the way of acquiring this funding. The first step was to hire someone for the Economic Development and Housing Program Manager and Coordinator position and the second step was to have that new manager update past due projects, such as APRs the out-of-compliance Housing Element. Additionally, an impediment to applying to grants was revenue match and staff time. As a result, Council approved a contract with Townsend to have a primary grant writer to assist. The City also has approximately \$1.2 million in funding through the previous Successor Agency Fund that can be used for down payment assistance. However, without a Down Payment/Closing Cost program currently in place, the City does not have a mechanism to distribute the funding to applicants. This program will be modified to establish a program to provide down payment assistance to eligible applicants.</p>	<p>Continue, combine with 2.2.2 as 2.2.1</p>
<p>Program 2.2.2</p> <p>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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: Make contact with qualified developers at least annually and ongoing, when assistance is requested.</p> <p>Funding Source: General Fund</p>	<p>No letters of support or assistance locating land appropriate for housing have been provided by the City, and no developers have requested assistance. To ensure the City is eligible for State and federal loans, the City has taken several efforts to clear obstacles that have stood in the way of acquiring this funding. The first step was to hire someone for the Economic Development and Housing Program Manager and Coordinator position and the second step was to have that new manager update past-due projects, such as APRs and the out-of-compliance Housing Element. While there has been no interest recently from developers in submitting grant applications, the City will continue to offer assistance through the Townsend Group.</p>	<p>Continue, combine with 2.2.1 as 2.2.1</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>Program 3.1.1</p> <p>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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: May 2020</p> <p>Funding Source: General Fund</p>	<p>The Density Bonus ordinance has been drafted as part of the work under SB 2. It is a comprehensive update for consistency with State law, estimated to be completed in 2023.</p>	<p>Continue as 2.2.3</p>
<p>Program 3.2.1</p> <p>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</p> <p>Time Frame: Concurrent with development agreement</p> <p>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. Throughout the planning period, the City continued to welcome design changes and encourage affordability by design. The City has adopted the most recent State building code that incorporates the most recent laws to ensure accessibility for people with disabilities.</p>	<p>Continue and modify to add actions as 3.1.2</p>
<p>Program 3.2.2</p> <p>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-</p>	<p>To ensure that special housing needs are addressed, the City amended the Zoning Ordinance in 2022 to allow low-barrier navigation centers in the C-R district and allow transitional and supportive housing in the R-1, R-1.5, R-2, and C-R zones. The City also amended the definition of family to remove the phrase “for persons with common disabilities or handicaps” and began drafting a Reasonable Accommodation procedure to be including in the Zoning Ordinance. The Reasonable Accommodation ordinance is expected in 2023.</p>	<p>Continue and modify to add actions as 3.1.1 through 3.1.7 and 2.2.2</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>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). • 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 Objective: 5 units for special needs housing</p>		
<p>Program 3.2.3</p> <p>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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: Review zoning ordinance by 2020. Make revisions by 2021.</p> <p>Funding Source: General Fund</p>	<p>In 2022, the City amended the Zoning Ordinance (Ordinance No.748) to allow low-barrier navigation centers in the C-R district.</p>	<p>Delete - complete</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>Program 3.2.4</p> <p>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 May 2020</p> <p>Funding Source: General Fund</p>	<p>In 2022, the City updated the Zoning Ordinance to comply with the State Employee Housing Act using SB 2 Planning Grant funds. The City has added new Section 17.38.370, Employee Housing, to allow employee housing with a Conditional Use Permit in the R-1.5, R-2, R-3, and C-R Zoning Districts.</p>	<p>Delete - complete</p>
<p>Program 3.3.1</p> <p>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 May 2020. Identify potential sites and funding sources for SROs by the end of 2020.</p> <p>Funding Source: General Fund</p>	<p>The Zoning Ordinance was amended to allow second-story residential uses in the C-1 zoning district. The definition of Single-Room Occupancy Units (SROs) was amended (Ordinance No. 750) to ensure words and terms have the meaning ascribed to them by the statute and City intent. The remaining tasks under this program have been drafted as part of SB 2-funded zoning work. The timeline for completion is 2023.</p>	<p>Continue as 5.1.1 and 2.1.3</p>

HOUSING ELEMENT



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<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>Due to limited staff capacity to administer a program, prior to 2020, the City was unable to apply for Community Development Block Grant (CDBG) rehabilitation. Further, as a result of incompliance with Housing Element and Annual Progress Report State law, the City has continued to be ineligible to apply for CDBG funding. However, in 2021, the City adopted a compliant Housing Element and, in late 2022, hired a grant writer to pursue funding. As of 2023, no housing grants have been applied for. The City will modify this program to ensure effectiveness during the 6th cycle planning period.</p>	<p>Continue, combine with 4.1.2 and modify to include rental properties as 4.1.1</p>
<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>Funding Source: General Fund</p>	<p>Due to limited staff capacity to administer a program, prior to 2020, the City was unable to apply for CDBG rehabilitation. Further, as a result of incompliance with Housing Element and Annual Progress Report State law, the City has continued to be ineligible to apply for CDBG funding. However, in 2021, the City adopted a compliant Housing Element and, in late 2022, hired a grant writer to pursue funding. As of 2023, no housing grants have been applied for. The City will modify this program to ensure effectiveness during the 6th cycle planning period.</p>	<p>Continue, combine with 4.1.1 as 4.1.1</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</p> <p>Time Frame: Ongoing</p> <p>Funding Source: General Fund</p>	<p>Code Enforcement has continued and is now handled by the Police Department. Approximately 28 homes were reported to need repairs (life, safety, habitability) and 5 homes were reported to need replacement. The neighborhoods with the highest rates of repair and replacement need were Soledad Mobile Park, Nielsen’s Trailer Park, The housing near the Chevron gas station on the 100 block of Front Street, Barcelona State, and Buena Vista Park.</p>	<p>Continue as 4.1.2</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>Program 4.2.2</p> <p>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>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 May 2020 to require notification by owners consistent with state law; ongoing</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 Jardines 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. The City is currently drafting a new chapter for the Zoning Ordinance regarding noticing requirements for at-risk units. The chapter is expected to be implemented by the end of 2023.</p>	<p>Continue as 4.3.1 and 5.1.1</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
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 (MPRROP) 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	The City did not apply for funding under the State Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP).	Delete
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	As of January 2023, the City has drafted Zoning Ordinance amendments to the R-3 zone to allow higher-density development and uses, including ADUs, multifamily, transitional, and supportive housing units. Further, draft revisions eliminate single-family dwellings as an allowed use. The proposed revisions increase the density to a minimum of 12 and maximum of 22 dwelling units per acre. Adoption of the zoning amendments is expected in 2023.	Continue and modify to address additional zoning amendments as 5.1.1
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	As of January 2023, the City has drafted Zoning Ordinance amendments to the R-3 zone to allow higher-density development and uses, including ADUs, multifamily, transitional, and supportive housing units. Further, draft revisions eliminate single-family dwellings as an allowed use. The proposed revisions increase the density to a minimum of 12 and maximum of 22 dwelling units per acre. Adoption of the zoning amendments is expected in 2023.	Continue and modify to address additional zoning amendments as 5.1.1



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>by right, consistent with provisions of the applicable adopted specific plan.</p> <p>Responsible Agency/Department: Community Development Department</p> <p>Time Frame: May 2020</p> <p>Funding Source: General Fund</p>		
<p>Program 5.1.3</p> <p>The City will amend the accessory dwelling unit provisions in the Soledad Zoning Ordinance to comply with state law (SB 229 and AB 494).</p> <p>Responsible Agency: Community Development Department</p> <p>Time Frame: May 2020</p> <p>Funding: General Fund</p>	<p>In 2022, the City amended the Zoning Ordinance (Ordinance No. 748) to allow ADUs in the R-1, R-1.5, R-2, and C-R districts.</p>	<p>Delete - complete</p>
<p>Program 5.1.4</p> <p>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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: May 2020</p> <p>Funding Source: General Fund</p>	<p>A reasonable accommodation ordinance has been drafted as part of the zoning work funded by SB 2; the ordinance is expected to be adopted in 2023.</p>	<p>Continue as 5.1.1</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: May 2020</p> <p>Funding Source: General Fund</p>	<p>In 2022, the City amended the Zoning Ordinance (Ordinance No. 748) to allow transitional and supportive housing in the R-1, R-1.5, R-2, and C-R zones.</p>	<p>Delete - complete</p>
<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</p> <p>Time Frame: May 2020</p> <p>Funding Source: General Fund</p>	<p>In 2022, the City amended the Zoning Ordinance (Ordinance No. 751) to allow the establishment or placement of a mobile home as a residence within any residential zone, permitted as single-family dwellings.</p>	<p>Delete - complete</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<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 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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: Within two years of Housing Element adoption</p> <p>Funding Source: General Fund</p>	<p>Since adoption of the Housing Element, the City has approved:</p> <ul style="list-style-type: none"> • One multifamily submittal with 6 two-bedroom and 14 three-bedroom units • A 92-unit duplex/four-plex project known as Las Viviendas • A 20-unit apartment project at 1428 Monterey Street <p>The City approved the first project with the reduction of parking to two spaces per unit, consistent with the applicant’s request and pursuant to State law.</p>	<p>Continue as 5.1.4</p>
<p>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.</p> <p>Responsible Agency/Department: Community & Economic Development Department</p> <p>Time Frame: June 30, 2021</p> <p>Funding Source: General Fund</p>	<p>Due to limited staff capacity, the City has not yet adopted a written SB 35 procedure but would comply with State law should a project submit an application under SB 35. This program will be continued and modified to ensure implementation and compliance with State law.</p>	<p>Continue and expand to include SB 330 as 5.1.5</p>
<p>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.”</p> <p>Responsible Agency/Department: City Manager</p> <p>Time Frame: Ongoing</p> <p>Funding Source: General Fund</p>	<p>In 2022, the City amended the Zoning Ordinance (Ordinance No. 750) to remove the phrase “for persons with common disabilities or handicaps.”</p>	<p>Delete - complete</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<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</p> <p>Time Frame: Ongoing</p> <p>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>	<p>Continue and combine with 1.2.4 as 1.2.3</p>
<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</p> <p>Time Frame: July 2022</p> <p>Funding Source: General Fund</p>	<p>The City follows State law on solar permits, as now required in the Building Code. No local changes needed.</p>	<p>Continue, modify to omit reference to amending subdivision ordinance and combine with 6.1.2 as 5.3.1</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</p> <p>Time Frame: Annually</p> <p>Funding Source: Utility companies and government agencies</p>	<p>The City participates in regional programs with the Pacific Gas and Electric Company (PG&E) and Monterey County but does not operate any programs of its own.</p>	<p>Continue, combine with 6.1.1 as 5.3.1</p>



Housing Policies and Programs	Progress	Continue/ Modify/Delete
<p>Program 7.1.1</p> <p>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</p> <p>Responsible Agency/Department: City Manager</p> <p>Time Frame: Ongoing</p> <p>Funding Source: General Fund</p>	<p>The City has not received any fair housing questions. However, in the event that questions or complaints are made to the City, the City has a process in place to refer fair housing questions to the HACM, Department of Equal Housing and Employment, and California Rural Legal Assistance on an as-needed basis.</p>	<p>Continue and modify to expand fair housing actions as 6.1.1</p>



