



City of Gonzales 2015-2023 Housing Element

Public Review Draft

February 2015

Community Development Department
147 Fourth Street
Gonzales, CA 93926

Chapter IV

Housing

A. Introduction	1
1. Community Context.....	1
2. What is the Housing Element?	1
3. Organization of the Housing Element	2
4. Data Sources	2
5. Relationship to Other General Plan Elements	3
6. Public Participation	4
B. Housing Needs Assessment	5
1. Population Profile	5
2. Race and Ethnicity	5
3. Population Age Structure	6
4. Household Composition	7
C. Housing Stock Characteristics	8
1. Housing Stock Growth and Composition	8
2. Age and Condition of Housing Stock	10
3. Housing Tenure	14
4. Vacancy Rates	14
5. Overcrowding	15
D. Employment and Income	16
1. Unemployment	16
E. Affordability, Housing Costs, and Overpayment	17
1. Household Income and Affordability	17
2. Rental Affordability and Costs	19
3. Ownership Affordability and Costs	19
4. Overpayment (Cost Burden) for Housing	20
5. Extremely Low Income Households	21
F. Special Housing Needs	22
1. Elderly	23
2. Persons with Disabilities	24
3. Large Households	26
4. Single Parent Households	27
5. Residents Living Below the Poverty Level	29
6. Homeless	29
7. Farmworkers	31
G. Availability Of Services and Land	34

- 1. Vacant and Underutilized Residential Sites34
- 2. Vacant Residential Sites, Development Capacity, and Environmental Constraints35
- 3. Housing Potential in the Gonzales 2010 General Plan42
- 4. Public Utilities and Services46
- H. Governmental Constraints47**
 - 1. Planning Policies47
 - 2. Annexation Policies48
 - 3. Zoning Regulations49
 - 4. Site Improvement Requirements and Building Codes50
 - 5. Cumulative Impact of Development Standards51
 - 6. Development Fees52
 - 7. Processing and Permit Procedures54
 - 8. On and Off-Site Improvements57
 - 9. Use Permit Requirements58
 - 10. Code Enforcement58
 - 11. Impact of Other Agencies59
 - 12. Local Efforts to Accommodate Persons with Disabilities and Other Special Needs60
 - 13. Conclusion65
- I. Non-Governmental Constraints65**
 - 1. Cost of Construction65
 - 2. Availability of Financing66
- J. Housing Resources68**
 - 1. Housing Authority of the County of Monterey68
 - 2. Community Development Block Grants and other Grant Programs69
 - 3. Redevelopment Agency Funds and Future Development69
- K. Analysis of Existing Assisted Housing70**
- L. Publicly-Owned Surplus Land71**
- M. Opportunities for Energy Conservation71**
 - 1. Existing Residential Energy Use in Gonzales71
 - 2. Implications of Energy Use72
 - 3. General Plan Policies72
 - 4. California Green Building Standards Code73
 - 5. The California Solar Initiative73
 - 6. The U.S. Department of Energy (DOE)73
 - 7. Energy Conservation Design for New Residential Developments74
- N. Housing Goals, Policies, and Actions75**

1. Adequate Sites and Services	75
2. Development of Affordable Housing	77
3. Special Needs Populations	79
4. Conservation and Improvement of Existing Housing Stock	81
5. Community Character/ Environmental Quality	82
6. Fair Housing	84
7. Reduce Constraints	84
8. Coordination and Monitoring	85
9. Energy and Water Conservation	85
10. Summary of Quantified Objectives	87
Appendix A: Public Participation	89
1. Planning Commission Hearings	89
2. Outreach Lists	89
Appendix B: Review of 2009 Housing Element	95
1. Adequate Sites and Services	95
2. Development of Affordable Housing	98
3. Special Needs Populations	100
4. Conservation and Improvement of Existing Housing Stock	104
5. Community Character/ Environmental Quality	105
6. Fair Housing	107
7. Reduce Constraints	108
8. Coordination and Monitoring	109
9. Energy and Water Conservation	110

List of Tables

Table IV-1: HISTORICAL POPULATION GROWTH.....	5
Table IV-2: RACIAL COMPOSITION	6
Table IV-3: HOUSEHOLD COMPOSITION	8
Table IV-4: COMPARISON OF HOUSING STOCK.....	9
Table IV-5: ATTACHED AND DETACHED SINGLE FAMILY DWELLING UNITS	10
Table IV-6: HOUSING CONDITIONS SURVEY RESULTS.....	12
Table IV-7: HOUSING TENURE BY TYPE.....	14
Table IV-8: COMPARATIVE VACANCY RATES.....	15

Table IV-9: OVERCROWDING.....	16
Table IV-10: ANNUAL AVERAGE EMPLOYMENT AND UNEMPLOYMENT	16
Table IV-11: HOUSING AFFORDABILITY	18
Table IV-12: RENTAL COSTS.....	19
Table IV-13: MEDIAN HOME SALE PRICES	20
Table IV-14: HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS	21
Table IV-15: EXTREMELY LOW-INCOME HOUSEHOLDS.....	22
Table IV-16: SUMMARY OF SPECIAL NEEDS HOUSING	23
Table IV-17: DISABILITY STATUS.....	25
Table IV-18: GONZALES REGIONAL HOUSING NEEDS ALLOCATION	34
Table IV-19: VACANT AND AVAILABLE SITES	36
Table IV-20: REQUIRED MIX OF RESIDENTIAL TYPES w/in NEW NEIGHBORHOODS.....	42
Table IV-21: HOUSING POTENTIAL IN PROTOTYPICAL NEIGHBORHOOD	43
Table IV-22: DEVELOPMENT STANDARDS.....	50
Table IV-23: RESIDENTIAL PARKING STANDARDS	51
Table IV-24: CITY AND REGIONAL DEVELOPMENT FEES.....	54
Table IV-25: REQUIRED IMPROVEMENTS FOR RESIDENTIAL DEVELOPMENT	58
Table IV-26: REASONABLE ACCOMMODATION ANALYSIS.....	61
Table IV-27: DISPOSITION OF HOME LOANS.....	68
Table IV-28: SUMMARY OF QUANTIFIED OBJECTIVES.....	87

List of Figures

Figure IV-1: GONZALES POPULATION PYRAMID 7
Figure IV-2: YEAR STRUCTURE BUILT 10
Figure IV-3: SURVEYED NEIGHBORHOODS 13
Figure IV-4: VACANT AND AVAILABLE HOUSING SITES 41
Figure IV-5: 2010 GENERAL PLAN HOUSING POTENTIAL..... 45

A. Introduction

1. Community Context

The City of Gonzales is located in the central part of the Salinas Valley, 16 miles south of the City of Salinas and 33 miles north of King City. The combination of climate, soil, terrain, and water has made the Salinas Valley one of the State's most productive agricultural regions for well over a century. In Gonzales, the valley floor is about six miles wide, with fields of lettuce, broccoli, asparagus, strawberries, grapes, nursery crops, and other field crops and vegetables planted nearly to the base of the Sierra de Salinas on the west and the Gabilan Mountains on the east. The City is surrounded on all sides by prime agricultural lands.

With the exception of Chualar, an unincorporated farming town, and Chualar Canyon to the northeast, Gonzales is the first community reached when traveling south from Salinas and the Monterey Bay area. The City's proximity to Salinas and Monterey and the major population centers to the north; its location on Highway 101; its beautiful natural setting; a reputation as a safe, friendly family-oriented community with a relaxed pace of life; and the availability of open land for development of housing, business, and industry have all worked to bring pressure for growth to the City.

While the lack of physical constraints and the precedent of new housing and shopping areas east of Highway 101 would make Gonzales a likely candidate for additional growth during the coming decades, there are currently several agricultural preservation easements and more are planned in the future as a mechanism to preserve prime agricultural land.

2. What is the Housing Element?

The Housing Element addresses the provision of safe, affordable housing for existing and future Gonzales residents. The Housing Element is designed to meet the statewide goal of providing a decent home and suitable living environment for all Californians. It is also designed to meet local and regional goals for maintaining and improving the quality of life by making housing accessible to people of all ages, incomes, races, and physical capabilities.

Housing Elements have been required in California since the late 1960s when the State Government Code was amended to include specific

standards for their preparation. State law requires that Housing Elements be revised periodically. This document updates the 2009-2014 Gonzales Housing Element and covers the period of January 31, 2015 to January 31, 2023.

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

3. Organization of the Housing Element

The Gonzales Housing Element is comprised of the following major components:

- Introduction: An outline of the purpose, data sources and community participation undertaken to update the Housing Element.
- Housing Needs Assessment: An analysis of the City's population, household composition, employment base, and the characteristics to identify housing needs.
- Housing Constraints: A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs.
- Housing Resources: An evaluation of opportunities that will further the development of new housing.
- Housing Plan: A statement of the Housing Plan to address Gonzales' housing needs identified in this document, including housing goals, policies, and programs.

4. Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2010 Census provided the basis for population characteristics. However, unlike the 2000 Census, which included detailed information on income, housing, and household characteristics, the 2010 Census is much more limited in scope. The Bureau of the Census also provides updated survey data through the American Community Survey (ACS) process, which is used to supplement Census

data whenever possible. ACS and Census data is supplemented with the following sources:

- Housing market information, such as home sales, rents, and vacancies, updated by local and regional home sales data (DQNews).
- Local and County service agency information on special needs populations, the services available to them, and gaps in service.
- Lending patterns were analyzed from financial institutions based on an analysis of the most recent available Home Mortgage Disclosure Act data for the year 2012.

5. Relationship to Other General Plan Elements

The City of Gonzales General Plan is comprised of the following chapters, covering all of the state-mandated elements:

- Land Use
- Circulation
- Housing
- Community Health and Safety
- Conservation and Open Space
- Community Facilities and Services
- Community Character
- Sustainability

According to state planning law, the Housing Element must be consistent with the other General Plan elements. While each of the elements is independent, the elements are also interrelated. Certain goals and policies of each element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Housing Element is most closely tied to the Land Use Element as residential development capacities established in the Land Use Element are incorporated into the Housing Element.

This Housing Element builds upon other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan. When an element in the General Plan is amended, the Housing Element will be reviewed and modified if necessary to ensure continued consistency among the various elements. The Community Health and Safety and Conservation and Open Space Elements of the recently updated General Plan include an analysis and policies regarding flood hazard and management information. The City will ensure that updates to these Elements achieve internal consistency with the Housing Element.

6. Public Participation

Section 65583 (c)(7) of the Government Code states 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 City of Gonzales encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs and prioritizing expenditure of funds.

For the development of the 2015-2023 Gonzales Housing Element, methods of obtaining public participation and input include, but are not limited to the following:

Public Hearings

The City will conduct a public hearing before the Planning Commission on March 9, 2015 to present the Draft Housing Element and receive comments on the document. Special invitations were sent to developers, community stakeholders, and housing service providers. A complete list of those invited can be found in Appendix A.

Public Review Period

The Draft Housing Element was available for public review beginning on at the following locations:

- City Hall
- City Website

B. Housing Needs Assessment

1. Population Profile

Gonzales is a small community located in the County of Monterey. In 2010, the population of Gonzales was recorded at 8,187 persons. Much of the City's population growth occurred during the 1990s, when the number of residents increased by approximately 61 percent. The City's population has grown only minimally since that time. From 2007 to 2014, Gonzales' population grew at an annual average rate of less than one percent, adding just 342 persons. This increase in number of residents did outpace the increase in number of households, however, leading to a steady increase in average household size for the City. Since 1990, Gonzales' person per household rate increased from 4.09 to 4.40. Table IV-1 shows historical population and housing growth in Gonzales.

Table IV-1: HISTORICAL POPULATION GROWTH
1990 to 2014
Annual Average Growth Rate (2007 to 2014) = 0.60 Percent

	Population		Housing Units		Persons per Household
	Total	Households	Group Quarters	Total	
1990	4,660	4,553	107	1,222	4.09
2000	7,525	7,491	34	1,724	4.42
2003	8,135	8,080	55	1,877	4.41
2007	8,041	8,013	28	1,970	4.21
2010	8,187	8,181	6	1,989	4.29
2014	8,383	8,377	6	1,987	4.40

Sources: U.S. Census Bureau, 1990, 2000, and 2010; California Department of Finance, 2003, 2007, and 2014.

2. Race and Ethnicity

According to the U.S. Census Bureau, as of 2010, about 89 percent of the City's residents are of Hispanic origin. By comparison, only 55 percent of residents countywide are Hispanic. About eight percent of Gonzales' population is White; while Blacks and Asians combined make up less than two percent of the City's residents. Table IV-2 shows the racial and ethnic composition of Gonzales and Monterey County in 2000 and 2010.

Table IV-2: RACIAL COMPOSITION
2000 and 2010
City of Gonzales and Monterey County

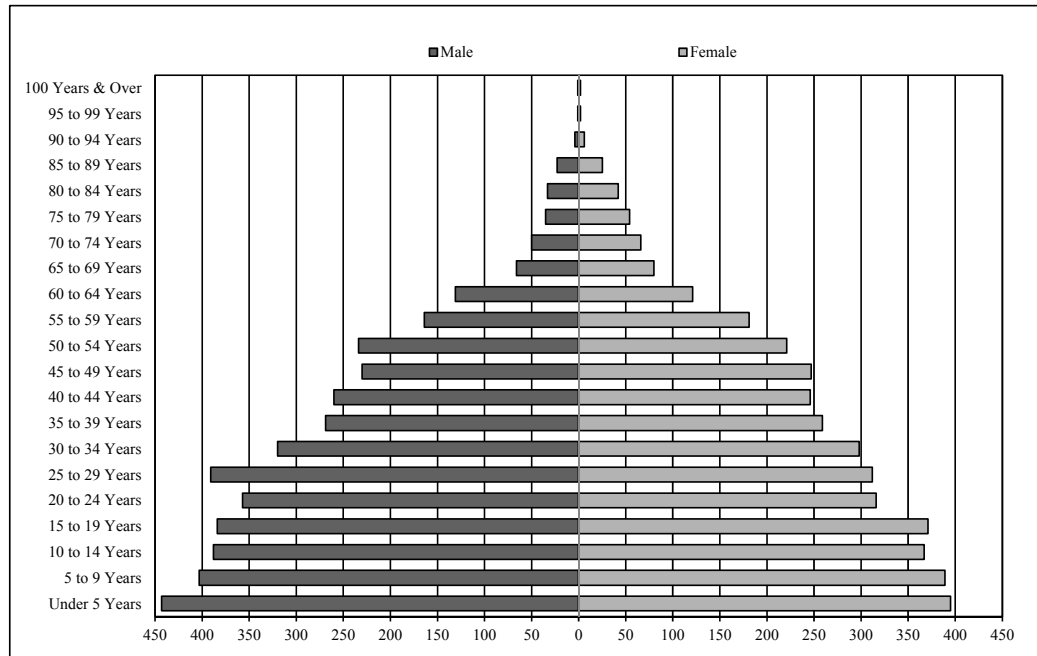
Race	Gonzales				Monterey County			
	2000		2010		2000		2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	782	10.4%	650	7.9%	162,045	40.3%	136,435	32.9%
Black	42	0.6%	27	0.3%	14,085	3.5%	11,300	2.7%
American Indian and Alaska Native	29	0.4%	12	0.1%	1,782	0.4%	1,361	0.3%
Asian	121	1.6%	133	1.6%	23,203	5.8%	23,777	5.7%
Native Hawaiian and Other Pacific Islander	13	0.2%	9	0.1%	1,543	0.4%	1,868	0.5%
Hispanic or Latino	6,474	86.0%	7,276	88.9%	187,969	46.8%	230,003	55.4%
Other	64	0.9%	80	1.0%	11,135	2.8%	10,313	2.5%
Total	7,525	100.0%	8,187	100.0%	401,762	100.0%	415,057	100.0%

Source: U.S. Census Bureau, 2000 and 2010.

3. Population Age Structure

Gonzales has a high number of children and young residents. As later shown in Table IV-3, 89 percent of the City's non-senior households were comprised of families, compared to 72 percent of the County's. According to the U.S. Census, in 2010, Gonzales' population was significantly younger than Monterey County population. Approximately 37 percent of the City's residents are under 19 years of age, compared to 28 percent in the County as a whole. As these children mature, they may have a significant impact on local housing needs, creating a demand for affordable rental units. Figure IV-2 shows the population pyramid for Gonzales in 2010.

Figure IV-1: GONZALES POPULATION PYRAMID
2010



Source: U.S. Census Bureau, 2010.

4. Household Composition

Gonzales has traditionally been popular among families. According to the U.S. Census Bureau, in 2010, approximately 66 percent of all households in Gonzales were married couple family households. In comparison, only about 53 percent of all households in Monterey County were married couple family households. Table IV-3 shows household composition for Gonzales and Monterey County in both 2000 and 2010.

Table IV-3: HOUSEHOLD COMPOSITION
Monterey County and Gonzales
2000 and 2010

	Monterey County				Gonzales			
	2000		2010		2000		2010	
	#	% of Total HH	#	% of Total HH	#	% of Total HH	#	% of Total HH
Total	121,199	100.0%	125,946	100.0%	1,730	100.0%	1,906	100.0%
Householder 15 to 64 years	96,408	79.5%	75,528	60.0%	1,548	89.5%	1,531	80.3%
Family households	74,594	61.5%	90,472	71.8%	1,426	82.4%	1,704	89.4%
Married-couple family	57,558	47.5%	66,660	52.9%	1,097	63.4%	1,256	65.9%
Other family	17,036	14.1%	23,812	18.9%	329	19.0%	448	23.5%
Male householder, no wife present	5,705	4.7%	7,783	6.2%	86	5.0%	139	7.3%
Female householder, no husband present	11,331	9.3%	16,029	12.7%	243	14.0%	309	16.2%
Non-family households	21,814	18.0%	35,474	28.2%	122	7.1%	202	10.6%
Householder living alone	15,701	13.0%	27,317	21.7%	99	5.7%	155	8.1%
Householder not living alone	6,113	5.0%	8,157	6.5%	23	1.3%	47	2.5%
Householder 65 years and over	24,791	20.5%	26,913	21.4%	182	10.5%	247	13.0%
Family households	13,945	11.5%	14,944	11.9%	116	6.7%	173	9.1%
Married-couple family	11,274	9.3%	11,623	9.2%	89	5.1%	121	6.3%
Other family	2,671	2.2%	3,321	2.6%	27	1.6%	52	2.7%
Nonfamily households	10,846	8.9%	11,969	9.5%	66	3.8%	74	3.9%
Householder living alone	9,964	8.2%	10,771	8.6%	60	3.5%	66	3.5%
Householder not living alone	882	0.7%	1,198	1.0%	6	0.3%	8	0.4%

Source: U.S. Census Bureau, 2010.

C. Housing Stock Characteristics

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

1. Housing Stock Growth and Composition

Gonzales' housing stock is comprised primarily of single-family housing—just 19 percent of the City's housing stock is multi-family units. Like its population growth, Gonzales' housing stock has increased only minimally in recent years. Since 2007, the City's housing stock has

increased by less than one percent, partially a result of the statewide recession that has hampered housing growth.

Compared to Monterey County as a whole, Gonzales' housing stock has much more single-family housing (80 percent v. 70 percent) and much less multi-family housing (19 percent v. 26 percent). This disparity widens even more when comparing the City's housing stock to the State's. Table IV-4 compares Gonzales' housing stock to that of other Monterey County jurisdictions and to California, using 2014 California Department of Finance estimates.

Table IV-4: COMPARISON OF HOUSING STOCK
Monterey County Jurisdictions
2014

Jurisdiction	Total	Single Family		Multiple Family		Mobile Homes	Percent of Total
		Single Family	Percent of Total	Multi Family	Percent of Total		
Carmel-By-The-Sea	3,417	2,979	87.2%	438	12.8%	0	0.0%
Del Rey Oaks	741	611	82.5%	130	17.5%	0	0.0%
Gonzales	1,987	1,587	79.9%	375	18.9%	25	1.3%
Greenfield	3,793	3,089	81.4%	638	16.8%	66	1.7%
King City	3,222	2,149	66.7%	820	25.5%	253	7.9%
Marina	7,201	3,973	55.2%	2,976	41.3%	252	3.5%
Monterey	13,631	6,724	49.3%	6,858	50.3%	49	0.4%
Pacific Grove	8,181	5,238	64.0%	2,792	34.1%	151	1.8%
Salinas	42,948	26,319	61.3%	15,278	35.6%	1,351	3.1%
Sand City	146	78	53.4%	66	45.2%	2	1.4%
Seaside	10,913	8,079	74.0%	2,251	20.6%	583	5.3%
Soledad	3,927	3,155	80.3%	564	14.4%	208	5.3%
Unincorporated	38,710	32,652	84.4%	3,313	8.6%	2,745	7.1%
Incorporated	100,107	63,981	63.9%	33,186	33.2%	2,940	2.9%
County Total	138,817	96,633	69.6%	36,499	26.3%	5,685	4.1%

Source: California Department of Finance, 2014.

Only a small portion of the City's single-family housing stock is made up of the more affordable attached single-family units; however, this proportion is comparable to the average for the rest of the County. Table IV-5 compares attached and detached housing in Monterey County jurisdictions.

Table IV-5: ATTACHED AND DETACHED SINGLE FAMILY DWELLING UNITS
 Monterey County Jurisdictions
 2014

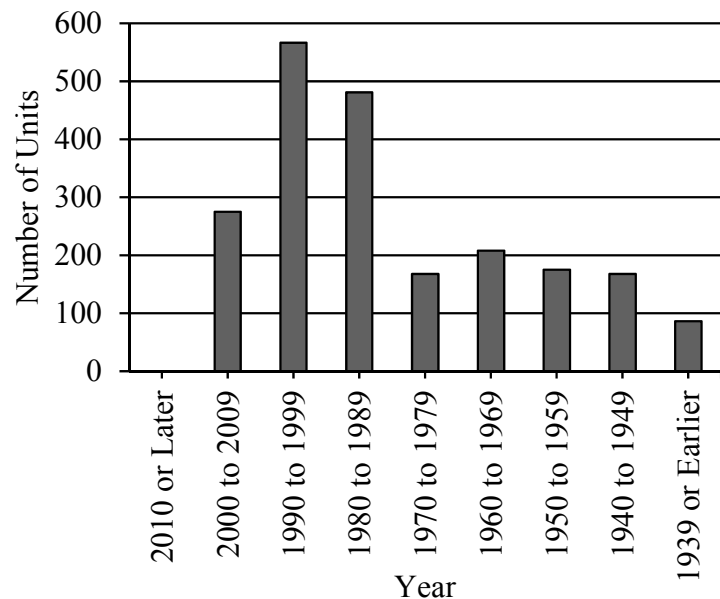
Jurisdiction	Total SFD	Detached	Percent of Total	Attached	Percent of Total
Gonzales	1,587	1,459	91.9%	128	8.1%
Unincorporated	32,652	30,556	93.6%	2,096	6.4%
Incorporated	63,981	57,167	89.3%	6,814	10.7%
County Total	96,633	87,723	90.8%	8,910	9.2%

Source: California Department of Finance, 2014.

2. Age and Condition of Housing Stock

Typically, housing over 30 years of age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Figure IV-2 summarizes the age of Gonzales’ housing stock, based on 2008-2012 ACS data. As shown, the majority of the City’s housing stock was built between 1980 and 2000. Approximately 20 percent of the City’s housing units are approaching 50 years of age or older, indicating a potential need for major rehabilitation.

Figure IV-2: YEAR STRUCTURE BUILT
 City of Gonzales
 Median Year Built ≈ 1985



Source: U.S. Census Bureau, American Community Survey (ACS), 2008-2012.

A windshield survey of housing conditions was conducted in support of the Gonzales General Plan Housing Element's 2009 update. The survey was conducted on January 27, 2009, and the survey instrument used was a modified version of a sample survey produced by the California Department of Housing and Community Development.¹ This survey was limited to single-family dwellings and duplexes in Gonzales and supplements an affordable housing study completed in April 2006.² Among other things, the 2006 study contained a survey of housing conditions for multi-family properties in the City, the results of which are discussed after the results of the 2009 study. No new housing conditions survey was conducted in conjunction with this 2015-2023 Housing Element update. While some private investments might have occurred to improve the condition of some housing units, the overall housing condition in the City has not experienced substantial changes.

Survey Area

The windshield survey was conducted in those neighborhoods of Gonzales constructed primarily before 1980. The survey area contained 729 housing units, which represents approximately 36 percent of the total housing stock in the City.

Survey Results

Each of the 729 houses in the survey area was inspected from the street. Where any one of four categories of problems was detected—foundation, roofing, siding/stucco, and windows—a survey form was completed for the property. In all, 48 dwellings had survey forms completed indicating need for some level of rehabilitation. Table IV-6 summarizes the results of the survey.

¹ See http://www.hcd.ca.gov/hpd/housing_element2/examples/samplehousingconditionsurvey.pdf.

² Laurin Associates, "Affordable Housing Study," April 25, 2006

Table IV-6: HOUSING CONDITIONS SURVEY RESULTS 2009		
Number of Units	Numerical Score	Condition
681 Units	N/A	Sound
31 Units	9 (or less)	Sound w/ detectable problem
15 Units	10 to 15 points	Minor problems
2 Units	16 to 39 points	Moderate problems
0 Units	40 to 55 points	Substantial problems
0 Units	56 and over points	Dilapidated

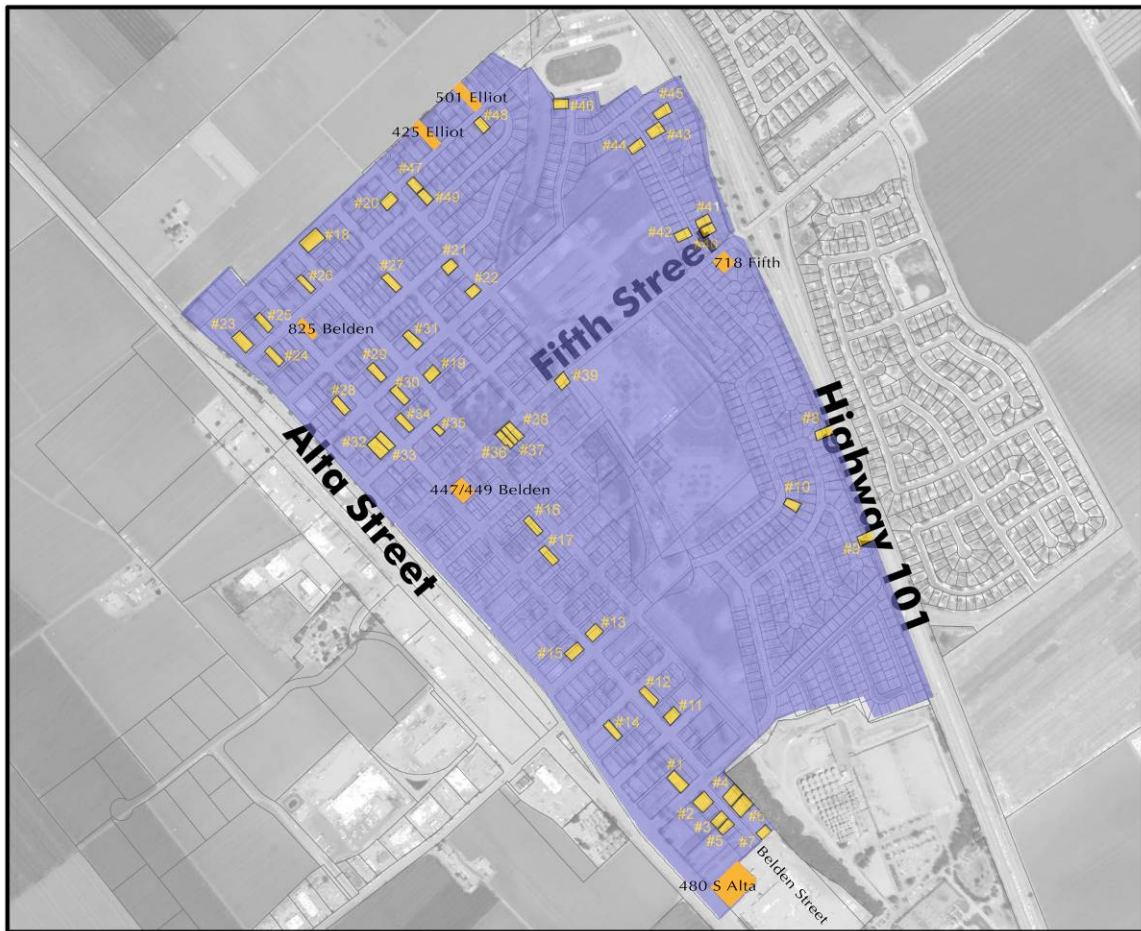
Source: *Coastplans, 2009*

Figure IV-3 shows the neighborhoods surveyed and the location of units with detectable problems.

In general, problems were scattered throughout the survey area, but there was a slightly pronounced cluster of problem houses along Belden Street at the south end of the study area. The two houses needing moderate rehabilitation were located along Belden Street.

The 2006 Affordable Housing Study, which contained among other things a survey of multi-family housing conditions, identified seven multi-family complexes containing a total of 72 units that were in fair to poor condition, lacked landscaping and common amenities, and were generally in need of substantial rehabilitation. These units are shown in Figure IV-3 in orange.

Figure IV-3: SURVEYED NEIGHBORHOODS AND UNITS WITH DETECTABLE PROBLEMS



Source: City of Gonzales, 2009.

3. Housing Tenure

Gonzales has a high percentage of homeownership (61 percent). The remaining 39 percent (786 units) of Gonzales' housing units were occupied by renters in 2012. By comparison, about 49 percent of Monterey County's housing stock is occupied by renters. Table IV-7 shows tenure by housing type for Gonzales, according to the 2008-2012 ACS.

Table IV-7: HOUSING TENURE BY TYPE
City of Gonzales
2012

Type of Unit	Total Occupied Units	Owner Occupied		Renter Occupied	
		Number	% of Total	Number	% of Total
SFD Detached	1,510	1,157	76.6%	353	23.4%
SFD Attached	0	0	--	0	--
MFD 2	50	0	0.0%	50	100.0%
MFD 3 or 4	22	0	0.0%	22	100.0%
MFD 5	252	28	11.1%	224	88.9%
MFD 10 to 19	74	0	0.0%	74	100.0%
MFD 20 to 49	0	0	--	0	--
MFD 50 plus	0	0	--	0	--
Mobile Home/Other	87	24	27.6%	63	72.4%
Total	1,995	1,209	60.6%	786	39.4%

Source: U.S. Census Bureau, American Community Survey (ACS), 2008-2012.

4. Vacancy Rates

A community's vacancy rate provides a quantified measure of the health of the local housing market. A high vacancy rate indicates an overabundance of housing stock, which is often in need of rehabilitation; a low vacancy rate indicates a tight housing market with few choices and high rents. As a rule of thumb, a vacancy rate of 4.5 to 5.0 percent indicates a market reasonably well balanced between supply and demand.

Vacancy rates in Gonzales dropped significantly during the 1990s (from 8.9 percent in 1990 to 1.7 percent in 2000). This drop coincided with the City's period of substantial population growth. Since 2000, however, the City's vacancy rate has slowly begun to climb (from 3.4 percent in 2007 to 4.2 percent in 2014).

The City maintains the lowest vacancy rate in Monterey County, indicating a tight housing market. Table IV-8 shows vacancy rates for Monterey County jurisdictions from 1990 through 2014.

Table IV-8: COMPARATIVE VACANCY RATES
Monterey County Cities
1990 to 2014

	1990	2000	2003	2007	2010	2014
Carmel-By-The-Sea	30.5%	31.5%	33.5%	36.4%	38.7%	38.7%
Del Rey Oaks	5.1%	3.2%	3.8%	4.6%	5.4%	5.4%
Gonzales	8.9%	1.7%	2.4%	3.4%	4.2%	4.2%
Greenfield	6.2%	3.0%	4.8%	6.4%	7.8%	7.8%
King City	10.8%	3.1%	4.1%	5.5%	6.5%	6.5%
Marina	4.3%	21.0%	17.1%	10.8%	4.9%	4.9%
Monterey	6.0%	5.8%	6.9%	8.4%	10.3%	10.5%
Pacific Grove	7.3%	8.9%	10.2%	12.1%	14.1%	14.1%
Salinas	3.5%	3.4%	4.0%	4.7%	5.3%	5.3%
Sand City	8.1%	5.1%	4.1%	0.9%	11.7%	11.6%
Seaside	5.3%	10.7%	10.1%	9.3%	7.2%	7.2%
Soledad	4.4%	2.5%	3.6%	4.6%	5.5%	5.4%
Unincorporated	6.0%	8.9%	9.8%	11.4%	12.6%	12.8%
Incorporated	9.0%	7.6%	7.7%	7.9%	8.2%	8.2%
County Total	6.8%	8.0%	8.3%	8.9%	9.4%	9.5%

Source: U.S. Census Bureau, 1990, 2000, and 2010; California Department of Finance, 2003, 2007, and 2014.

5. Overcrowding

Overcrowding is a critical issue for Gonzales. An overcrowded dwelling unit is defined as one in which more than one person per room resides (excluding kitchen and bath). According to the 2008-2012 ACS, approximately 43 percent of all dwelling units in Gonzales were overcrowded. This is significantly higher than the rate of overcrowding in Monterey County and California (21 percent and 15 percent, respectively). Overcrowding affected renter-occupied households more than owner-occupied households (30 percent v. 13 percent) in the City. This finding is consistent with the steadily increasing average household size for the City (shown in Table IV-1). Table IV-9 summarizes data on overcrowding in 2012.

Table IV-9: OVERCROWDING
Gonzales, Monterey County, and California
2012

Jurisdiction	Total Occupied Units	Overcrowding in Owner-Occupied Units		Overcrowding in Renter-Occupied Units		Total	
		Number	% of Owner Occupied	Number	% of Renter Occupied	Number	Percent of Total
Gonzales	1,995	158	13.1%	235	29.9%	393	43.1%
Monterey County	125,123	3,704	5.8%	11,333	18.4%	15,037	20.6%
California	12,466,331	284,836	4.1%	732,599	13.3%	1,017,435	15.2%

Source: U.S. Census Bureau, American Community Survey (ACS), 2008-2012.

D. Employment and Income

1. Unemployment

Like many communities located in agricultural areas, Gonzales suffers from a high unemployment rate. According to the California Economic Development Department (EDD), Gonzales' unemployment rate in 2014 was the highest in Monterey County at 13.7 percent. Table IV-10 shows employment statistics for selected Monterey County cities in 2014 (the latest year of data available from the California Employment Development Department).

Table IV-10: ANNUAL AVERAGE EMPLOYMENT AND UNEMPLOYMENT
Monterey County Cities
Not Seasonally Adjusted - August 2014

Area Name	Labor Force	Employment	Unemployment	
			Number	Rate
Monterey County	228,200	212,400	15,800	6.9%
Carmel by the Sea	2,700	2,600	100	1.2%
Del Rey Oaks	1,300	1,300	0	1.6%
Gonzales	4,300	3,700	600	13.7%
Greenfield	6,800	6,100	800	11.0%
King City	6,000	5,300	700	11.9%
Marina	11,800	11,300	500	4.0%
Monterey	18,900	18,300	600	3.0%
Pacific Grove	11,300	11,100	300	2.5%
Salinas	77,800	70,100	7,700	9.9%
Sand City	200	200	0	0.0%
Seaside	17,600	16,900	700	4.0%
Soledad	6,100	5,500	500	8.9%

Source: California Economic Development Department (<http://www.labormarketinfo.edd.ca.gov>), (2014).

E. Affordability, Housing Costs, and Overpayment

1. Household Income and Affordability

Table IV-11 shows the maximum annual income level for each income group adjusted for household size in Monterey County. The maximum annual income data is then utilized to estimate the maximum affordable housing payments for different income groups.

Table IV-11: HOUSING AFFORDABILITY
 Monterey County
 2014

Household	Annual Income ¹	Affordable Costs (All Costs)		Estimated Utilities, Taxes & Insurance ²		Affordable Rent	Affordable Home Price
		Rental Costs	Owner Costs	Renter	Owner		
Extremely Low-Income (0-30% AMI)							
1-Person	\$15,100	\$378	\$378	\$118	\$144	\$260	\$19,878
2-Person	\$17,250	\$431	\$431	\$147	\$174	\$284	\$20,846
3-Person	\$19,400	\$485	\$485	\$182	\$215	\$303	\$19,658
4-Person	\$21,550	\$539	\$539	\$216	\$262	\$323	\$17,292
5-Person	\$23,300	\$583	\$583	\$252	\$304	\$331	\$14,633
Very Low Income (31-50% AMI)							
1-Person	\$25,200	\$630	\$630	\$118	\$144	\$512	\$52,061
2-Person	\$28,800	\$720	\$720	\$147	\$174	\$573	\$57,649
3-Person	\$32,400	\$810	\$810	\$182	\$215	\$628	\$61,081
4-Person	\$35,950	\$899	\$899	\$216	\$262	\$683	\$63,176
5-Person	\$38,850	\$971	\$971	\$252	\$304	\$719	\$64,181
Low Income (51-80% AMI)							
1-Person	\$40,250	\$721	\$842	\$118	\$144	\$603	\$79,027
2-Person	\$46,000	\$824	\$962	\$147	\$174	\$677	\$88,468
3-Person	\$51,750	\$927	\$1,082	\$182	\$215	\$745	\$95,752
4-Person	\$57,500	\$1,031	\$1,202	\$216	\$262	\$815	\$101,859
5-Person	\$62,100	\$1,113	\$1,298	\$252	\$304	\$861	\$105,882
Median Income (100% AMI)							
1-Person	\$48,100	\$1,082	\$1,262	\$118	\$144	\$964	\$132,659
2-Person	\$54,950	\$1,237	\$1,443	\$147	\$174	\$1,090	\$149,762
3-Person	\$61,850	\$1,391	\$1,623	\$182	\$215	\$1,209	\$164,707
4-Person	\$68,700	\$1,546	\$1,803	\$216	\$262	\$1,330	\$178,476
5-Person	\$74,200	\$1,669	\$1,948	\$252	\$304	\$1,417	\$188,629
Moderate Income (101-120% AMI)							
1-Person	\$57,700	\$1,322	\$1,543	\$118	\$144	\$1,204	\$168,414
2-Person	\$65,950	\$1,511	\$1,763	\$147	\$174	\$1,364	\$190,624
3-Person	\$74,200	\$1,700	\$1,984	\$182	\$215	\$1,518	\$210,677
4-Person	\$82,450	\$1,889	\$2,204	\$216	\$262	\$1,673	\$229,554
5-Person	\$89,050	\$2,040	\$2,380	\$252	\$304	\$1,788	\$243,793

Assumptions: 2014 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 5.0% downpayment; and 5.0% interest rate for a 30-year fixed-rate mortgage loan.

Sources: California Department of Housing and Community Development 2014 Income Limits; and Housing Authority of the County of Monterey, FY 2014 Utility Allowance Schedule.

2. Rental Affordability and Costs

Rental housing in Gonzales is generally affordable. Table IV-12 shows the results of a rental survey completed in October 2014 to identify locally available rental units. Very few housing units are available for rent in Gonzales. After a cursory review of available online rental listings, only five units were identified as available for rent and all were two- or three-bedroom units (Table IV-12). The overall median rent, based on this survey, was \$1,100.

Table IV-12: RENTAL COSTS
City of Gonzales
September to October 2014

Unit Type	# of Units	Average Rent	Median Rent	Rent Range
Studio	0	--	--	--
One-Bedroom	0	--	--	--
Two-Bedroom	3	\$1,092	\$1,100	\$1,075 - \$1,100
Three-Bedroom	2	\$1,650	\$1,650	\$1,100 - \$1,700
Four+ Bedrooms	0	--	--	--
Total	5	\$1,315	\$1,100	\$1,075 - \$1,700

Note: No listings were identified on Zillow.com and Padlister.com.

Sources: Survey of listings on Craigslist.org, Zillow.com, and Padlister.com, September 7, 2014 to October 7, 2014.

3. Ownership Affordability and Costs

The upheaval in the housing market that began in early 2008 and subsequent financial crisis injected a high degree of uncertainty into the local housing market. Median housing prices in the City have come down dramatically—from a high of \$600,000 in 2005 to a low of \$175,000 (2011). In addition, a high number of foreclosures have resulted in a tight credit market and wary consumers.

In 2014, a family earning the County median family income of \$68,700 and spending 30 percent of its income on housing can afford a \$178,500 house. Table IV-13 provides more data on ownership affordability for Monterey County. Caution needs to be applied when drawing any conclusions about the rapidly changing median home prices for the City. While median prices have remained relatively low, these sales prices are likely to rebound once the housing market stabilizes. New homes cannot be built on vacant land at current median home prices and this

situation will inevitably create a new wave of supply and demand issues that will, in turn, drive sales prices up.

Table IV-13: MEDIAN HOME SALE PRICES
Monterey County Cities
August 2014

Jurisdiction	2011	2012	2013	% Change 2011-2012	% Change 2012-2013
Aromas	\$400,000	\$370,000	\$380,000	-7.5%	2.7%
Castroville	\$194,000	\$195,000	\$229,500	0.5%	17.7%
Chualar	\$126,000	\$157,500	\$164,000	25.0%	4.1%
Gonzales	\$175,000	\$177,250	\$195,500	1.3%	10.3%
Greenfield	\$139,000	\$152,500	\$172,500	9.7%	13.1%
King City	\$130,250	\$140,000	\$165,000	7.5%	17.9%
Monterey	\$400,000	\$406,500	\$520,000	1.6%	27.9%
Salinas	\$215,000	\$230,000	\$285,000	7.0%	23.9%
San Ardo	n/a	\$47,500	\$132,500	n/a	178.9%
Soledad	\$165,300	\$176,000	\$218,500	6.5%	24.1%
Spreckels	\$495,000	\$400,000	\$519,000	-19.2%	29.8%
Monterey County	\$240,500	\$277,500	\$355,000	15.4%	27.9%

Source: *DQNews.com*, accessed October 9, 2014.

4. Overpayment (Cost Burden) for Housing

Housing overpayment was more prevalent in Gonzales than in Monterey County as a whole. As a rule of thumb, housing is considered affordable if less than 30 percent of household income is spent on rent or mortgage (i.e., taxes, insurance, and rent/mortgage). Table IV-14 shows the housing assistance needs of households in Gonzales. According to Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD, and based on the 2007-2011 ACS, approximately 90 percent of Gonzales' lower-income owner-households and 63 percent of lower-income renter-households overpaid for housing. By comparison, approximately 62 percent of lower-income owner-households and 61 percent of lower-income renter-households in Monterey County overpaid for housing. Overcrowding was an especially critical issue for the City's poorest households. All (100 percent) of extremely-low income households and 80 percent of very-low income households in Gonzales spent more than 30 percent of their income on housing expenses.

Table IV-14: HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS
City of Gonzales
2007-2011

Household by Type, Income, and Housing Problems	Renters				Owners			Total HHs
	Seniors	Small Families	Large Families	Total	Seniors	Large Families	Total	
Extremely Low (0-30%)	0	75	45	120	70	0	70	190
With any housing problem	--	100%	100%	100%	100%	--	100%	100%
With cost burden >30%	--	100%	100%	100%	100%	--	100%	100%
With cost burden >50%	--	100%	100%	100%	86%	--	86%	95%
Very Low (31-50%)	0	105	0	105	45	15	70	175
With any housing problem	--	100%	--	100%	56%	100%	71%	89%
With cost burden >30%	--	86%	--	86%	56%	100%	71%	80%
With cost burden >50%	--	57%	--	57%	0%	100%	36%	49%
Low (51-80%)	0	150	120	300	25	90	290	590
With any housing problem	--	77%	75%	68%	100%	100%	95%	81%
With cost burden >30%	--	77%	63%	63%	100%	83%	90%	76%
With cost burden >50%	--	0%	0%	0%	0%	17%	41%	20%
Moderate/Above Moderate (>80%)	0	150	95	270	105	160	760	1,030
With any housing problem	--	3%	74%	27%	43%	72%	58%	50%
With cost burden >30%	--	0%	0%	0%	43%	19%	47%	34%
With cost burden >50%	--	0%	0%	0%	0%	9%	14%	11%
Total Households	0	480	260	795	245	265	1,190	1,985
With any housing problem	--	62%	79%	63%	67%	83%	70%	67%
With cost burden >30%	--	58%	46%	50%	69%	45%	62%	57%
With cost burden >50%	--	28%	17%	23%	24%	17%	26%	25%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins for error can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

5. Extremely Low Income Households

Extremely low-income is defined as households with an earned income of less than 30 percent of the Area Median Income (AMI). The AMI for Monterey County was \$68,700 in 2014. For extremely low income households, this translates to an income of approximately \$21,550 or less for a four-person household. Between 2007 and 2014, about ten percent of households (190 households) in the City were considered extremely low-income. Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households. Table IV-15 provides more detailed information on the City's extremely low income households. According to CHAS data, most (64 percent) extremely low-income households were renters and

all (100 percent of extremely low-income households) suffered from housing cost burden. In fact, nearly all (95 percent) spent more than 50 percent of their income toward housing costs (defined as a severe housing cost burden).

Table IV-15: EXTREMELY LOW-INCOME HOUSEHOLDS
Gonzales
2007-2011

	Renters	Owners	Total
Total Number of ELI Households	120	70	190
Percent with Any Housing Problems	100.0%	100.0%	100.0%
Percent with Cost Burden (30% of income)	100.0%	100.0%	100.0%
Percent with Severe Cost Burden (50% of income)	100.0%	85.7%	94.7%
Total Number of Households	795	1,190	1,985

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

F. Special Housing Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Gonzales may experience higher incidences of housing overpayment (cost burden), overcrowding or other housing problems.

"Special needs" groups in Gonzales include the following: senior households, persons with disabilities (including persons with developmental disabilities), large households, single-parents households, persons living in poverty, the homeless, and farmworkers. This section provides a detailed discussion of the housing needs facing each particular group, as well as the programs and services available to address their housing needs. Based on U.S. Census Bureau data and other sources, the total number of persons in Gonzales within each of the special needs categories mentioned above is shown in Table IV-16.

Table IV-16: SUMMARY OF SPECIAL NEEDS HOUSING
2008 to 2012

Special Needs Category	Number of Households / Persons	Owners		Renters		Percent of Total Households/ Persons
		Number	Percent	Number	Percent	
Households that include at least one Senior (person age 65 or over)	355	n/a	n/a	n/a	n/a	18.6%
Senior-Headed Households	247	184	74.5%	63	25.5%	13.0%
Senior Living Alone	66	47	71.2%	19	28.8%	3.5%
Persons with Disabilities*	239	n/a	n/a	n/a	n/a	2.9%
Large Households	794	381	48.0%	413	52.0%	41.7%
Single-Parent Households	263	n/a	n/a	n/a	n/a	13.8%
Female-Headed Households With Children	183	n/a	n/a	n/a	n/a	9.6%
People Living in Poverty*	1,324	n/a	n/a	n/a	n/a	16.2%
Homeless**	8	n/a	n/a	n/a	n/a	0.1%
Farmworkers (persons)*	1,299	n/a	n/a	n/a	n/a	15.9%

Notes:

*=2010 Census data not available. Estimate is from the 2008-2012 ACS.

**=2010 Census data not available. Estimate is from 2013 Monterey County Homeless Point-In-Time Census and Survey. Estimate represents a total of zero sheltered homeless persons and eight unsheltered homeless persons identified by the point-in-time count.

n/a = Data not available.

Sources: U.S. Census Bureau, 2010 and American Community Survey (ACS), 2008-2012; and 2013 Monterey County Homeless Point-In-Time Census and Survey.

1. Elderly

The 2010 Census indicated that six percent of the city's population (490 persons) was 65 years or older, an increase of about six percent from 2000. Seniors make up a significantly larger proportion of Monterey County residents (11 percent of the total 2010 population). The elderly are a particularly vulnerable population because of their often limited incomes. The 2008-2012 ACS found that eight percent of seniors (39 persons) in the City were living below the poverty level.

In general, the elderly as a group have special needs. They often need to be close to public services such as the post office, banks, community center, health services, recreational opportunities, public parks, and public transportation. Seniors are also concerned about personal safety, and yet do not want to be isolated from the community.

Resources

Monterey-Salinas Transit (MST) operates "RIDES", a demand-responsive service for seniors and the disabled that offers transportation throughout the Monterey Peninsula to Gonzales. MST is also exploring the implementation of an Eco Pass program in Monterey County that would enable housing developers that strategically locate developments near public transit to purchase Eco Passes and in turn provide "free" transit passes to fixed-income seniors and other lower income residents that reside in their housing projects.

The older portion of Gonzales currently also offers many services and amenities in a convenient, compact area—making it an ideal place for the City's older residents. However, this part of town is fully developed, and opportunities for additional senior housing are limited. To address this limitation, the City's 2010 General Plan includes a neighborhood-based development concept that will be effective in creating new neighborhood centers that have many of the features that seniors need.

As the sole source provider in Monterey County for essential senior services, the Alliance on Aging of Monterey County offers numerous programs for seniors. Programs offered include: HICAP Medicare Counseling Program, Ombudsman Program to protect long term care residents against abuse, IRS Tax Counseling Program, Senior Service America, Employment Training Program, and Senior Peer Counseling, among others. Older residents in need of immediate assistance can also benefit from 2-1-1 Monterey County operated by United Way Monterey County. This program provides free assistance to persons in need to find emergency shelter, rental and utility assistance, food assistance, etc.

2. Persons with Disabilities

The term "disabled" refers to a disability (physical, mental, developmental, or sensory), which prevents or precludes a person from doing work either in or outside of the home. The number of disabled persons in a community has important implications for providing certain social services, in the removal of barriers to facilities, and in developing housing which has specialized access for disabled residents.

According to the 2008-2012 ACS, 239 of Gonzales residents (aged five and over) had at least one disability, representing approximately three percent of all residents. Nearly one-half of persons with disabilities were

seniors (49 percent). Ambulatory and independent living difficulties were the most prevalent overall. Table IV-17 provides more detailed information on the City's disabled population.

Table IV-17: DISABILITY STATUS
City of Gonzales
2008-2012

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a Hearing Difficulty	21.0%	21.7%	30.8%	25.9%
With a Vision Difficulty	67.7%	15.0%	9.4%	25.9%
With a Cognitive Difficulty	32.3%	45.0%	33.3%	36.0%
With an Ambulatory Difficulty	21.0%	63.3%	43.6%	42.7%
With a Self-Care Difficulty	21.0%	63.3%	43.6%	42.7%
With an Independent Living Difficulty	--	18.3%	39.3%	23.8%
Total Persons with Disabilities	62	60	117	239

Notes:

1. Persons under 5 years of age are not included in this table.
2. Persons may have multiple disabilities.

Source: U.S. Census Bureau, 2008-2012 American Community Survey (ACS).

Persons with Developmental Disabilities

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, "developmental disability" means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature." This definition also reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. However, according to the U.S. Administration on Developmental Disabilities, an

accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 123 persons in the City of Gonzales with a developmental disability, based on the 2010 Census population.

According to the State's Department of Developmental Services, as of January 2014, approximately 54 Gonzales residents with developmental disabilities were being assisted at the San Andreas Regional Center. Most of these individuals were residing in a private home with their parent or guardian and 23 of these persons with developmental disabilities were under the age of 18.

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

Resources

While most services and facilities in Monterey County are located in larger cities, Gonzales residents can benefit from the Monterey-Salinas Transit (MST) "RIDES" program. The demand-responsive service for seniors and the disabled offers transportation throughout the Monterey Peninsula to Gonzales. The Monterey County Department of Social Services maintains a comprehensive resource guide that details contact information for a wide range of agencies offering services for persons with disabilities. Residents in need of immediate reference for community services can benefit from 2-1-1 Monterey County operated by United Way Monterey County. This service provides free assistance to persons in need to find emergency shelter, rental and utility assistance, food, etc.

3. Large Households

Household size is an important consideration when it comes to planning for housing. Very simply, areas which have large concentrations of small households (i.e., less than five persons) or single-person households need to plan for smaller units, while areas with

concentrations of large households need to ensure that available units are large enough to accommodate households with five or more persons.

Large households make up a significant proportion of total households in Gonzales. The 2010 Census indicated that 41 percent of households in the City were large families; this percentage has remained fairly constant since 2000, when 43 percent of all households were large families. While a high proportion of large households in a community is not necessarily cause for concern, it does become an issue if these large households are not able to find or afford adequately sized housing and are driven to living in overcrowded conditions. Approximately 42 percent of all occupied housing units in Gonzales were overcrowded in 2010, and about 43 percent were overcrowded in 2000. The similar levels of large households and overcrowded households may indicate a correlation between the two household characteristics.

Resources

Large households can benefit from City programs and services that provide assistance to lower and moderate income households in general. The Section 8 Housing Choice Vouchers program also extends assistance to large households with overcrowding and cost burden issues.

Because Gonzales is essentially built-out at the present time, the best opportunities for providing large family housing will be in new growth areas identified in the 2010 Gonzales General Plan. This can be best accomplished by working with developers of specific plan areas to plan for inclusion of large family housing within each neighborhood.

4. Single Parent Households

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing, accessible day-care, health care, and other supportive services. Female-headed households with children, in particular, tend to have lower incomes than other types of households. Because of their relatively low income, such households often have limited housing options and restricted access to supportive services.

The proportion of female-headed single parent households in the City has remained steady at about ten percent since 2000, which is slightly higher than the proportion for Monterey County as a whole (approximately seven percent since 2000). The California Department

of Housing and Community Development identified the following distinguishing characteristics for-female householder families:

- ✓ Low homeownership rate
- ✓ Younger householder
- ✓ Children present
- ✓ Low incomes and a high poverty rate
- ✓ Overcrowded
- ✓ High percentage of household income spent for housing

While the proportion of single-parent families headed by females has remained fairly constant over the past decade, the economic status of these households has worsened considerably. The 2008-2012 ACS found that 55 percent of female-headed single-parent families in Gonzales were living in poverty, compared to just 40 percent in 2000. This trend of increased poverty also occurred Countywide. About 37 percent of single-parent families headed by females in Monterey County lived in poverty between 2008 and 2012—a significant increase from the 30 percent living in poverty in 2000.

Resources

The best opportunities to assist the housing needs of single-parent families headed by females is to increase the availability of attractive, safe, and affordable multi-family units that are in close proximity to services, parks suitable for younger children, and childcare/daycare providers.

The *Gonzales 2010 General Plan* neighborhood-based development concept will be effective in creating new neighborhood centers that have many of the features that female headed households need. The City will also work to ensure that housing for female headed households is addressed in new growth areas. This can be best accomplished by working with developers of specific plan areas to plan for inclusion of multi-family rental housing within each neighborhood.

Single-parent households can benefit from most affordable housing programs, including Housing Choice Vouchers and Owner-Occupied Housing Rehabilitation Program in the City. The County's Community Benefits 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 upon income and resource levels. Additionally, assistance programs supported by First Five Monterey County can aid these households to be able to care for their children and maintain the ability to pay for housing.

5. Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2008-2012 ACS found that 16 percent of all Gonzales residents were living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, and other supportive services.

Resources

Residents living below the poverty level can benefit from City programs and services that provide assistance to lower and very low income households in general. The Section 8 Housing Choice Vouchers program extends assistance to large households with overcrowding and cost burden issues. The County's Community Benefits 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. Residents in need of immediate reference for community services can benefit from 2-1-1 Monterey County operated by United Way Monterey County. This service provides free assistance to persons in need to find emergency shelter, rental and utility assistance, and food assistance.

6. Homeless

Throughout California, homelessness has become a major concern. Factors contributing to the increase in homeless persons and families, and those in need of transitional housing, include:

- ✓ The lack of housing affordable to very-low- and low-income persons
- ✓ Increases in unemployment or underemployment

- ✓ Reductions in government subsidies
- ✓ Deinstitutionalization of the mentally ill
- ✓ Domestic violence
- ✓ Drug addiction
- ✓ Dysfunctional families

According to current Gonzales Police Chief Paul Miller, there are about 10 homeless persons living in Gonzales at any given time. Some of these persons work on a part-time basis, and most have drug or alcohol problems but are generally not visible on the street.

Resources

The City's Zoning Ordinance permits emergency shelters by right in the MU and MU-CC zoning districts, consistent with Government Code Section 65583. However, no emergency or transitional shelters have been established in Gonzales. Residents with an immediate need for community services can benefit from 2-1-1 Monterey County, operated by United Way Monterey County. This service provides free assistance to persons in need to find emergency shelter, rental and utility assistance, and food assistance.

The Coalition of Homeless Services Providers (CHSP) is a group of private non-profit and public organizations that came together to address the complex issues of homelessness in the County. Specifically, the CHSP is charged with developing the County's Continuum of Care system, by assessing any gaps in services for those homeless and by developing programs to bridge those gaps.

The City of Gonzales participates in the Monterey Urban County Community Development Block Grant (CDBG) program.¹⁰ Annually, 15 percent of the CDBG allocation can be spent on public services. During the last two years, the Urban County CDBG program has allocated funding to Mobile Outreach Services Team (MOST) to

¹⁰ The Monterey Urban County is comprised of the County unincorporated areas and the Cities of Gonzales and Del Rey Oaks. The Urban County designation entitles these jurisdictions to collectively receive Community Development Block Grant (CDBG) funds directly from HUD on an annual basis. Prior to becoming an Urban County, these jurisdictions had to separately apply for CDBG funds through the State's competitive program.

provide services for the homeless throughout the unincorporated areas and the cities of Gonzales and Del Rey Oaks.

7. Farmworkers

The 2008-2012 ACS indicated that 1,299 Gonzales residents were employed in the agriculture, forestry, fishing and hunting, and mining industry.

As is the case for most low-income households, the housing needs of farm workers far exceed government's ability to provide assistance. Because farm workers are usually low-income and their employment status is often tenuous, they are unable to compete for housing on the open market. The housing that is available is often of substandard condition and located in areas of the community lacking adequate services. In relation to their low incomes, farm workers often overpay for substandard housing and live in crowded conditions.

Resources

Farmworkers and their families occupy many of the rental units in Gonzales. Housing primarily rented to, or built for, farmworkers in Gonzales includes:

- 25 Ninth Street – 11 dormitories and 7 single-family units
- 825 Alta Street – 25 units
- 17 3rd Street (Vincent Hotel) – 35 dormitories
- 1834 Chablis Way – 36 units
- 550 Fanoe Road – 44 townhomes

These latter two projects were built and are operated by CHISPA and the Monterey County Housing Authority respectively. The 44-unit complex was completed in late 2008 and replaced a 20-unit duplex project on Gabilan Court that was demolished in February 2009. There are also several other of farmworker housing facilities close to, but outside of the City.

Throughout Monterey County, farm workers are housed predominately in farm labor camps (owned and operated by the Housing Authority of Monterey County) and camps privately owned in the unincorporated County. Housing in these camps consists of both permanent residential buildings and mobile homes. Both mobile homes and farm labor camps

provide important housing for seasonal or year round workers who may otherwise have a difficult time obtaining housing at an affordable price and within close proximity to their jobs.

The Rural Housing Services is an important provider of permanent housing for farm workers. The State HCD and Office of Migrant Services also supplies housing assistance for farm workers.

Existing zoning and development standards encourage and facilitate a variety of housing types for farmworkers. Within the City of Gonzales, permanent housing for agricultural workers is a permitted use in all residential zoning districts. In addition, multi-family housing densities of up to 24 units per acre, density bonus provisions, and a strong working relationship between the City of Gonzales, CHISPA and the Monterey County Housing Authority (HAMC) have resulted in over 100 housing units within the City of Gonzales available to area farmworkers. These projects have had special amenities such as quality play areas/equipment for young children, community buildings for social gatherings and meetings, and on-site management.

Many farmworkers and their families are also housed in single-family neighborhoods in Gonzales—either as renters or owners. The City tries to ensure that new residential subdivisions provide some portion of the project as affordable for lower income buyers and negotiates with subdividers on a case-by-case basis to achieve this goal. For example, for the 74-unit Cipriani Estates subdivision, the City and developer cooperated to ensure that 20-homes were deed restricted for lower-income families. Most of these were sold to farmworker families. Ten of the units were sold to lower income buyers through use of a HOME program grant to the city, and ten units were sold with Joe Serna program grant funds obtained by the developer.

The City zoning ordinance provides for a Planned Unit Development designation that is combined with the base zoning district to enable variation and reduction in lot development standards. This mechanism was used by Cipriani Estates to increase overall lot yield on the site by reducing average lot sizes from the standard 6,000 square-foot requirement to an average under 5,000 square feet. A primary reason that the City agreed to this PUD designation was in order to facilitate affordable housing. Front, side and rear-yard setbacks were also reduced. Rincon Villages, a 676-unit housing project that includes 70 multi-family units, was approved by the City Council in June 2011.

Under the PUD for Rincon Villages, some lots are around 3,500 square feet, again with reduced setbacks. The City will tie this design option to the provision of affordable housing.

Farmworkers in need of housing can also benefit from advocacy work done by the Center for Community Advocacy (CCA). The CCA's housing program helps farmworkers organize housing-site committees for the purpose of improving substandard conditions in the housing units that they occupy. CCA also helps farmworkers to mobilize members from the various housing committees to advocate for the construction of new, quality, affordable housing for farmworkers and other low-income working families.

Gonzales' Share of Regional Housing Needs

Gonzales' share of regional housing needs originates with the California Department of Housing and Community Development (HCD). HCD first estimates a statewide need for housing, which is broken down into regions, each of which then has an assigned share of estimated housing needs. AMBAG is the local agency mandated by California Government Code §65554(a) to assign the "Regional Housing Needs Allocation" (RHNA) to each jurisdiction in the three-county AMBAG region (Santa Cruz, San Benito, and Monterey Counties). The RHNA of housing is a specific number of residential units, by income/affordability level, assigned to each local jurisdiction, including Gonzales. Table IV-18 shows the official AMBAG allocation.

Table IV-18: GONZALES REGIONAL HOUSING NEEDS ALLOCATION
 AMBAG
 2014-2023

	Total Units	Extremely Low/ Very Low Income ¹	Low Income	Moderate Income	Above Moderate Income
Percent	100.0%	24.2%	15.7%	18.1%	42.0%
Gonzales	293	71	46	53	123

Note 1: The City has a RHNA allocation of 71 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to 2007-2011 CHAS data, of the City's 365 extremely low and very low income households, approximately 52 percent were extremely low income while 48 percent were very low income) as shown in Table IV-14. Therefore, the City's RHNA of 71 very low income units may be split accordingly into 37 extremely low and 34 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category. Source: Association of Monterey Bay Area Governments (AMBAG), Regional Housing Needs Allocation Plan: 2014-2023.

G. Availability Of Services and Land

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

1. Vacant and Underutilized Residential Sites

The City of Gonzales has reached full buildout within the existing City limits with the exception of one large residentially zoned site (Rincon Village) discussed below. There are only four or five small vacant parcels in the entire City and several of these are in the Downtown Mixed Use zoning district and the City prefers they be used for commercial purposes.

There are however a number of developed residential properties that could be more intensively utilized and could provide some additional multi-family units.

In addition, there are several other parcels that could be redeveloped if the property owners were willing. All are in the R-2 zoning district and would likely involve demolition of existing residential units and replacement with new multi-family units at close to the maximum density of 24 units per acre. The most significant opportunities appear to be in the possible reuse of six separate properties between Eighth and Tenth Streets and Alta Street and Center Street owned and operated by the Monterey County Housing Authority. These parcels currently contain 27 older single story lower income rental units. If redeveloped, it is estimated that as many as 44 additional units could be provided in a two-story format.

In addition to the sites just described, there is one other site within the city limits that are available for affordable housing. The Rincon Village project on the D'Arrigo site has an approved vesting tentative subdivision map for single-family residences and 70 multi-family residences.

Vacant Residential Sites, Development Capacity, and Environmental Constraints

As demonstrated below, sites within the existing city limits would provide adequate sites to accommodate Gonzales' RHNA. lists the City of Gonzales' inventory of vacant and available housing sites in the 2015-2023 RHNA period and discusses realistic development capacity and environmental constraints for each site. Figure IV-4 shows the location of each vacant housing site listed in .

Table IV-19: VACANT AND AVAILABLE SITES
Housing Units by Affordability Category

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
Emergency Shelter									
1	Rianda	020-055-021	0.25	MU	MU	--	--	Emergency Shelters are permitted by right in MU and MU-CC zoning districts.	
2	Singh	020-074-003	0.17	MU	MU	--	--	Emergency Shelters are permitted by right in MU and MU-CC zoning districts.	
	Subtotal		0.42				--		
Extremely Low, Very Low, and Low Income									
3	HAMC	020-087-005	0.32	R-2	MDR	21	4	<p>3 units now, redevelop to 7 units; this site contains 14,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks, and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 7units.</p> <p>The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in redeveloping this site.</p>	<p>The project site is in an urban setting and is currently developed. The site is flat with no environmental constraints and has street frontage and all utilities available.</p> <p>This infill project would qualify for a categorical exemption under CEQA.</p>

Table IV-19: VACANT AND AVAILABLE SITES
Housing Units by Affordability Category

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
4	HAMC	020-086-015	0.64	R-2	MDR	21	7	<p>7 units now, redevelop to 14 units; this site contains 28,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 14 units.</p> <p>The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in redeveloping this site.</p>	<p>The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access.</p> <p>This infill project would qualify for a categorical exemption under CEQA.</p>
5	HAMC	020-081-014	0.48	R-2	MDR	21	6	<p>5 units now, redevelop to 11 units; this site contains 21,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 11 units.</p> <p>The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in redeveloping this site.</p>	<p>The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access.</p> <p>This infill project would qualify for a categorical exemption under CEQA.</p>

Table IV-19: VACANT AND AVAILABLE SITES
Housing Units by Affordability Category

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
6	HAMC	020-082-004	0.32	R-2	MDR	21	4	<p>3 units now, redevelop to 7 units; this site contains 14,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks, and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 7 units.</p> <p>The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in redeveloping this site.</p>	<p>The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access.</p> <p>This infill project would qualify for a categorical exemption under CEQA.</p>
7	HAMC	020-082-002	0.80	R-2	MDR	21	11	<p>7 units now, redevelop to 18 units; this site contains 35,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks, and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 18 units.</p> <p>The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in redeveloping this site.</p>	<p>The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access.</p> <p>This infill project would qualify for a categorical exemption under CEQA.</p>

Table IV-19: VACANT AND AVAILABLE SITES
Housing Units by Affordability Category

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
8	HAMC	020-083-006	0.32	R-2	MDR	21	5	<p>2 units now, redevelop to 7 units; this site contains 14,000 square feet of lot area. Existing multi-family projects in the City on similar lots average about 1 unit per 2,000 square feet of lot area and accounts for all setbacks, and the 2-story height limitation. This represents a density of about 21 units per acre. This may require some reduction in parking standards, and the City has provided this flexibility to affordable projects in the past. Assuming a similar yield for this site would result in 7 units.</p> <p>The City works closely with HAMC, which owns the site, and HAMC has expressed an interest in redeveloping this site.</p>	<p>The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access.</p> <p>This infill project would qualify for a categorical exemption under CEQA.</p>
9	Gularte	020-086-011 and 020-086-012	0.32	R-2	MDR	21	7	<p>One house to be moved; redevelop to 7 units; site plans have been prepared for this site as part of a CDBG PTA study. The site consists of two lots under single ownership and contains one older house. The site is zoned R-2, and contains 14,000 square feet of lot area and could be developed with from 5 to 8 units depending on type. The City would need to reduce parking standards. The property owner is interested in this redevelopment and will relocate the existing home.</p>	<p>The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access.</p> <p>This infill project would qualify for a categorical exemption under CEQA.</p>
10	Marchetti	020-041-016	1.00	R-2	MDR	22	19	<p>One house to be moved and 20 new units built in its place; this site was identified in the 2006 Affordable Housing Study and is very familiar to City staff. The existing single family dwelling has been vacant for years. The owner is holding the property for investment purposes. The City has requested to purchase the property in the past.</p> <p>The adjoining apartment complex has 48 units on a 1.8-acre parcel. This parcel could be expected to develop with about 20 units.</p>	<p>The project site is in an urban setting and is currently developed. The site is flat with no significant environmental constraints and has street frontage, all utilities available, and alley access.</p> <p>There is a home of historic character that could be retained on the site although extensive rehabilitation would be required.</p> <p>This infill project would qualify for a categorical exemption under CEQA.</p>

Table IV-19: VACANT AND AVAILABLE SITES
Housing Units by Affordability Category

Site #	Name	APN	Size (Ac)	Zoning	GP	Density	Units	Development Capacity	Environmental Constraints
11	D'Arrigo	223-032-020	3.5	R-2 (PUD)	MDR	22	70	Approved vesting tentative map that will result in 70 MFD units; a vesting tentative map and PUD zoning were approved in 2011 and will result in a 3-acre parcel being created to support a proposed 70 unit MFD in a 3-story configuration with internal parking, play areas, community center, etc. The project will be 100% affordable for lower income families and will be built and operated by a non-profit housing provider.	An EIR was certified for this project in June 2009. All environmental constraints are now understood and can be addressed.
Subtotal			7.7				133		
Moderate Income									
12	D'Arrigo	223-032-020	--	R-1	LDR	7	66	11% of 606 units; a vesting tentative map and PUD zoning were approved in 2011 and will result in lots for 606 SFD's. Vesting tentative map requires that 66 of the units be affordable to moderate-income households (including 16 units that are affordable to households at 120-145 percent of median).	This site is an undivided portion of site 11 above. The same conditions apply. An EIR was certified for this project in June 2009. All environmental constraints are now understood and can be addressed.
Subtotal			--				66		
Market Rate									
13	D'Arrigo	223-032-020	103.30	R-1	LDR	7	540	Approved vesting tentative map that will result in 606 SFD units; a vesting tentative map and PUD zoning were approved in 2011 and will result in lots for 606 SFD's. It is assumed that approximately 540 market-rate housing units will be provided.	This site is an undivided portion of site 11 above. The same conditions apply. An EIR was certified for this project in June 2009. All environmental constraints are now understood and can be addressed.
Subtotal			103.30				540		
TOTAL			111.42				739		

Source: Coastplans; Veronica Tam and Associates; City of Gonzales

Figure IV-4: VACANT AND AVAILABLE HOUSING SITES



2. Housing Potential in the Gonzales 2010 General Plan

The *Gonzales 2010 General Plan, adopted in 2011*, provides potential for future growth and uses the “neighborhood” as the fundamental building block for new development in the Sphere of Influence (SOI). The prototypical “neighborhood” is approximately 3/8-mile radius in size (approximately 288 acres), a size that reflects the current scale of residential neighborhoods in the historic area of town west of Highway 101. Using a strategy of “affordability by design,” each such neighborhood would contain a full mix of residential types (including a minimum number of rental units), plus a variety of non-residential uses, such as schools, parks, and commercial uses. The required mix of residential types, as set forth in the Land Use Element, is shown in Table IV-20.

Table IV-20: REQUIRED MIX OF RESIDENTIAL TYPES w/in NEW NEIGHBORHOODS

Neighborhood Residential (NR) Density Category	Density ^{1,2} (du/gross acre)	Min. Required Mix (% total units)	Min. Required Rental Units ³ (% total units)
NR Very Low: (SFD lots 10,001—20,000 sq. ft.)	2 to 3	No minimum required ¹⁹	n/a
NR Low: (SFD lots 6,000 -10,000 sq .ft.)	3 to 6	15 %	5% ²⁰
NR Medium: (SFD lots 3,500 - 5,999 sq. ft.)	6 to 9	15 %	5% ¹⁴
NR Medium High: (attached or detached units including lots greater than 2,300 sq. ft.)	9 to 15	15 %	5% (as attached units)
NR High: (attached units such as apartments, townhomes, mixed-use residential, or other similar types)	15 to 24	15 %	15 %

Notes:

1. A minimum average density of seven (7) dwelling units per gross residential acre shall be provided within new neighborhoods, as described previously in these Guidelines.
2. Density ranges reflect an estimated gross to net ratio of 0.75 net acres to 1.0 gross acre
3. 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.

Source: Gonzales 2010 GP Land Use Element

¹⁹ Allowable only in very limited circumstances where larger lots may be appropriate to buffer the City’s edge and transition from urban density to permanent agriculture

²⁰ Rental units in this category shall generally be second dwelling units that are ancillary to a primary home, and both contained on a single parcel.

The new neighborhoods planned in the *Gonzales 2010 General Plan* were organized by qualifying income category to demonstrate their adequacy in meeting the RHNA goals. For the purpose of this analysis, the following assumptions apply:

- Residential sites that were designated Neighborhood Residential (NR)-High in the *Gonzales 2010 General Plan* are categorized for very low- or low-income housing,
- NR-Medium High sites and rental units required within the NR-Medium and NR-Low designations are categorized as potential sites for low- and moderate-income housing,
- NR-Low and NR-Medium sites are categorized as potential sites for market-rate housing, and
- Of the 1,200 units of housing provided in the prototypical neighborhood, approximately 280 units would be available for rental.

Table IV-21 shows housing potential by affordability category for the prototypical neighborhoods in the SOI. These areas provide additional capacity in the future for residential development but are not needed to accommodate the City's RHNA for this Housing Element planning period.

Table IV-21: HOUSING POTENTIAL IN PROTOTYPICAL NEIGHBORHOOD

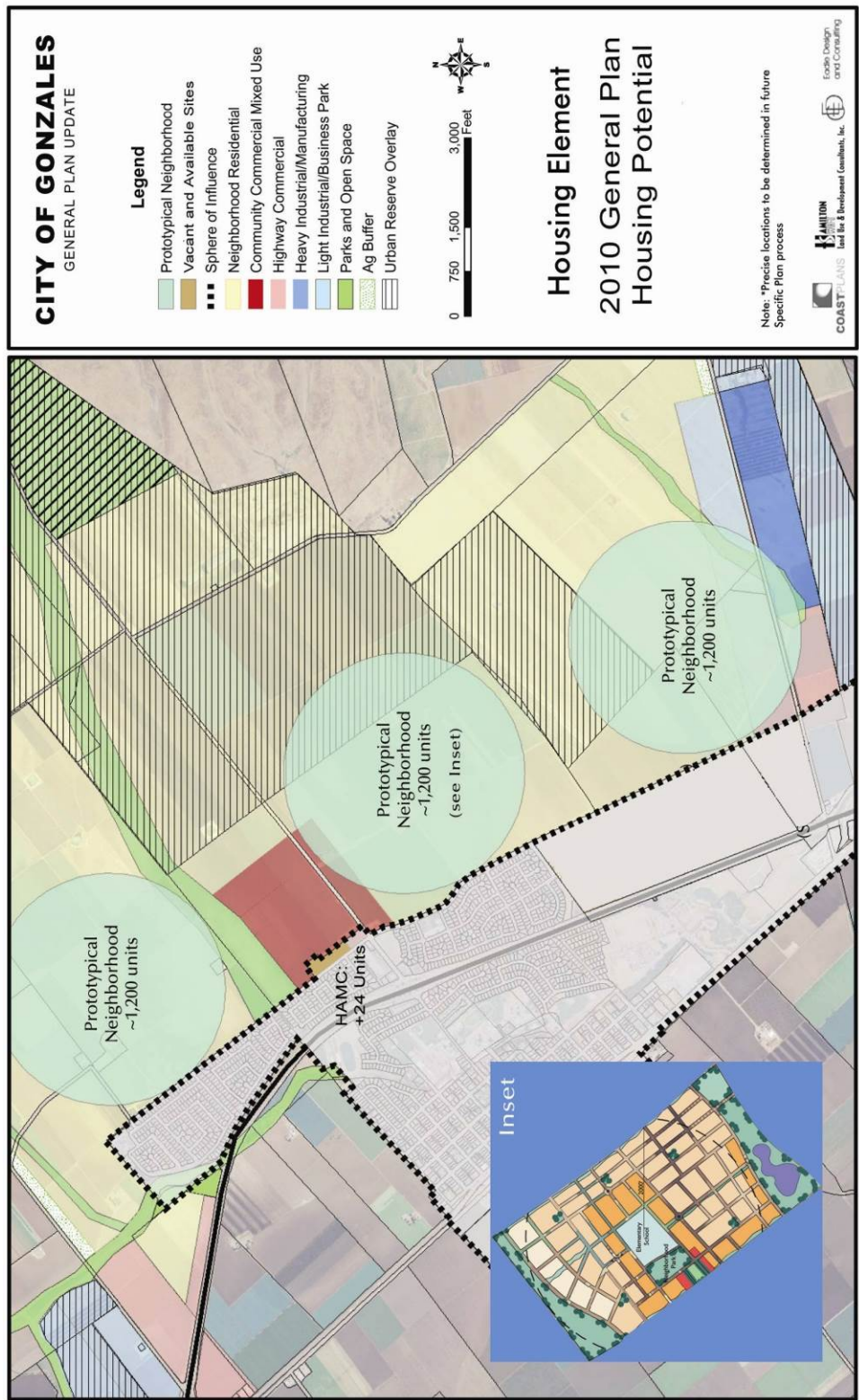
	NR Designations				Total	RHNA	Difference
	NR-Low	NR Med	NR Med/Hi	NR Hi			
Very Low Income	--	--	--	160	160	71	+89
Low Income	10	30	60	20	120	46	+74
Moderate Income	50	30	120	--	200	53	+147
Market Rate	360	360	--	--	720	123	+597
Total	420	420	180	180	1,200	293	+907

Source: *Coastplans; Eadie Consulting; Gonzales 2010 General Plan Land Use Element*

In addition to the "affordability by design," the Land Use Element requires each neighborhood to contain sufficient sites for residential development to meet the housing needs for persons of all income levels. So in addition to providing a full mix of housing types, developers will be required to provide additional housing to achieve the same proportion of housing for all income groups as used in the RHNA. This

could be done in a variety of ways, including: self-help housing, write downs on single-family units (inclusionary units), or donations of land to non-profit housing developers to name a few. Figure IV-5 shows housing potential in the 2010 General Plan growth areas.

Figure IV-5: 2010 GENERAL PLAN HOUSING POTENTIAL



3. Public Utilities and Services

The City of Gonzales provides water service to areas within the City through a system of municipal wells, water treatment, above-ground storage, and distribution pipes, which provide water to all areas of the city. According to the Public Works Director, the City has water capacity for all areas within the existing city limits and within the LAFCO Sphere of Influence and continues to develop wells in advance of demand.

The City of Gonzales also maintains a sanitary sewer system that includes a sewer treatment plant and collection system. The City of Gonzales is currently permitted to treat up to 1.3 MGD, which is sufficient to serve a population of approximately 11,500 residents. This is more than sufficient to provide sewer service to 293 new housing units, which is Gonzales' fair share housing goal. The City has begun a sewer expansion study to increase sewer treatment capacity from 1.3 to 3.0 MGD over a period of 20 years, serving up to 20,000 persons. With this increased sewer capacity, the City of Gonzales can accommodate housing development on all of the City's vacant and underutilized residential sites as shown in Table IV-19 above.

All sites within the 2010 city limits have immediate access to sewer and water services. Extension of services into subdivisions within newly annexed areas, which will be funded by developers, will be timed to keep pace with buildout in these areas.

At present there are no water or sewer service limitations. The City has not yet adopted a policy to provide priority water and sewer allocations to affordable housing projects. This Housing Element includes a program to adopt a policy to be consistent with State law.

H. Governmental Constraints

Government regulations affect housing costs by limiting the supply of buildable land, exacting fees and setting policies for the use of that land and influencing the time required before development of the land can take place. These factors are usually passed along to the consumer in the form of higher housing costs.

Governmental constraints may be divided into a number of categories, including planning policies, annexation policies, zoning regulations, site improvement requirements and building codes, fees, processing and permit procedures, and other agency impacts.

1. Planning Policies

The *Gonzales 2010 General Plan* was adopted in January 2011. Elements contained within that plan, particularly Land Use, Community Character, and Sustainability, contain policies affecting the production of housing. The Land Use Element acknowledges the need to annex new areas for housing. The Community Character Element supports housing rehabilitation and conservation of neighborhoods. The Sustainability Element calls for energy efficiency in housing construction and connectivity within and between neighborhoods to reduce per capita vehicle miles traveled. Key policies from the *Gonzales 2010 General Plan* include:

- Encourage infill housing development where feasible (CC-1.1);
- Maintain and enhance existing neighborhoods, and strengthen ties to new neighborhoods (LU-5.1, CC-2.1);
- Encourage downtown residential, especially rental housing. Use the “neighborhood” as the fundamental building block for new development in growth areas. Future housing growth outside the City’s current city limits will be through the development of fully viable/functioning pedestrian-oriented neighborhoods. Each neighborhood must contain a wide variety of housing types/densities, as well as a school, parks, community facilities, and small-scale commercial services (LU-4.1, LU-6.1, LU-6.2, and CC-2.2);
- The “neighborhood” strategy will be implemented through the approval of Specific Plans, and must be consistent with adopted

Neighborhood Design Guidelines (LU-2.1, LU-6.3, CC-1.1, and SUS-1.2);

- A new land use designation for new neighborhoods, “Neighborhood Residential,” allows 3-24 dwelling units per acre, plus non-residential uses (LU-6.1 and LU-6.2);
- Overall average residential density in new neighborhoods must be a minimum of 7 dwelling units per gross residential acre (LU-6.2);
- New residential development housing mix standards emphasize affordability by design. Each neighborhood should provide for housing affordability levels that closely approximate the most current Regional Fair Share Housing Allocation percentages adopted by AMBAG (LU-1.4 and LU-6.1);
- Housing variety is mandated. A range of housing choices for different family sizes and incomes shall be provided within each neighborhood. Each neighborhood must have a minimum of 15% each of low, medium, medium high and high density residential, and a minimum of 30 percent of total units shall be rental units (LU-6.1); and
- Housing types should be diverse and complementary within most blocks and variation in dwelling size is encouraged to promote neighborhood character and diversity of homes sizes suited to different family needs. Upper-story residential above commercial uses is also encouraged (LU-4.1, LU-6.1, and LU-7.2).

Gonzales does not have growth management policies or requirements limiting the number of units that may be constructed in a single year.

2. Annexation Policies

The City submitted an application to LAFCO (Local Agency Formation Commission) to amend the City’s Sphere of Influence and received approval in September 2014. Approval of the amendment provides the opportunity for annexations during the time period of this Housing Element, increasing the availability of sites for residential development and flexibility for the locations.

A potential governmental constraint is the need for approval of individual future annexation requests by LAFCO, which is the regional agency that approves such requests.

LAFCO's responsibilities under state law are to ensure that growth is orderly and well planned, that required services will be made available, and that agricultural lands are conserved. Before land can be annexed, LAFCO must approve a city's adopted sphere of influence (SOI). Generally, this process requires that the city include the intended sphere area within its general plan boundaries. The update of the Gonzales General Plan in 2011 satisfied this requirement with the Urban Growth Boundary. However, the Urban Growth Boundary shown in the *2010 General Plan* was modified for the Sphere of Influence application to LAFCO, to comply with a Memorandum of Agreement in 2014 between the County of Monterey and the City. The sphere of influence process requires the County and the City to meet and reach agreement on the proposed sphere amendments. At the request of the County, the City agreed to a minor adjustment of the boundary. The adjustment does not affect areas within the Sphere of Influence that, under the *2010 General Plan*, would provide sites for housing. The City will amend the Urban Growth Boundary in the *General Plan* to be consistent with the boundary approved by LAFCO in September 2014.

By directing future residential development away from the best agricultural land, designating its growth areas in a logical and efficient manner, and providing plans for public services, the *Gonzales 2010 General Plan* seeks to ensure that the need for LAFCO approval does not constitute a major constraint to development.

3. Zoning Regulations

The Gonzales Zoning Ordinance establishes allowable density and development standards for residential uses. The Gonzales Zoning Ordinance permits residential uses in the Low-Density (R-1), Low-Density Downtown (R-1D), Medium-Density (R-2), Mobile Home Park (MHP), Planned Unit Development (PUD), Downtown Mixed Use (MU), and Downtown Mixed Use – Commercial Core (MU-CC) zones. Multi-family housing is allowed by right in the R-2 Medium Density zoning district, and the highest achievable density is 24 dwelling units per acre in the R-2 and PUD Districts. summarizes the development standards for the City's existing zoning districts.

These existing zoning regulations will be retained and applicable to properties within the current (2014) City boundaries. New areas that will be annexed in the future pursuant to the 2010 Gonzales General Plan will be subject to new zoning (development) code provisions adopted in the Specific Plan process for new neighborhoods built in the General Plan Growth Area.

Table IV-22: DEVELOPMENT STANDARDS

Zoning District	Permitted	Conditionally Permitted	Setbacks F/S/R	Density	Height	Minimum lot size
R-1 Low Density	SFD detached, manufactured homes, secondary units, MFD's	SFD attached, duplexes,	20/5/20	1-7 du/ac	2 story, 35 ft	6,000 sf
R-1D	SFD detached, manufactured homes, secondary units, MFD's	SFD attached, duplexes,	20/5/20	1-7 du/ac	2 story, 35 ft	5,000 sf
R-2 Medium Density	SFD attached and detached, second SFD detached, duplexes, MFD's, boardinghouses, manufactured homes, secondary units	condominiums ,	20/5/10	8-24 du/ac	2 story, 35 ft	2,625 sf SFD, 7,500 sf duplexes, 10,000 sf - MFD
MHP Mobile Home Park	--	Mobile Home Park	10 ft between units; 15 ft from property lines; 20 ft from street	Underlying GP density	1 story	2,400 sf
MU Downtown Mixed Use and MU-CC Downtown Mixed Use – Commercial Core	SFD detached and secondary units; except, SFD detached units are not allowed in MU-CC	Manufactured homes, MFD's, condominiums , second SFD, duplexes	0/0/0		3 story, 40 ft	2,000 sf
PUD Planned Unit Development Overlay	All underlying GP uses	--	--	Underlying GP density	--	--

Source: City of Gonzales Zoning Ordinance, 2014

4. Site Improvement Requirements and Building Codes

Housing construction in Gonzales is subject to a variety of site improvement and building code requirements that add to the cost of development. Developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements within their projects. Development agreements may also be used to negotiate other

public improvements, such as park and school sites. These costs may be passed on to buyers in the form of higher home prices and as such create challenges for the development of affordable housing. Nonetheless, they are necessary given California's system of local finance, which limits property taxes.

The City does not impose any requirements other than those deemed necessary to maintain public health, safety, and welfare. Thus, site improvement requirements are not considered a constraint to affordable housing production in Gonzales.

The Zoning Ordinance Section 12.120.120 allows a "shared parking concept" for the Downtown Mixed Use district for those uses unable to meet the parking requirements of the zoning code due to physical constraints. The City allows use of the Alta Mall between First and Eighth Streets as an alternate location for off street parking and has designated Alta Mall as "shared parking" for the downtown mixed use district. Table IV-23 summarizes residential parking standards. For projects that qualify for a density bonus, applicants may request a reduction of the number of spaces as an incentive or concession.

Table IV-23: RESIDENTIAL PARKING STANDARDS

Residential Use	Required Spaces	Guest Parking
Multi-Family		
Studio and 1 Bedroom	1 covered	0.5 spaces/unit
2 and 3 Bedroom	1 covered; 1 uncovered	0.5 spaces/unit
4 Bedroom	1 covered; 2 uncovered	0.5 spaces/unit
Single Family		
All SFDs	2 covered	None

Source: Gonzales Zoning Ordinance, 2014

5. Cumulative Impact of Development Standards

Development standards in Gonzales are simple, easy to administer, typical of small rural cities and generally reflect conventional zoning and permitting concepts as practiced in California and as authorized by state law. While project applicants subject to zoning regulations occasionally complain about various standards during project review, it does not mean that the regulations are not appropriate or that they will upset the project. The purpose of zoning regulations and other development standards is to protect the public, health safety and welfare through establishment of reasonable controls on projects, including housing developments.

The cumulative impact of these standards is not considered by the City to be a significant constraint on the development of affordable housing. Gonzales has processed and approved a number of affordable housing projects during recent years, including the 36-unit CHISPA project on Burgundy Way, the 44-unit affordable HAMC housing project on Fanoe Road and the Cipriani Estates subdivision with its restricted lower income homes. The city also recently issued a use permit for a development of a mixed-commercial/residential apartment project in the downtown. The use permit allowed conversion of upper-story commercial space to a residential unit with retail on the ground-floor level. Generally, the City works with project applicants to ensure their projects conform to City standards. However, the City's posture in working with affordable housing providers is to recognize that they are under special cost constraints with respect to improvements, or sometimes outright restrictions imposed by state or federal funding entities. The City looks for ways to assist the housing providers in their projects while substantially conforming to zoning regulations. For example, the Planning Commission waived the requirement for covered parking for both the CHISPA project and the Fanoe Road Townhome project at the request of the housing providers in order to reduce construction costs.

6. Development Fees

State law requires that permit processing fees charged by local governments not exceed the estimated actual cost of processing the permits. The City of Gonzales charges actual costs secured by a developer deposit for most types of development applications including residential projects requiring a use permit and for subdivisions. Current charge rates are \$99 per hour for time spent by the Planning Director and other department heads and \$66.50 per hour for administrative assistant time. Costs for legal review and engineering are also charged. Actual costs charged to individual projects vary substantially, primarily due to application incompleteness issues. The City's Cost of Service Fee Schedule establishes amounts to be deposited for the reviews that are billed at actual cost.

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 directly from the state guidance and

are generally the same as other jurisdictions in the region charge. Water and sewer connection fees are based on engineering cost studies that have established actual costs of the system to the City. Development impact fees are based on a facilities master plan and detailed estimates of the costs of providing additional public facilities to offset the impacts of new development. The costs of the new facilities are spread in an equitable manner to new development.

Gonzales has higher development impact fees than some of the other cities in Monterey County for several reasons. First, the City completed a comprehensive update of the fee schedule more recently than many others; there are major roadway and infrastructure projects that must be complete to adequately serve new growth; and, the cost of these projects has at present been spread to a limited number of available remaining sites within the General Plan area. The current fees were established as a result of a comprehensive study by Revenue Cost Analysis (RSC) a leading impact fee firm, and were studied extensively by City staff and a stakeholders group comprised on many local developers.

In the case of the City's traffic impact fees, a major component of the current fee is a \$15,000,000 cost for part of the Gloria Road/101 interchange. Since the impact fee was set, the City has completed most of a project study report for the interchange improvements and now expects actual costs to be considerably higher – in the range of \$40,000,000 to \$44,000,000. So, in spite of the current fee, that project may be significantly under funded by City impact fees and will have to rely on other funding sources.

Gonzales wants to be responsible and ensure quality services. Ensuring that essential public facilities are properly funded and can be built is necessary to maintain public safety, viability of the community and to address impact mitigation requirements resulting from preparation of environmental documents pursuant to the California Environmental Quality Act.

In addition to City impact fees, other agencies also impose fees that are outside the City's ability to control. School impact fees (based on the Level I fee approved by the State Allocation Board and the addition of a Level II fee adopted by the Gonzales Unified School District) have increased approximately 80 percent since 2009 (from \$2.97 to \$5.36/sf, including the Level II fee adopted in 2014). The Transportation Agency of Monterey County (TAMC) adopted traffic impact fees in order to achieve certification by

Caltrans as a self-help county. Table IV-24 lists Gonzales' development impact fees.

Table IV-24: CITY AND REGIONAL DEVELOPMENT IMPACT FEES 2014-2015

	SFD Detached	Multi-Family	Mobile Home
Water Facilities	\$3,447	\$3,309	\$3,309
Traffic (Circulation)	\$6,242	\$4,168	\$3,264
Storm Drainage	\$1,947	\$691	\$131
Sewer	\$11,215	\$10,766	\$10,766
Parkland Acquisition	\$4,065	\$5,025	\$5,312
Park Construction	\$6,017	\$7,439	\$7,863
Fire Facilities	\$2,752	\$1,518	\$2,704
Police Facilities	\$1,186	\$1,258	\$1,258
Public Facilities	\$2,509	\$2,509	\$2,509
Public Use Facilities	\$1,694	\$2,094	\$2,213
Aquatic Facilities	\$1,357	\$1,677	\$1,772
Transportation Agency of Monterrey County Regional Fee	\$3,518	\$2,474	\$3,518
Gonzales Unified School District Fees	\$9,112	\$5,360	\$3,216
TOTAL	\$55,061	\$48,288	\$47,835

Source: City of Gonzales; TAMC; State Allocation Board

7. Processing and Permit Procedures

The City complies with requirements of state law concerning administration of the general plan, zoning and subdivision regulations, and the California Environmental Quality Act. The City also adopts and administers the uniform building codes following periodic amendment and adoption by the state.

Permit processing in Gonzales follows standard practices, similar to most other communities. State law establishes limits on the amount of time available for local governments to process, review, and act upon permit applications. The City monitors progress on all applications to ensure that applicable state laws are complied with. Gonzales has often been able to process and decide permit requests in much shorter time frames than many cities and counties. This has resulted from the City being small, generally amenable to new development, and because the City has had good tenure and continuity in key staff for some years. As the City gradually expands, it is likely that with increased and more diverse population and more staff members that processing times may increase. This is always an area needing work and attention.

Because Gonzales has little remaining vacant land that can be readily used for new housing, most housing projects will be submitted as large master planned subdivisions on raw agricultural land. These large projects may require numerous approvals from the City (e.g., general plan amendments, specific plans, rezoning, subdivision maps, phased improvement plans development agreements), and will also usually require environmental impact reports. In addition, numerous other public agencies must also issue permits for these kinds of projects. These major types of projects can easily take all the time allowed by the Permit Streamlining Act, Subdivision Map Act and California Environmental Quality Act.

Processing time for a conventional building permit in Gonzales requires five working days for review, provided that no variances, use permits, or other special procedures are required. Processing time tends to increase as the project becomes more complex. General Plan amendments, annexations, or filing of subdivision maps may require several months or even years to process.

Projects requiring review under the California Environmental Quality Act (CEQA) are subject to public notification and must be completed within time limits set by the State. City staff regularly holds predevelopment conferences with developers to identify major concerns and to avoid delays during the formal review and public hearing process. In addition, the City usually prepares detailed time schedules and coordinates with housing developers and others on the timing of processing their projects. Adjustments are made frequently, and activities are overlapped where possible to save time.

The City does not compile records of time devoted to the review of housing projects as a management activity. City staff is too small and project activity too limited to warrant that kind of effort. However, the City does insure that the requirements of the State permit streamlining act are complied with for each individual project. The processing time clock begins when an application is deemed complete by the City. In the City's experience, most delays in processing larger, more complex projects result when applicants do not provide sufficient information during the submittal process and do not fully comply with the written submittal requirements. Once an application for a project is complete, the City carefully observes the processing time limitations of state law.

Single-family dwellings are allowed by right by the City's codes. A new single-family dwelling requires site plan approval by the planning director. This is a simple check of compliance to codes addressing standards such as setbacks and yard areas, lot coverage, site drainage, building height, driveway placement, street trees and landscaping. The City uses an actual permit application and issues a permit known as a site plan permit consisting of the approved site plan, elevations and listing of applicable regulations and standard conditions. This permit is convenient for the applicant in that he/she can easily refer to the permit and any requirements placed upon it, and the City can retain the permit in its address files for future reference.

Site plan review for projects in the older part of the city is usually completed within a week of receipt of an application. Building permits are required for new homes. The City out-sources most plan checking, but turnaround time on plan checks is usually about two weeks.

Any significant development of new single-family homes will come about as a result of large scale subdivision activity on the city's edges. The site plan review of individual single-family homes usually closely follows approval by the City of the final subdivision map and improvement plans. Where standard plans are being used, site plan review can be done very quickly – usually within a day or two of receipt from the builders.

Multi-family projects are permitted by right in the R-2 Medium Density Residential zoning district, though condominium projects require a conditional use permit. Both multi-family projects and condominium projects require conditional use permits in the MU Downtown Mixed Use and MU-CC Downtown Central Core Mixed Use zoning districts. Multifamily projects are also permitted by right in the R-1 and R-1D Low Density Residential districts. Review of use permit applications is subject to the permit streamlining act and its time limitations. If an application for a use permit does not qualify for an exemption from CEQA, an initial study and then negative declaration or some form of EIR may be required. These documents typically take longer to prepare and process than the use permit application and define the timeline for project approval.

The City amended the zoning ordinance in September 2010 so that multi-family projects are now allowed by right in the multi-family zoning district (R-2 Medium Density Residential), subject only to site

plan review by City staff. The amendment may not result in reduced total processing times for applicants, however. Staff members typically closely follow specific regulations when issuing ministerial permits. Appeals to the Planning Commission are possible to site plan permit decisions, and the appeal process can add time. Relying on ministerial approvals reduces some of the flexibility and responsiveness provided by the Planning Commission through the use permit process and may make provision of incentives to affordable housing providers more difficult to accomplish.

To comply with state law requirements related to density bonuses, the City amended the zoning ordinance in March 2014. Proposed projects that incorporate a density bonus require review and approval by the Planning Commission or, if certain other approvals are also involved, by the City Council with a recommendation from the Planning Commission.

Permit processing time does not currently constrain affordable housing production in Gonzales. The City continues to look for additional measures to expedite and streamline its permitting procedures.

8. On and Off-Site Improvements

Like all cities, the City of Gonzales requires new development to provide a variety of on- and off-site improvements. Improvements required by the City of Gonzales are standard for California cities and do not pose an extraordinary constraint to residential development. summarizes typical improvements for residential development.

Table IV-25: REQUIRED IMPROVEMENTS FOR RESIDENTIAL DEVELOPMENT

Subject	Project-Related Improvements and Fees
Street Improvements	<ul style="list-style-type: none"> ✓ Provide all on-site streets, curbs, gutters, sidewalks, fire hydrants, and street lighting. The typical city street has a 50- to 60-foot right-of-way with a 40-foot pavement area, a five-foot sidewalk with attached vertical curb, and on the 60-foot right-of-way, a five-foot utility corridor on each side. ✓ If existing street network does not provide adequate access or circulation to accommodate project, the developer must provide necessary off-site streets, curbs, gutters, sidewalks, and street lighting consistent with the design standards and standard specifications adopted by the City of Gonzales to adequately accommodate project.
Parks	<ul style="list-style-type: none"> ✓ Provide three acres of park space for every 1,000 residents for subdivisions. ✓ Dedication of land, dedication of improvements, in-lieu fees, or a combination of these, as determined acceptable by the City.
Landscaping	<ul style="list-style-type: none"> ✓ New subdivisions are required to install street trees. The City requires 15-gallon trees one per house (40' intervals on corner lots). ✓ All sections of a lot not devoted to buildings, decks, patios, sidewalks, lighting, signing, trash collection, parking, and/or driveway improvements shall be landscaped.
Public Services	<ul style="list-style-type: none"> ✓ Provide all on-site water, sewer, and storm drain infrastructure improvements to accommodate project. ✓ If existing infrastructure system does not have capacity to serve project, provide necessary off-site water, sewer, and storm drain infrastructure to adequately accommodate project.
Miscellaneous	<ul style="list-style-type: none"> ✓ Sound walls are required for new development 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 does not require public art.

Source: City of Gonzales

9. Use Permit Requirements

A conditional use permit is required for multi-family housing development in certain zoning districts in Gonzales. Use permits require the Planning Commission to make findings that the requested project will not be detrimental to public health, safety, morals, comfort, and general welfare. The use permit requirement has not deterred multi-family construction. Current state law requires that multi-family residences must be allowed “by-right” in the multi-family zoning districts. The City permits multi-family development by right in the R-1 and R-1D Low Density Residential districts and the R-2 Medium Density Residential district

10. Code Enforcement

Gonzales uses several uniform codes, including the 2013 California Building Code (CBC), the 2013 California Electrical Code (CEC), the 2013 California Plumbing Code (CPC), the 2013 California Mechanical

Code (CMC), and the 2013 California Fire Code, as the basis for its building standards and code enforcement procedures. Each of these codes establishes standards and requires inspections at various stages of construction to ensure code compliance. The City adopted local amendments to the Building and Fire codes to reflect local conditions. These local amendments are intended to protect public health and safety, and would not serve to constrain housing development in the City.

The City's Building Official also serves as the City's Fire Marshal and Code Enforcement Officer. Code enforcement is generally performed on a complaint-basis. The purpose of code enforcement is to abate nuisances and maintain a safe, healthy living environment. The Code Enforcement Officer also supports and assists the Monterey County Health Department in resolving alleged unsafe/unsanitary housing conditions. Code Enforcement does not impact affordable housing and is not a constraint to the development of affordable housing.

11. Impact of Other Agencies

A number of other agencies, including Monterey County, the Monterey County Local Agency Formation Commission (LAFCO), the Water Resources Agency, and the Monterey Bay Unified Air Pollution Control District (MBUAPCD), may influence the feasibility and cost of future development in Gonzales. In addition, the Association of Monterey Bay Area Governments (AMBAG) has responsibilities with respect to Senate Bill 375, and its planning efforts must be coordinated with the City's plans for future residential growth.

Monterey County may influence development through its jurisdiction over land use in the unincorporated area surrounding the cities and through the requirement that the County and cities reach agreement on sphere of influence amendments pending before LAFCO. The County has been strongly protective of its agricultural base and has at times made it difficult for the cities to easily expand.

The Local Agency Formation Commission (LAFCO) has jurisdiction over annexation and proposed sphere of influence amendments in Monterey County. The agency can constrain growth in Gonzales by modifying, conditioning, or denying sphere of influence or annexation requests. Generally, LAFCO has been cooperative with the City, and the Commission approved the City's application for an amendment to its Sphere of Influence boundary in September 2014, following the

Memorandum of Agreement between the County and the City. LAFCO addresses its responsibilities in a diligent and forceful manner.

The Monterey County Unified Air Pollution Control District (MBUAPCD) is responsible for developing measures to maintain and improve air quality in the county. Although the District does not have land use permit authority, it does indirectly influence annexation and development approval proceedings through the determination by the Association of Monterey Bay Area Governments (AMBAG) whether a project is consistent with the Air Quality Management Plan. If a proposed project increases local population beyond AMBAG population projections, the project would be deemed inconsistent with the APCD's Air Quality Management Plan. The AMBAG projections for Gonzales are consistent with the Air Quality Management Plan – but the City may have an opportunity to increase residential development beyond the AMBAG population projections.

12. Local Efforts to Accommodate Persons with Disabilities and Other Special Needs

State housing law requires a Housing Element to contain an analysis that demonstrates local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities. This requirement came about in 2001 legislative session (SB 520) and supplements the provisions of the Federal Fair Housing Amendments Act of 1988.

In its June 17, 2002 technical memorandum, HCD listed questions in three categories of analysis to guide the analysis of constraints on the development, maintenance and improvement of housing for persons with disabilities. These questions and Gonzales' response to these questions are shown in below

Table IV-26: REASONABLE ACCOMMODATION ANALYSIS

Category of Analysis	Response
Over-Arching and General	
Does the locality have any processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws? If so, describe the process for requesting a reasonable accommodation.	The City handles any such requests on a case by case basis with the spirit of accommodation. However, no such requests have been received in recent years.
Has the locality made any efforts to remove constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures that provide flexibility?	There are no constraints that the City is aware of in its zoning code related to housing for persons with disabilities. The City does not identify group homes as a separate land use classification but does address accommodation in a spirit of ensuring accessibility, consistent with State law.
Does the locality make information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws?	Yes. All public hearing notices and agendas indicate accommodations will be made upon request to the City.
Zoning and Land Use	
Has the locality reviewed all of its zoning laws, policies and practices for compliance with fair housing law?	Yes. No constraints have been identified.
Are residential parking standards for persons with disabilities different from other parking standards? Does the locality have a policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking?	The City requires handicapped parking spaces pursuant to state law. The zoning ordinance provides that other parking facility and building features appropriate for handicapped access will be provided for on a case by case basis. Although the zoning ordinance does not specifically provide for reductions in parking requirements, in practice the Planning Commission and City Council will authorize modifications in standard requirements on a case by case basis.
Does the locality restrict the siting of group homes? How does this affect the development and cost of housing?	<p>The City does not identify group homes as a separate land use classification. Small Residential Care Facilities are permitted by right in the R-1D Low Density Residential Downtown district and in the MU Downtown Mixed Use district, and with a conditional use permit in certain other districts, including the R-1 Low Density and R-2 Medium Density Residential districts. Large Residential Care Facilities are permitted with a conditional use permit in the residential districts and mixed-use districts.</p> <p>The City will amend the Zoning Code to be consistent with Lanterman Act with regard to residential care facilities, including group homes.</p>

Table IV-26: REASONABLE ACCOMMODATION ANALYSIS

Category of Analysis	Response
	<p>The Transitional and Supportive Housing use is permitted by right in each of the three residential districts. Boarding houses are permitted in the R-2 Medium Density Residential district, the MU Downtown Mixed Use district, and the Agricultural district, with the requirement in all three districts that Boarding houses that house more than two people require a conditional use permit.</p> <p>The City will amend the Zoning Code to be consistent with the Government Code Section 65582 to read:</p> <p>(f) “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.</p> <p>(g) “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.</p> <p>(h) “Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.</p>

Table IV-26: REASONABLE ACCOMMODATION ANALYSIS

Category of Analysis	Response
	Uses meeting these definitions will be permitted in the same manner as similar uses in the same zones.
What zones allow groups homes other than those residential zones covered by state law? Are group homes over six persons also allowed?	The City does not identify group homes as a separate land use classification. However, uses such as Residential Care Facilities (Large and Small), Transitional and Supportive Housing, and Boarding Houses are allowed in appropriate zoning districts, including certain mixed use and commercial uses. See discussion immediately above.
Does the locality have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families? Do the occupancy standards comply with Fair Housing Laws?	No. There are no occupancy standards in the zoning code.
Does the land-use element regulate the siting of special need housing in relationship to one another? Specifically, is there a minimum distance required between two (or more) special needs housing?	No.
Permits and Processing	
How does the locality process a request to retrofit homes for accessibility (i.e., ramp request)?	There are no particular limitations in this area. A ramp would generally require a building permit.
Does the locality allow group homes with fewer than six persons by right in single-family zones? What permits, if any, are required?	The City does not identify group homes as a separate land use classification. However, Small Residential Care Facilities are permitted by right in the R-1D Low Density Residential Downtown districts and with a conditional use permit in the R-1 Low Density and R-2 Medium Density Residential districts. The Transitional and Supportive Housing use is permitted by right in the low-density and medium-density residential zones.
Does the locality have a set of particular conditions or use restrictions for group homes with greater than 6 persons? What are they? How do they effect the development of housing for persons with disabilities?	The City does not identify group homes as a separate land use classification. Residential Care Facilities (Small and Large) require a conditional use permit in most districts where they are allowed, with conditions that are appropriate to the situation. Review would establish conditions on a case by case basis.

Table IV-26: REASONABLE ACCOMMODATION ANALYSIS

Category of Analysis	Response
What kind of community input does the locality allow for the approval of group homes? Is it different than from other types of residential development?	The City does not identify group homes as a separate land use classification. No public input is provided for Residential Care facilities, with six or fewer people in the R-1D Low Density Residential Downtown district and MU Downtown Mixed Use district, where a conditional use permit is not required. In other districts that allow Residential Care Facilities, either small or large, a conditional use permit is required. Where conditional use permits are required a public hearing is held. The public hearing is noticed and open to anyone.
Does the locality have particular conditions for group homes that will be providing services on-site? How may these conditions affect the development or conversion of residences to meet the needs of persons with disabilities?	The City does not identify group homes as a separate land use classification.
Building Codes	
Has the locality adopted the Uniform Building Code? What year? Has the locality made amendments that might diminish the ability to accommodate persons with disabilities?	The City adopted the 2013 California Building Code in February 2014. No amendments have been made that affect accessibility or accommodation.
Has the locality adopted any universal design elements in the building code?	Accessibility requirements for various housing types are included in the 2013 California Building Code, which the City adopted in February 2014.
Does the locality provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes, on a case by case basis.

Source: City of Gonzales

13. Conclusion

Gonzales' current land use regulations and processes are typical of other cities and counties in California and reflect the evolution of land use planning and regulation and the requirements of state law. These regulations are considered essential to ensure that new housing projects are built with adequate attention to design, integration with existing or planned areas of the City, provision of streets, storm drainage, water and sewer service and essential public facilities such as parks and schools. Generally, Gonzales has offered an efficient and timely review and approval process for new housing development projects once the applications have matured to a state of completeness.

While no major changes to the City's regulations or procedures are warranted, there are specific adjustments to current zoning regulations that are needed to achieve consistency with state law. The Zoning Code requires a conditional use permit for Small Residential Care Facilities in the R-1 Low Density Residential and R-2 Medium Density Residential districts. The definitions of certain land uses (such as group homes, transitional housing, and supportive housing) should be clarified in the Code, so potential confusion is reduced. In addition, the City does not have a standardized procedure for approving reasonable accommodation, though the City is prepared to consider requests case by case. Each of these changes is included in a program for the planning period.

I. Non-Governmental Constraints

The availability of housing is strongly influenced by market factors over which local government has little or no control. However, State law requires that the housing element contain a general assessment of these constraints.

1. Cost of Construction

The primary market constraints to the development of new housing are the costs of building new housing in relationship to the public's ability to pay. Very generally, costs of developing housing include land costs, land development (subdivision and construction of improvements) and home construction.

The costs of agricultural land in the Salinas Valley for agricultural purposes have been in the range of \$30,000 to \$35,000 per acre in recent

years. Currently, however, a 523-acre dairy heifer feeding operation within the Urban Reserve overlay of the City's Sphere of Influence is for sale at \$25,000 dollars per acre (including improvements and permits for feeder cattle). (Trulia, September 2014) Relative to other agricultural areas of the state, these costs are fairly high and reflect the exceptional productive value of the area's agriculture. In addition, available land supply has been limited by conservative policies of Monterey County and the Monterey County LAFCO with respect to requests for sphere of influence amendments or annexations by the small cities of the Salinas Valley. During the last decade, when the increase in housing prices was in progress, agricultural land was selling for about \$250,000 per acre to housing developers in the Gonzales area when located adjacent to the City. However, land prices at the current time are highly uncertain and in flux due to the recession and housing market collapse. Prices could be assumed to be around \$100,000 per acre, or about \$20,000 per lot, yet this is speculative as no recent sales information is available.

Current costs for converting agricultural land to lots with all facilities and utilities in place is also uncertain but could be estimated generally at around \$45,000 per lot. Land costs and improvements therefore may be in the range of \$65,000 per lot. City impact fees, school impact fees, and building permit costs are additional, so that total costs exclusive of actual home construction could run close to \$120,000 per lot (see). Assuming typical construction costs of around \$185²¹ per square foot, a 1,500 square foot home would cost \$277,500 to build. Combined costs for land, land development, fees and construction would total \$. When the developer/builders financing and other soft costs are added (highly variable to each project) then additional costs are added.

2. Availability of Financing

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. Rates for a 30-year fixed-rate mortgage dropped below four percent during late 2011 and have remained below 4.5 percent since that time. While current interest

²¹ Estimate is based on percentage of increase (15%) for residential construction from 2008-2014, according to International Code Council Building Valuation Data tables for August 2008 and February 2014.

rates are exceptionally low, they may fluctuate significantly during the course of the Housing Element planning period, and as interest rates go up, buyer power decreases.

During the 1990s, rates for 30-year fixed-rate mortgages were usually between seven and nine percent, and from 2000 to 2008, rates were most commonly between five and seven percent. Interest rates are currently (September 2014) at approximately 4.2 percent for a 30-year fixed-rate mortgage and 3.2 percent for a 15-year fixed-rate mortgage, depending on size of the downpayment and credit-worthiness.

The current prices of existing homes in the area, averaging approximately \$280,000 in September 2014, are a reflection of the poor economy and a long recovery from the flood of foreclosure homes on the market. Of nine homes that were listed for sale in September 2014, six homes were at some stage of the foreclosure process, with advertised prices from \$113,000 to \$400,000. (Trulia, September 2014) This should be considered an artificial and temporary condition. When the foreclosure homes and other distressed properties are eventually sold and are no longer widely available on the market, sales prices will have to increase to cover the costs of new home production described above. As previously shown in Table IV-11, moderate income households can generally afford to purchase a home of about \$229,000, based on current interest rates and a ten-percent downpayment. It is likely that future sales prices will once again pose a challenge for many moderate income families and a difficult barrier to lower income buyers. Even without a return to the inflated home prices of the first part of the past decade, home prices will likely again be problematic from the affordability perspective.

Table IV-27 shows the disposition of home loan applications for homes in Gonzales in 2008 and 2013. As shown, 2008 had a significantly larger number of loan applications for conventional home purchase loans, but with a slightly lower approval rate than in 2013. Between 2008 and 2013 use of government-backed financing was limited and approval rates stayed nearly the same. Overall, the majority of loan applications submitted in Gonzales in both 2008 and 2013 were for home refinancing (145 applications and 197 applications, respectively).

Approval rates for refinance loans increased from 37 percent in 2008 to 62 percent in 2013.

Table IV-27: DISPOSITION OF HOME LOANS
Gonzales
2008 and 2013

Loan Type	Total Applicants		Percent Approved		Percent Denied		Percent Other	
	2008	2013	2008	2013	2008	2013	2008	2013
Government-backed	43	45	67.4%	68.9%	30.2%	20.0%	2.3%	11.1%
Conventional	89	19	65.2%	68.4%	18.0%	26.3%	16.9%	5.3%
Refinance	145	197	37.2%	62.4%	49.0%	19.8%	13.8%	17.8%
Home Improvement	12	1	25.0%	100.0%	58.3%	0.0%	16.7%	0.0%
Total	289	262	49.8%	64.1%	37.0%	20.2%	13.1%	15.6%

Notes:

1. "Approved" includes loans approved by the lenders whether or not accepted by the applicant.
2. "Other" includes loan applications that were either withdrawn or closed for incompleteness.

Source: www.LendingPatterns.com™, 2014.

J. Housing Resources

Programs to support the development and provision of affordable housing in Gonzales are generally sponsored by the Housing Authority of the County of Monterey and through State and federal housing programs such as the Community Development Block Grants, HOME Investment Partnership, Low Income Housing Tax Credits, and Farmworker Housing programs.

1. Housing Authority of the County of Monterey

The Monterey County Housing Authority administers the Housing Choice Vouchers program (previously known as the Section 8 Rental Subsidy program) in Monterey County. As of 2013, 101 households in Gonzales were receiving Housing Choice vouchers. The Monterey County Housing Authority also owns and operates housing in Gonzales, including a 44-unit affordable housing project on Fanoe Road, a 20-unit senior housing complex on C Street, and various smaller projects totaling 27 units.

2. Community Development Block Grants and other Grant Programs

In 2013, the City joined the County of Monterey and City of Del Rey Oaks to form the Urban County under the entitlement Community Development Block Grant (CDBG) program to receive entitlement funds directly from HUD. Annually, the City receives an allocation of about \$140,000 as part of the Urban County. Funds have been used to provide much needed public improvements and supportive services in the community.

The City frequently applies for grant funds from the Department of Housing and Community Development (HCD). These are competitive grant applications, and an award is not assured. The City has been awarded several grants in recent years. These include a HOME program grant that was used to assist new low and very low income housing construction, a HOME program grant used for a first-time homebuyers program, another HOME program grant used for housing rehabilitation, and a three-year public works improvement project in support of housing. The City also applies for and frequently receives Planning and Technical Assistance grants that are used to develop information, analysis and concepts for future General Allocation program grants. However, affordable housing and planning grants from the State have diminished in recent years and there has not been any significant legislation that would authorize meaningful funding mechanisms or sources.

3. Redevelopment Agency Funds and Future Development

The City created a Redevelopment Agency to assist in the elimination of blighting conditions in Gonzales and to ensure that the City's economic base would grow through the provision of public improvements, commercial and economic development, and affordable housing. The City created its Redevelopment Project Area in 2000. Under state law, the Gonzales Redevelopment Agency was required to set aside 20 percent of gross tax increment revenues to establish a Low and Moderate-Income Housing Fund (Housing Fund).

The City of Gonzales Redevelopment Agency was dissolved by the State of California on February 1, 2012. Following dissolution of the Agency, funding from tax increment revenue is no longer available for proposed affordable housing projects. However, the City of Gonzales formally accepted the designation as the "Successor Housing Agency"

for former redevelopment activities and housing obligations. The Successor Housing Agency has an ongoing life and purpose that will not expire along with the dissolution of Redevelopment in California. The Successor Housing Agency has taken on housing function, although currently no funds are available for housing purposes.

Future affordable projects will depend on State or federal funding sources, and probably on both combined. The non-profit developers pro-actively watch for opportunities to provide additional affordable housing in Gonzales. The City maintains frequent communication with local non-profit housing developers and also meets with providers from outside the immediate area. City staff and the non-profit housing developers meet periodically to discuss upcoming land development projects, opportunities for acquiring property for housing sites, or how funding assistance from the City might be provided for projects already in the planning stage. Because most future housing will be developed in new subdivision tracts, the City can bring the non-profit housing providers together with the subdivider or developer to discuss ways to build affordable single-family homes in the project. Self-help housing is one of the methods that can be discussed.

K. Analysis of Existing Assisted Housing

Pursuant to Government Code § 65583, an analysis of assisted housing was conducted for Gonzales to determine which, if any, assisted housing projects are eligible to change from low-income housing uses during the next 10 years (through 2025) due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The only affordable rental housing development in the City is the LIHTC project - 36-unit Canyon Creek Apartments - with a deed restriction through 2035.

The Monterey County Housing Authority also owns and operates public housing units in Gonzales, including the 12-unit Casa Santa Lucia and the 20-unit Casa de Oro (senior housing).

L. Publicly-Owned Surplus Land

State law requires that all public agencies intending to dispose of surplus land must first send a written *offer* to any local agencies within whose jurisdiction the land lies offering to sell or lease the land for the following purposes: recreation or open-space uses; enterprise zone uses; schools; or development of low- and moderate-income housing. In the event that the agency disposing of the land receives more than one offer, it shall give first priority to the entity which agrees to use the site for development of low- or moderate-income housing, unless the land is already being used for park or recreation uses, in which case the entity offering to continue these uses shall receive priority (*California Government Code §54220 et seq.*). The City is not currently evaluating any City-owned property for possible development.

M. Opportunities for Energy Conservation

Government Code §65583(a)(7), requires that housing elements 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.

1. Existing Residential Energy Use in Gonzales

According to 2008-2012 American Community Survey (ACS), the predominant method for household heating fuel in Gonzales is natural gas, with 62 percent of the households reporting use of this method. Electricity was the second most common type of heating fuel used in Gonzales with 33 percent of the population reporting.

In comparison to the State-wide level, Gonzales' predominant use of gas and electricity as home heating fuel nearly is different than that of the statewide level with 67 percent of statewide residents using utility gas and 25 percent using electricity. The City is more reliant on electricity for heating.

2. Implications of Energy Use

Growing concern about climate change due to greenhouse gas emissions has placed energy use and conservation at the forefront of this General Plan. Residential heating, cooling and water consumption account for a significant portion of the nation's energy consumption and greenhouse gas emissions. Therefore the need to understand fuel consumption and the opportunities for energy conservation has never been more pressing.

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

With the high number of households in Gonzales using both gas and electricity as fuel for their homes, and with electricity use on the rise, it is important to note several approaches available to the residents of Gonzales to reduce energy costs and consumption. Among the opportunities for energy conservation are subsidies and incentive programs offered on the state and federal level, as well as implementation of ordinance revisions to encourage energy efficiency within new residential developments in Gonzales.

3. General Plan Policies

As part of the City's 2010 General Plan update, the City incorporated policies and programs *to conserve natural resources and minimize adverse impacts of housing on the environment, including:*

- Land Use Element policies requiring efficient use of land by establishing a minimum overall density requirement and encouraging compact, walkable neighborhood design.
- Sustainability Element policies and programs addressing energy efficiency.

- Community Design and Conservation and Open Space Element policies to enhance the role of natural environment, especially topography and historic drainages, in the design of new neighborhoods.

4. California Green Building Standards Code

The City implements the California Green Building Standards Code, which includes a 50 percent increase in landscape water conservation and a 15 percent reduction in energy use compared to previous standards.

5. The California Solar Initiative

The Go Solar California! campaign is a joint effort of the California Energy Commission and the California Public Utilities Commission. The goal is to encourage Californians to install 3,000 megawatts of solar energy systems on homes and businesses by the end of 2016. The program also has a goal to install 585 million therms of gas-displacing solar hot water systems by the end of 2017.

The Go Solar California website (<http://www.gosolarcalifornia.org/about/index.php>) provides California consumers a "one-stop shop" for information on solar programs, rebates, tax credits, and information on installing and interconnecting solar electric and solar thermal systems. The site has information on program rules, including eligible equipment and standards, as well as information on how to find an eligible, licensed solar contractor.

6. The U.S. Department of Energy (DOE)

DOE has a program oriented towards assisting low income persons with energy efficiency. Under the Low Income Heating Energy Assistance (CAL-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, microwaves with efficient appliances. The program also assists with attic insulation, weather stripping and home repairs to make a home more energy efficient. The State Department of Community Services and Development (CSD) administers federal Low Income Home Energy Assistance Programs (LIHEAP), including energy crisis intervention and weatherization. These programs are funded by federal grants to provide weatherization services and cash to help low-income customers pay their energy bills.

7. 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 of a home and neighborhood. Such design techniques should be implemented through ordinance revisions or as required design guidelines for specific plan areas. Those design techniques include the following:

Street and Subdivision Patterns for Maximum Solar Access

Residential streets laid-out to maximize southern exposure can increase the exposure to solar radiation and provide warmth for the home in the winter months.

Home Design

There are many home design techniques that can significantly enhance residential energy efficiency. These include:

- Incorporating passive solar design techniques, such as maximizing the area of south-facing windows for solar gain in the winter, combined with the addition of large roof overhangs, such as broad porches to provide much needed cooling shade in the summer, into home design. Proper placement of operable windows and skylights for cross-ventilation and natural lighting, and the use of light-colored roofing material to deflect summer heat-gain, can similarly make homes more comfortable and reduce the need for mechanical cooling and lighting.
- Use of energy efficient materials and construction techniques, such as enhanced insulation in walls, floors and ceilings, installation of energy efficient windows, and tightly sealing openings for doors, windows, ducts and electrical systems to reduce infiltration. Also the use of white or reflective roofs (and by extension buildings) that reflect light and heat into the atmosphere help to reduce global warming.
- Use of building materials which have been produced in an energy efficient and sustainable manner, such as recycled building materials, materials with recycled content, or materials that are derived from sustainable or rapidly renewable sources.

- Installation of efficient home heating and cooling systems, water heaters, appliances and lighting, as well as water conserving plumbing fixtures.
- Installation of solar panels for renewable energy production

While some of these techniques for increasing home energy efficiency may have higher front-end costs, they will result in cost savings over the long-term through reduced energy costs.

Sustainable Landscape Design

Use of drought-tolerant and native plants and efficient irrigation systems can significantly reduce water and energy use associated with landscape maintenance. In addition, careful placement of deciduous trees to provide summer shading can dramatically cool the residence by as much as 10 to 15 degrees. In the winter, when deciduous trees are dormant and leaf-less, maximum solar access is provided to the home.

Energy Efficiency beyond the Residence

In addition to the simple residential design techniques for energy efficiency, Gonzales can broaden energy conservation and livability goals by requiring the placement of new homes in close, walkable proximity to schools, parks and commercial land uses, thus reducing dependence on air-polluting autos for short-distance vehicle trips. The Neighborhood Design Guidelines implement this strategy in the *Gonzales 2010 General Plan* Growth Areas.

N. Housing Goals, Policies, and Actions

1. Adequate Sites and Services

Goal HE-1: A sufficient supply of developable land to meet the housing needs of current and future residents of Gonzales and adequate water and sewer capacity to service the housing.

Policies

Policy HE-1.1 Adequate Sites

Maintain a sufficient amount of vacant, residentially zoned land within the Gonzales Planning Area to support the Regional Housing Needs Allocation and reduce overcrowding in Gonzales. Consistent with

Neighborhood Design Guidelines, promote the balanced distribution of housing sites that are affordable to lower and moderate income households rather than concentrating such sites in a single location.

Implementing Action HE-1.1.1 – Housing for All Income Levels within 2010 General Plan Growth Area. *Using the minimum standards for the mix of housing to be achieved in new neighborhoods (set forth in Table II-3 of the Land Use Element), require Specific Plans to design each new neighborhood to contain housing suited for all income levels in roughly the proportion set forth in the AMBAG Regional Housing Needs Allocation of 293 units for the 2014-2023 planning period.*

Responsibility: Planning Department, Planning Commission, City Council

Timing: Prior to or at the adoption of each new Specific Plan

Implementing Action HE-1.1.2 – Infill Development. *Support the development of vacant, residentially zoned "infill" sites within the city limits by collaborating with HAMC to encourage redevelopment of small sites in their ownership, and by working proactively with specific private property owners that have expressed interest in further developing their property.*

Responsibility: Planning Department, Planning Commission, City Council

Timing: Ongoing

Implementing Action HE-1.1.3 – Coordination with Service Providers. *Forward the certified Housing Element to public utilities providing gas, electricity and telephone and cable services and to the Gonzales Unified School District, to ensure that public utilities and school facilities are made available to meet the expected housing growth in those areas where development is planned.*

Responsibility: Planning Department, Public Works Department; Planning Commission, City Council

Timing: Immediately upon certification of the Housing Element by HCD

Implementing Action HE-1.1.4 – Priority Service to Affordable Housing. *Adopt a City of Gonzales policy that establishes specific procedures to grant priority service to housing with units affordable to lower income households whenever capacity is limited.*

Responsibility: Public Works Department; Planning Department, City Council

Timing: Within one (1) year of Housing Element certification by HCD

Implementing Action HE-1.1.5 – Additional Housing Sites. *As appropriate, pursue annexation of properties within the City's sphere of influence to increase supply of vacant land for new housing.*

Responsibility: Planning Department, Planning Commission, City Council

Timing: As necessary and appropriate

2. Development of Affordable Housing

Goal HE-2: Safe, sanitary, affordable housing opportunities for lower and moderate income residents of Gonzales, and those with special needs.

Policies

Policy HE-2.1 Encourage Affordable Housing

Encourage the construction of new housing that varies sufficiently in cost, design, and tenure to meet the needs of existing and future City residents in all income categories, and the needs of residents with special needs (including the seniors, farmworkers, disabled/developmentally disabled, and homeless).

Implementing Action HE-2.1.1 – Provide Incentives for Affordable Housing. *Use a variety of incentives to encourage affordable housing production, including but not limited to density bonuses, deferral or timed payments of development fees or dedications, streamlined permitting, and use of public funds to reduce development costs. Prioritize affordable incentives for residential development that includes affordable units for extremely low income households and those with special needs.*

Responsibility: Planning Department, Planning Commission, City Council

Timing: Ongoing

Implementing Action HE-2.1.2 – Encourage Non-Profit Developers. *Encourage the participation of non-profit housing providers in the Gonzales housing market, both in the construction of affordable single-family homes within subdivisions and in the construction of affordable medium- and high-density housing developments in the areas designated for such uses on the Land Use Diagram or in new Specific Plans. Encourage developers of specific plan areas to meet a part of their affordable housing obligations by working with non-profit developers such as CHISPA or Habitat for Humanity. As appropriate, partner with or support housing developers in the application of funding for affordable housing. Annually review funding availability at the state and federal levels to explore funding opportunities (such as CDBG, Low Income Housing Tax Credits, HOME, Multi-Family Housing Program, and other housing funds).*

Responsibility: Planning Department, Planning Commission, City Council

Timing: Ongoing

Implementing Action HE-2.1.3 – Innovative Housing Design. *Promote the use of innovative projects (such as planned unit developments) that help increase the number of affordable units. Where necessary to accommodate affordable units, residential density standards may be modified to allow smaller lot sizes, setbacks, and open space requirements. Concepts such as cluster development and zero-lot line housing may be considered, provided that projects meet design criteria that are established by the City and are compatible with the desired character of the community.*

Responsibility: Planning Department, Planning Commission, City Council

Timing: Ongoing

Implementing Action HE-2.1.4 – Housing above Commercial Uses. *Work with housing providers to encourage projects incorporating affordable residential units, including SRO units, above*

commercial uses within neighborhood centers and in the Mixed-Use Zoning District. Approaches that the City can take include requirements for the provision of such housing during review and approval of specific plans/neighborhood plans in the new growth areas of the Gonzales 2010 General Plan. Within the Mixed-Use zoning district in downtown Gonzales the City can provide technical assistance to property owners concerning design and development issues.

Responsibility: Planning Department, Planning Commission, City Council

Timing: Ongoing

3. Special Needs Populations

Goal HE-3: Better housing opportunities for seniors, disabled persons (including persons with developmental disabilities), large families, single parent families, farmworkers, and persons in need of emergency shelter.

Policies

Policy HE-3.1 Housing for Special Needs Populations

Encourage the development of housing for special needs groups, including seniors, disabled persons (including persons with developmental disabilities), large families, single parent families, farmworkers, and those in need of emergency shelter or transitional/supportive housing.

Implementing Action HE-3.1.1 – Assistance for Extremely Low Income Residents and those with special housing needs. Work with housing developers to pursue funding opportunities at the regional, state, and federal levels to create housing for extremely low income households and those with special needs.

Responsibility: Planning Department, Planning Commission

Timing: At least annually explore housing funds available at regional, State, and Federal levels (such as CDBG, Low Income Housing Tax Credits, HOME, Multi-

Family Housing Program, and other housing funds).

Implementing Action HE-3.1.2 – Information on Emergency Shelter. *Provide information sheets at City Hall about the 211 phone system, which provides phone assistance to persons in need of emergency shelter. Also make “Sam’s Guide to Monterey County Resources,” which provides a comprehensive list of social service agencies, available at City Hall.*

Responsibility: City Clerk

Timing: Ongoing

Implementing Action HE-3.1.3 – Universal Design. *Promote the use of “Universal Design” in new housing to better accommodate persons with disabilities and the elderly.*

Responsibility: Planning Department, Building Department, Planning Commission, City Council

Timing: Ongoing

Implementing Action HE-3.1.4 – Large Units. *Encourage all new multi-family housing developments with four units or more to provide at least three bedrooms in at least 35 percent of the units. Encourage new neighborhood areas approved through the specific plan process, or new subdivisions within the city boundaries to provide at least three bedrooms in at least 35 percent of the single-family units. Generally, these units shall be placed on larger lots in the project. Building plans shall also include other features of benefit to large households such as open floor plans or large family rooms.*

Responsibility: Planning Department, Planning Commission, City Council

Timing: Ongoing

Implementing Action HE-3.1.5 – Reasonable Accommodation and Other Zoning Provisions for Special Needs Housing. *The City shall amend its Municipal Code to create a procedure wherein persons with disabilities seeking equal access to housing may request reasonable accommodation in the application of zoning laws and other land use regulations, policies and procedures. The City will also*

amend the Municipal Code to clarify the provisions for residential care facilities (including group homes) consistent with the Lanterman Act. The Municipal Code will also be amended to include definitions of transitional and supportive housing consistent with the Government Code 65582(f)(g)(h). Housing meeting these definitions will be considered a residential use to be permitted as similar uses in the same zones.

Responsibility: Planning Department, Planning Commission, City Council

Timing: Within one (1) year of the Housing Element adoption

Implementing Action HE-3.1.6 – Farmworker Housing. The City will work with the Housing Authority of Monterey County and other non-profit housing developers to obtain funding for farmworker housing through the Joe Serna Jr. Farmworker Housing Grant Program (as funding is available).

Responsibility: Planning Department, Planning Commission, City Council

Timing: Explore funding opportunities and potential projects with Housing Authority and non-profit developers annually

4. Conservation and Improvement of Existing Housing Stock

Goal HE-4: Improved quality of the existing housing stock so that a safe, healthy environment is provided for all inhabitants.

Policies

Policy HE-4.1 Conservation of Existing Housing

Support the conservation and rehabilitation of the existing housing stock in Gonzales. Public and private efforts that improve existing units while maintaining their affordability will be encouraged.

Implementing Action HE-4.1.1 – Housing Rehabilitation. Maintain an active rehabilitation program by applying for the use of federal and state programs that assists lower-income homeowners and renters in the maintenance and rehabilitation of their properties.

Responsibility: Planning Department, City Council

Timing: Pursue funding at the regional, state, and federal levels as funding is available

Implementing Action HE-4.1.2 – Rental Housing Inspection. *Continue to implement the City’s Rental Housing Inspection program. Rental dwelling units, except units owned or managed by government agencies, are inspected every three years.*

Responsibility: Planning Department, Building Department, City Council

Timing: Ongoing

Implementing Action HE-4.1.3 – Monitoring of Existing Affordable Units. *Monitor the continued affordability of the affordable housing projects in the City, including the 36-unit Canyon Creek Apartments, 12-unit Casa Santa Lucia, 20-unit Casa de Oro, and the 45-unit Fanoe Vista. However, these projects are not considered at risk of converting to non-low-income uses in the next ten years.*

Responsibility: Planning Department, City Council

Timing: Annually contact project owners (including the County Housing Authority) to determine if there are anticipated changes to project status. Work with the project owners to maintain these units as affordable housing or to develop strategies for creating replacement units.

5. Community Character/ Environmental Quality

Goal HE-5: Residential development that is diverse and “community-building,” minimizes adverse environmental impacts, and enhances the traditional character of Gonzales.

Policies

Policy HE-5.1 Design Standards

Maintain high-quality community design and improvement standards that provide for the development of safe, attractive, and functional

housing and neighborhoods. In addition, require lower income housing to be of diverse type and well integrated into the surrounding neighborhood. Programs that require the inclusion of lower income housing within market-rate developments shall be encouraged.

Implementing Action HE-5.1.1 – Neighborhood Design Guidelines for the 2010 General Plan Area. *Utilize neighborhood design guidelines to promote a diverse range of housing types and affordability levels within new neighborhoods, while protecting the integrity and character of existing neighborhoods. The design guidelines shall address design issues important to neighborhood quality as well as individual residences, including the design of neighborhood commercial uses, neighborhood streets, and pedestrian and bicycle paths.*

Responsibility: Planning Department, City Manager, Planning Commission, City Council

Timing: Adopt Neighborhood Design Guidelines as part of each new Specific Plan.

Policy HE-5.2 Preserve Historic Character and Affordability

Promote the preservation and rehabilitation of older and historic homes and neighborhoods.

Implementing Action 5.3.1 – Housing Preservation. *The City will continue to promote the preservation and rehabilitation of older homes and affordable homes at risk of conversion in Gonzales. Exterior alterations and additions to single-family homes will be reviewed to ensure that the architectural integrity of the structure is maintained. Demolition of older homes will be discouraged unless: (1) the home poses a health or safety hazard and cannot be economically restored, or (2) the replacement housing will provide additional needed dwelling units and will be architecturally compatible with the neighborhood.*

Responsibility: Planning Department, Building Department

Timing: Ongoing

6. Fair Housing

Goal HE-6: Prevent housing discrimination on the basis of race, color, sex, religion, age, ancestry, marital status, children, or disability.

Policies

Policy HE-6.1 Fair Housing

Promote public education about affordable housing and support the enforcement of fair housing laws by appropriate State and Federal agencies.

Implementing Action HE-6.1.1 – Fair Housing Services. *Coordinate with fair housing service providers under the Urban County Community Development Block Grant (CDBG) program to provide fair housing outreach and education services.*

Responsibility: City Manager, Planning Department

Timing: Coordinate with fair housing service providers to conduct outreach and education activities in Gonzales at least annually

7. Reduce Constraints

Goal HE-7: Fewer governmental constraints for constructing or rehabilitating housing.

Policies

Policy HE-7.1 Reduce Governmental Constraints

Ensure that site improvement standards, development review procedures, and development fees do not form an unnecessary constraint to the development, conservation, and rehabilitation of housing.

Implementing Action HE-7.1.1 – Development Standards, Fees, and Procedures. *Monitor the City's development standards and permitting procedures to ensure they do not unduly constrain the development and improvement of housing.*

Responsibility: Planning Department, Planning Commission, City Council

Timing: *Annually review the City's development standards, fees, and permitting procedures to ensure that they do not unduly constrain housing development and improvement.*

8. Coordination and Monitoring

Goal HE-8: Coordination and monitoring of local affordable housing efforts with other cities, the County, and nonprofits.

Policies

Policy HE-8.1 Regional Coordination

Coordinate local housing efforts with Monterey County, other Salinas Valley cities, social service organizations/agencies, and local nonprofit developers of affordable housing.

Implementing Action HE-8.1.1 – Homelessness Census. *When funding and staff resources allow, participate in the biannual census of homeless persons in coordination with the Coalition of Homeless Services Providers.*

Responsibility: *City Manager*

Timing: *Biannually*

Implementing Action HE-8.1.2 – Annual Progress Report. Monitor local progress towards the achievement of the objectives of this Housing Element by preparing and submitting an annual report the Department of Housing and Community Development.

Responsibility: *City Manager*

Timing: *Annually*

9. Energy and Water Conservation

Goal HE-9: Reduced residential energy and water consumption to reduce costs and conserve resources.

Policies

Policy HE-9.1 Encourage Public Awareness and Education about Energy Conservation

Promote public awareness of the benefits of, and methods for, energy conservation in housing.

Implementing Action HE-9.1.1 – Public Information: *Make bilingual information promoting techniques and resources for reducing energy and water use readily available at City Hall.*

Responsibility: Building Department

Timing: Ongoing

Policy HE-9.2 Promote Water Conservation

Promote the use of water-saving devices, drought-tolerant landscaping, and other water conservation measures to achieve a reduction in home water bills for residential customers.

Implementing Action HE-9.4.1 – Water Conservation. *The City will continue to promote ways to reduce monthly home water bills. Such measures already include: (a) requiring new houses to utilize low-flow toilets, low-flow shower heads, and low flow faucets consistent with the requirements of the Monterey County Water Resources Agency, and (b) requiring the use of drought-tolerant landscaping within new developments (as specified in the State Model Landscape Ordinance). The City will also support new water retrofitting programs undertaken by the Monterey County Water Resources Agency, such as providing free low-flow plumbing fixtures to existing customers in Gonzales.*

Responsibility: Building Department, Public Works Department, Planning Department

Timing: Ongoing

Policy HE-9.3 Promote Energy Conservation through Land Use and Transportation Planning.

Encourage energy conservation through land use and transportation policies such as those encouraging housing construction close to planned employment and shopping (to reduce auto use and gasoline consumption), and requiring sidewalks and bike lanes in new developments.

Implementing Action HE-9.3.1 – Design Guidelines. *Adopt Neighborhood Design Guidelines as part of each new Specific Plan, supporting development of compact, pedestrian-and bicycle-friendly neighborhoods where residences are within walking distance to commercial services, schools and recreation facilities.*

Responsibility: City Manager, Planning Department, Building Department, Planning Commission, City Council

Timing: Include Neighborhood Design Guidelines in each new Specific Plan

10. Summary of Quantified Objectives

Table IV-28: SUMMARY OF QUANTIFIED OBJECTIVES
2015-2023

	Extremely Low	Very Low Income ¹	Low Income	Moderate Income	Above Moderate Income
New Construction	37	34	46	53	123
Preservation of Existing Affordable Rental Units	26	30	30		
Rehabilitation	5	5	10		

Appendix A: Public Participation

1. Planning Commission Hearings

As part of the 2015-2023 Housing Element update, the City conducted a public hearing before the Planning Commission on March 10, 2015 to discuss housing needs in the community and the Draft Housing Element.

2. Outreach Lists

To solicit input from housing and supportive service providers, as well as community stakeholders, the meeting was publicly noticed and special invitation was sent to a number of organizations/agencies that represent the interest of lower and moderate income households and households with special needs. The outreach list is provided on the following pages.

Cheryl McCormick, Executive Director

YWCA Monterey County
236 Monterey Street
Salinas, CA 93901

Tom Griffin, Director

Monterey County Military
& Veterans Affairs Office
1000 S. Main St, Suite 107
Salinas, CA 93901

Mel Mason, Executive Director

The Village Project
1069 Broadway, #201
Seaside, CA 93955

Jean Goebel, Executive Director

Housing Authority
of the County of Monterey
123 Rico Street
Salinas, CA 93907

John T. Collins, Senior Vice President

Shoreline Workforce Development
Services, Inc.
Salinas Neighborhood Career Center
1325 N. Main, Salinas, CA 93906

Mike Novo, Director

Monterey County Planning Department
168 W. Alisal St., 2nd Floor
Salinas, CA 93901

David Pace

Pembrook Development
175 E. Main Avenue, Suite 110
Morgan Hill, CA 95037

Ray Corpuz, City Manger

City of Salinas
200 Lincoln Ave.
Salinas, CA 93901

Jan Stokley, Executive Director

Housing Choices Coalition
21 Brennan Street, #18
Watsonville, CA 95076

Pat Canada, President

Habitat for Humanity
215 W Franklin St, Suite 305
Monterey, CA 93940

Michael Powers, City Manager

City of King - King City Hall
212 So. Vanderhurst Ave.
King City, CA 93930

Mid-Bay Emergency

and Referral Center, Inc.
10351 Merritt Street #6
Castroville, CA 95012

Gonzales Chamber of Commerce

120 4th Street
Gonzales, CA 93926

Chris Shannon, Executive Director

Door to Hope
130 W. Gabilan Street
Salinas, CA 93901

Rev. Richard B. Leslie, Rector

St. Mary's by the Sea Episcopal Church
146 12Th Street
Pacific Grove, CA 93950

Terrie Lacino, Executive Director

Catholic Charities – Diocese of Monterey
1705 Second Ave.
Salinas, CA 93905

James Pace

Pembrook Development
175 E. Main Avenue, Suite 110
Morgan Hill, CA 95037

Sandy Haney, Chief Executive Officer

Monterey County
Association of REALTORS®
201 A Calle Del Oaks
Del Rey Oaks, CA 93940

Kellie Morgantini, Executive Director

Legal Services for Seniors
21 West Laurel Drive, Suite 83
Salinas, CA 93906

Kevin J. Gerber, President/CEO

Episcopal Senior Communities
2185 N. California Blvd., Suite 575
Walnut Creek, CA 94596

Geoff Scott

Jackson Family Investments II, LLC
1000 Alexander Mountain Road
Geyserville, CA 95441

David A. Bianchi, Executive Director

Family Service Agency of the Central Coast
104 Walnut Avenue, Suite 208
Santa Cruz, CA 95060

Tony Caldwell, President and Housing

Authority Appointee
Monterey County Housing Inc.
123 Rico St
Salinas, CA 93907

Kate McKenna, AICP, Executive Officer

Local Agency Formation Commission
132 W. Gabilan St, Suite 102
Salinas, CA 93901

Lts. Jennifer and Paul Swain

Salvation Army - Monterey Peninsula
1491 Contra Costa
Seaside, CA 93955

Glenn Pace

Pembrook Development
175 E. Main Avenue, Suite 110
Morgan Hill, CA 95037

Bank of America Home Loans

200 E Franklin St., 200
Monterey, CA 93940

Leila Emadin, Executive Director

Housing Resource Center
201 A John Street
Salinas, CA 93901

Layne Long

City of Marina
211 Hillcrest Avenue
Marina, CA 93933

Juan Uranga, Executive Director

Center for Community Advocacy
22 West Gabilan Street
Salinas, CA 93901

Terry Bare, Executive Director
Veterans Transition Center
220 12th Street
Marina, CA 93933

Kim Lemaire
Hope Center Food Pantry
of Monterey County
241 B Dela Vina
Monterey, CA 93940

Kevin Harney, Lead Pastor
Shoreline Community Church
2500 Garden Road
Monterey, CA 93940

Alfred Diaz-Infante
CHISPA, Inc.
295 Main St., Suite 100
Salinas, CA 93901

Jose Padilla, Executive Director
California Rural Legal Assistance, Inc.
3 Williams Road
Salinas, CA 93905

Matthew Huerta, Executive Director
Neighborhood Housing Services
Silicon Valley - Salinas Branch
31 North 2nd Street, Suite 300
San Jose, CA 95113

Carlos Garcia, Chair
Hispanic Chamber of Commerce
of Monterey County
319 Salinas Street
Salinas, CA 93901

Christian Mendelsohn, Executive Director
Loaves, Fishes, & Computers, Inc.
348 Roberts Ave.
Seaside, CA 93955

Emily Smith, Site Director
Veteran's Resource Center
40 Bonifacio Plaza
Monterey, CA 93940

Diana Carillo, Regional Director
Center for Employment Training
421 Monterey St.
Salinas, CA 93901

Jeanette Pagliaro, Executive Director
Visiting Angels
229 Reindollar Ave., Suite E
Marina, CA 93933

Teresa Sullivan, Executive Director
Alliance on Aging of Monterey County
247 Main St
Salinas, CA 93901

Wells Fargo Home Mortgage
26619 Carmel Center Pl., #101
Carmel, CA 93923

Larry Imwalle, Executive Director
Action Council of Monterey Bay
295 Main St., Suite 300
Salinas, CA 93901

Rosemary Frazier
Hope Services
30 Las Colinas Lane
San Jose, CA 95119

Karen McBride
Rural Development Specialist –
Environmental
3120 Freeboard Drive, Suite 201
West Sacramento, CA 95691

Francis "Sonny" Rianda
Rianda Family Limited Partnership
31958 Gloria Road
Gonzales, CA 93926

Michael J. Paul, CEO-President
Goodwill Industries
350 Encinal Street
Santa Cruz, CA 95060

Janine Nuñez Robinette, Executive Director
Meals on Wheels of the Salinas Valley, Inc.
40 Clark Street, Suite C
Salinas, CA 93901

Victory Mission
43 Soledad St.
Salinas, CA 93901

Dan Baldwin, President and CEO
Community Foundation
of Monterey County
2354 Garden Road
Monterey, CA 93940

Adela P. Gonzalez, City Manager
City of Soledad
248 Main St. P.O. Box 156
Soledad, CA 93960

Fr. Antonio Cortez
Holy Trinity Church
27 S. El Camino Real
Greenfield, CA 93927

Pearl Kan
California Rural Legal Assistance, Inc.
3 Williams Road
Salinas, CA 93905

Reverend Paul Valdez, Pastor
St. Vincent de Paul, St. Judes Parish
303 Hillcrest
Marina, CA 93933

Elsa Quezada, Executive Director
Central Coast Center for Independent Living
318 Cayuga St., Suite 208
Salinas, CA 93901

Mary Lu Gonzalez, President
San Andreas Regional Center
344 Salinas Street, Suite 207
Salinas, CA 93901

Erika Holzhauer
Rural Development Specialist – Housing
3540 Soquel Avenue, Suite A
Santa Cruz, CA 95062

First United Methodist Church
404 Lincoln Avenue
Salinas, CA 93901

Maura F. Twomey, Executive Director
Association of Monterey Bay Area Governments
445 Reservation Road, Suite G
P.O. Box 809
Marina, CA 93933

Nancy Budd, Executive Director
ITN Monterey County
5 Harris Court, Building A
Monterey, CA 93940

Marissa Saucedo, Area Manager
Fanoe Vista
550 Fanoe Rd.
Gonzales, CA 93926

Jeff Oberdorfer, Executive Director
First Community Housing
75 East Santa Clara Street, Suite 1300
San Jose, CA 95113

Peacock Acres
838 S Main St
Salinas, CA 93901

Jason Stein, Scout Executive
Monterey Bay Area Council, BSA
970 W. Julian
San Jose, CA 95126

Mike McCarthy
City of Monterey
City Hall 580 Pacific Street
Monterey, CA 93940

Susan Stanton, City Manager
City of Greenfield - Greenfield City Hall
599 El Camino Real
Greenfield, CA 93927

Marilyn Dorman, Executive Director
Housing Advocacy Council
of Monterey County
P.O. Box 1307
Salinas, CA 93902

Kim Keefer, Executive Director
Central Coast HIV/AIDS Services
P.O. Box 1931
Monterey, CA 93942

Rev. Edward Lee
Gonzales Community Church
P.O. Box 2294
Gonzales, CA 93926

Wells Fargo Home Mortgage Builders
50 Ragsdal Dr., Suite 150
Monterey, CA 93940

Mary Adams, CEO
United Way of Monterey County
60 Garden Court, Suite 350
Monterey, CA 93940

Anthony Lopes, Director
Good Samaritan Center- Transitional
Housing Sand City
800 Scott Street
Sand City, CA 93955

Stephanie Lyon, Executive Director
Gateway Center
850 Congress Ave.
Pacific Grove, CA 93950

Steven Romberg
Apartment Association of Monterey County
975 Cass St.
Monterey, CA 93940

John Dunn, City Manager
City of Seaside - City Manager's Office
440 Harcourt Ave.
Seaside, CA 93955

Katherine Thoeni, Executive Officer
Coalition of Homeless Services Providers
Martinez Hall
220 12th Street
Marina, CA 93933

Reyes Bonilla, Executive Director
Shelter Outreach Plus
P.O. Box 1340
Marina, CA 93933

Katherine Thoeni, Executive Director
John XXIII AIDS Ministry
P.O. Box 1931
Salinas, CA 93906

Mary Claypool, Chair
VNA Community Services
P.O. Box 2480
Monterey, CA 93942-2480

Eric Schwartz, Chief Executive Officer
United Vegetable Growers Co-Op
512 Pajaro Street
Salinas, CA 93901

Daniel Dawson, City Manager
City of Del Rey Oaks
650 Canyon Del Rey
Del Rey Oaks, CA 93940

Melissa Kendrick, Executive Director
Food Bank for Monterey County
815 W. Market, #5
Salinas, CA 93901

Our Lady of Mt. Carmel Church
9 El Caminito Road
Carmel Valley, CA 93924

Todd Bodem, City Manager
City of Sand City - City Hall
1 Sylvan Park
Sand City, CA 93955

Thomas Frutchey, City Manager
City of Pacific Grove - City Manager's Office
300 Forest Ave., 2nd Fl.
Pacific Grove, CA 93950

Amy White
Land Watch Monterey County
P.O. Box
Salinas, CA 93902

Eileen McCout, Executive Director
Children's Services Incorporated
P.O. Box 1634
Salinas, CA 93902

Brian Finegan Attorney at Law
P.O. Box 2058
Salinas, CA 93902

Brian Turlington, Executive Director
Monterey County Business Council
P.O. Box 2746
Monterey, CA 93942

Roberta Camacho

Asemblea de Gonzales Poder Popular
P.O. Box 296
Gonzales, CA 93926

Phyllis Meagher, Executive Director

Beacon House
P.O. Box 301
Pacific Grove, CA 93950

Barbara L. Mitchell, Executive Director

INTERIM, Inc.
P.O. Box 3222
Monterey, CA 93942

Sue Parris, Project Coordinator

Non-profit Alliance of Monterey County
P.O. Box 602
Pacific Grove, CA 93950

J. Jeff Sly, Chief Executive Officer

Turning Point of Central California
P.O. Box 7447
Visalia, CA 93277

Rev. Jose Medina

Apostolic Assembly
P.O. Box 787
Gonzales, CA 93926

James Bogart, President & General Counsel

Grower Shipper Association
P.O. Box 828
Salinas, CA 93902

John Culligan

D'Arrigo Bros. Co., of California
P.O. Box 850
Salinas, CA 93902

Janet Tejada

Neighbor! Financial
P.O. Box 909
Gonzales, CA 93926

Doug Schmitz, City Manager

City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921

St. Theodore Catholic Church

120 First St.
P.O. Drawer B
Gonzales, CA 93926

Debby Thrailkill, President

South County OutReach Effort
P.O. Box 1233
Greenfield, CA 93927

Charley Shimanski, President & CEO

Rebuilding Together- Monterey/Salinas
P.O. Box 3323
Monterey, CA 93942

Elizabeth A. Modena, Superintendent

Gonzales Unified School District
P.O. Box G
Gonzales, CA 93926

Central Coast Small Business

Development Center
SBDC Cabrillo College
6500 Soquel Dr.
Aptos, CA 95003

Appendix B: Review of 2009 Housing Element

Appendix B contains a review of the 2009 Housing Element programs and the status of actions to implement the programs since adoption of the Housing Element.

1. Adequate Sites and Services

Goal HE-1: A sufficient supply of developable land to meet the housing needs of current and future residents of Gonzales and adequate water and sewer capacity to service the housing.

Policies

Policy HE-1.1 Adequate Sites

Maintain a sufficient amount of vacant, residentially zoned land within the Gonzales Planning Area to support the Regional Housing Needs Allocation and reduce overcrowding in Gonzales. Consistent with Neighborhood Design Guidelines, promote the balanced distribution of housing sites that are affordable to lower and moderate-income households rather than concentrating such sites in a single location.

Implementing Action HE-1.1.1 – Housing for All Income Levels within 2010 General Plan Growth Area. Using the minimum standards for the mix of housing to be achieved in new neighborhoods, require Specific Plans to design each new neighborhood to contain housing suited for all income levels in roughly the proportion set forth in the AMBAG Regional Housing Needs Allocation in effect at the time.

Status: The City has received no applications for Specific Plans for development of new neighborhoods within the 2010 General Plan Growth Area since adoption of the 2009 Housing Element.

Implementing Action HE-1.1.2 – Housing for All Income Levels within 1996 General Plan Area. Require new subdivisions within 1996 General Plan Area to provide housing suited for all income levels in proportion similar to recently approved projects within the 1996 General Plan area.

Status: *The City approved the Rincon Villages Planned Unit Development Subdivision project in June 2011. The tentative tract map conditions of approval require that not less than 20 percent of the dwelling units will be priced to be affordable to moderate (80-145 percent of County median) and lower (less than 80 percent of County median) income households. The PUD permits smaller parcel sizes as an incentive. The City has received no other applications for subdivisions within the 1996 General Plan Area since adoption of the 2009 Housing Element.*

Implementing Action HE-1.1.3 – Infill Development. *Support the development of vacant, residentially zoned "infill" sites within the existing city limits by collaborating with HAMC to encourage redevelopment of small sites in their ownership, and by working proactively with specific private property owners that have expressed interest in further developing their property.*

Status: *The City and the Housing Authority of Monterey County jointly submitted an application in 2010 for a CDBG General Allocation Grant. The application included multiple sites and proposed construction of 21 units, with demolition of ten existing units. The grant was not awarded. The City is pursuing other grant opportunities as they become available.*

Implementing Action HE-1.1.4 – Coordination with Service Providers. *Forward the certified Housing Element to public utilities providing gas, electricity and telephone and cable services and to the Gonzales Unified School District, to ensure that public utilities and school facilities are made available to meet the expected housing growth in those areas where development is planned.*

Status: *The City sent the 2009 Housing Element to the Gonzales Unified School District following certification. The certified*

Housing Element was sent to all utility providers following adoption of the General Plan in January 2011.

Implementing Action HE-1.1.5 – Priority Service to Affordable Housing. *Adopt a City of Gonzales ordinance that establishes specific procedures to grant priority service to housing with units affordable to lower-income households whenever capacity is limited.*

Status: There are no service limitations at present. The City, however, has not yet adopted an ordinance granting priority. The procedures can be best established when new service plans are developed.

Implementing Action HE-1.1.6 – Additional Housing Sites. *Increase supply of vacant land for new housing by adoption of the Gonzales 2010 General Plan and related infrastructure and financing master plans, prezone, apply to the Local Agency Formation Commission of Monterey County for a sphere of influence amendment and annexation of territory contained within the proposed 2035 Growth Boundary as defined in the Plan.*

Status: LAFCO approved an amended boundary to the Sphere of Influence (SOI) on September 22, 2014, following submittal of the application in July 2014. Applications for annexations within the Growth Boundary will follow preparation of a specific plan for each area when development is proposed. Prior to the City's submittal of the application for approval of the SOI boundary, the County and the City adopted a Memorandum of Agreement in compliance, with Government Code Section 56425(a). The City adopted the 2010 General Plan on January 18, 2011. In support of the 2010 General Plan, the City prepared water, wastewater and storm drain plans. The studies described the infrastructure that would be necessary to support General Plan growth and included

general estimates of the costs. More detailed plans are now needed.

2. Development of Affordable Housing

Goal HE-2: Safe, sanitary, affordable housing opportunities for lower and moderate-income residents of Gonzales.

Policies

Policy HE-2.1 Encourage Affordable Housing

Encourage the construction of new housing that varies sufficiently in cost, design, and tenure to meet the needs of existing and future City residents in all income categories.

Implementing Action HE-2.1.1 – Provide Incentives for Affordable Housing. *Use a variety of incentives to encourage affordable housing production, including but not limited to density bonuses, deferral or timed payments of development fees or dedications, streamlined permitting, and use of public funds to reduce development costs.*

Status: No affordable housing proposals have been submitted to the City since adoption of the Housing Element. The City adopted Ordinance 2014-77 amending the Density Bonus provisions (Chapter 12.48) of the Zoning Code on March 3, 2014, to bring the City's Code into compliance with current state law requirements.

Implementing Action HE-2.1.2 – Encourage Non-Profit Developers. *Utilize the Gonzales Redevelopment Agency and other resources to encourage the participation of non-profit housing providers in the Gonzales housing market, both in the construction of affordable single family homes within subdivisions and in the construction of affordable medium- and high-density housing developments in the areas designated for such uses on the Land Use Diagram or in new Specific Plans. Encourage developers of specific plan areas to meet a part of their affordable housing obligations by working with non-profit developers such as CHISPA or Habitat for Humanity. Supplement this effort with funds, as available, from the California Self-Help Housing Program.*

Status: *The City approved the Rincon Villages Planned Unit Development Subdivision project in June 2011. The project conditions of approval require that not less than 20 percent of the dwelling units will be priced to be affordable to moderate (80-145 percent of County median) and lower (below 80 percent of County median) income households. The developer will likely work with a local nonprofit on a multi-family housing complex within the PUD.*

Implementing Action HE-2.1.3 – Innovative Housing Design. *Promote the use of innovative projects (such as planned unit developments) that help increase the number of affordable units. Where necessary to accommodate affordable units, residential density standards may be modified to allow smaller lot sizes, setbacks, and open space requirements. Concepts such as cluster development and zero-lot line housing may be considered, provided that projects meet design criteria that are established by the City and are compatible with the desired character of the community.*

Status: *The City approved the Rincon Villages Planned Unit Development Subdivision project in June 2011. The project conditions of approval require that not less than 20 percent of the dwelling units will be priced to be affordable to moderate (80-145 percent of County median)- and lower (less than 80 percent of County median) income households. The PUD permits smaller parcel sizes as an incentive.*

Implementing Action HE-2.1.4 – Housing above Commercial Uses. *Work with housing providers to encourage projects incorporating affordable residential units, including SRO units, above commercial uses within neighborhood centers and in the Mixed-Use Zoning District. Approaches that the City can take include requirements for the provision of such housing during review and approval of specific plans/neighborhood plans in the new growth areas of the Gonzales 2010 General Plan. Within the Mixed-Use*

zoning district in downtown Gonzales, the City can provide technical assistance to property owners concerning design and development issues, and can assist in a variety of ways in financing for such uses, including allocation of RDA housing set-aside funds.

Status: Multi-family rental units and residential condominiums are allowed with a conditional use permit in the Downtown Mixed Use (MU) and Downtown Mixed Use-Commercial Core (MU-CC) Zones, both as freestanding structures and on floors above commercial uses. RDA housing set-aside funds to assist with financing are no longer available.

3. Special Needs Populations

Goal HE-3: Better housing opportunities for seniors, disabled persons, large families, single parent families, farmworkers, and persons in need of emergency shelter.

Policies

Policy HE-3.1 Housing for Special Needs Populations

Encourage the development of housing for special needs groups, including seniors, disabled persons, large families, single parent families, farmworkers, and those in need of emergency shelter or transitional housing.

Implementing Action HE-3.1.1 – Assistance for Extremely Low Income Residents. Collaborate with non-profit housing providers to create an incentive program that would establish subsidies targeted to extremely-low income households. These subsidies would be used to allow affordable housing builders to allocate a higher percentage of units at the extremely-low income levels.

Status: City financial resources have not been available for a subsidy program since 2011; state and/or federal assistance will be needed.

Implementing Action HE-3.1.2 – State and Federal Assistance. Use state and federal housing assistance programs, such as the CalHome Program, HOME, the Multi-Family Housing Program,

the Joe Serna program and the general allocation of the CDBG program as they become available to assist groups with special housing needs.

Status: City applies for various grants when it is eligible and projects are proposed. In 2013, the City of Gonzales joined the City of Del Rey Oaks and the County to form an Urban County in order to receive CDBG entitlement funds directly from HUD on an annual basis. As a participant of the Urban County CDBG program, the City no longer has the need to apply competitively for CDBG funds through the State Department of Housing and Community Development (HCD).

Implementing Action HE-3.1.3 – Information on Emergency Shelter. Provide information sheets at City Hall about the new 211 phone system, which provides phone assistance to persons in need of emergency shelter. Also make “Sam’s Guide to Monterey County Resources,” which provides a comprehensive list of social service agencies, available at City Hall.

Status: The information is available at City Hall, but periodic updates are necessary.

Implementing Action HE-3.1.4 – Universal Design. Promote the use of “Universal Design” in new housing to better accommodate persons with disabilities and the elderly.

Status: Although the City does not require that new housing meet standards for Universal Design, staff will encourage applicants to incorporate appropriate elements when seeking permits.

Implementing Action HE-3.1.5 – Large Units. Require all new multi-family housing developments with four units or more to provide at least three bedrooms in at least 35 percent of the units. Require new neighborhood areas approved through the specific plan process, or new subdivisions within the current city boundaries to provide at least three bedrooms in at least 35 percent of the single family units. Generally,

these units shall be placed on larger lots in the project. Building plans shall also include other features of benefit to large households such as open floor plans or large family rooms.

Status: The Rincon Village Planned Unit Development Subdivision project was approved in June 2011 with requirements for affordable units but without a requirement for units with three or more bedrooms. No other housing developments have received approvals since adoption of the 2009 Housing Element.

Implementing Action HE-3.1.6 – Reasonable Accommodation. *The City shall amend its Municipal Code to create a procedure wherein persons with disabilities seeking equal access to housing may request reasonable accommodation in the application of zoning laws and other land use regulations, policies and procedures.*

Status: The Municipal Code does not currently include a procedure for reasonable accommodation in the application of zoning laws and other land use regulations, policies and procedures. This is carried forward to the new 2015 Housing Element.

Implementing Action HE-3.1.7 – Senior Housing. *The City shall require that new specific plans and neighborhood plans address opportunities for providing senior housing within each neighborhood and at locations with good proximity to services, shopping, and transportation.*

Status: The City approved the Rincon Villages Planned Unit Development Subdivision project in June 2011. The project conditions of approval require that not less than 20 percent of the dwelling units will be priced to be affordable to moderate and lower income households. The inclusion of moderate and lower income units provides opportunities for seniors with limited incomes. The City received no applications

for Specific Plans for development of new neighborhoods within the 2010 General Plan Growth Area during the period. Specific Plans must be consistent with the General Plan, including the Housing Element.

Implementing Action HE-3.1.8 – Housing for Female Headed Households. *The City shall require that new specific plans and neighborhood plans address opportunities for providing housing for female headed households within each neighborhood and at locations with maximum safety, close proximity to services including childcare/day care providers, and parks suitable for younger children.*

Status: The City approved the Rincon Villages Planned Unit Development Subdivision project in June 2011. The project conditions of approval require that not less than 20 percent of the dwelling units will be priced to be affordable to moderate and lower income households. The inclusion of moderate and lower income units provides opportunities for female-headed households with limited incomes. The City received no applications for Specific Plans for development of new neighborhoods within the 2010 General Plan Growth Area during the period. Specific Plans must be consistent with the General Plan, including the Housing Element.

Implementing Action HE-3.1.9 – Farmworker Housing. *The City shall work with the Housing Authority of Monterey County and other non-profit housing developers to obtain funding for farmworker housing through the Joe Serna Jr. Farmworker Housing Grant Program.*

Status: The City may apply for Joe Serna Jr. Farmworker Housing Program funds when funding is available and a suitable project is proposed to the City.

4. Conservation and Improvement of Existing Housing Stock

Goal HE-4: Improved quality of the existing housing stock so that a safe, healthy environment is provided for all inhabitants.

Policies

Policy HE-4.1 Conservation of Existing Housing

Support the conservation and rehabilitation of the existing housing stock in Gonzales. Public and private efforts that improve existing units while maintaining their affordability will be encouraged.

Implementing Action HE-4.1.1 – Housing Rehabilitation.
Maintain an active rehabilitation program by applying for the use of federal and state programs that assists lower-income homeowners and renters in the maintenance and rehabilitation of their properties. Place special emphasis on multi-family properties identified by Laurin Associates in 2006

Status: The City applies regularly for grants for maintenance and rehabilitation of housing units and will continue to submit applications when funding is available. In 2013, the City joined the County as part of the Urban County to receive HUD Community Development Block Grants directly from HUD. CDBG funding may be a potential resource for housing rehabilitation activities in the future.

Implementing Action HE-4.1.2 – Housing Maintenance.
Update, strengthen, and enforce City ordinances for the maintenance of multi-family housing.

Status: The City adopted Ordinance 2009-58 on October 10, 2009 to establish a rental housing inspection program (Chapter 11.52). Rental dwelling units, except units owned or managed by government agencies, are inspected every three years. The Redevelopment Agency, one of the three Gonzales City entities with responsibility

for the program, was dissolved by the State of California on February 1, 2012. However, the City of Gonzales formally accepted the designation as the “Successor Housing Agency” for former redevelopment activities and housing obligations.

Implementing Action HE-4.1.3 – Housing Conditions Survey. *Maintain a current inventory of all substandard housing units within the Planning Area by periodically conducting a housing conditions survey.*

Status: The City did not update the Housing Conditions Survey due to lack of funding and staff.

5. Community Character/ Environmental Quality

Goal HE-5: Residential development that is diverse and “community-building,” minimizes adverse environmental impacts, and enhances the traditional character of Gonzales.

Policies

Policy HE-5.1 Design Standards

Maintain high-quality community design and improvement standards that provide for the development of safe, attractive, and functional housing and neighborhoods. In addition, require lower income housing to be of diverse type and well integrated into the surrounding neighborhood. Programs that require the inclusion of lower income housing within market-rate developments shall be encouraged.

Implementing Action HE-5.1.1 – Neighborhood Design Guidelines for the 2010 General Plan Area. *The City shall adopt neighborhood design guidelines to promote a diverse range of housing types and affordability levels within new neighborhoods, while protecting the integrity and character of existing neighborhoods. The design guidelines shall address design issues important to neighborhood quality as well as individual residences, including the design of neighborhood commercial uses, neighborhood streets, and pedestrian and bicycle paths.*

Status: Neighborhood Design Guidelines will be included in each Specific Plan, when it is adopted. No Specific Plan has been drafted since adoption of the 2010 Gonzales General Plan. Staff will review the status of the guidelines and determine whether the Council should take additional actions. If contract architectural review assistance is required, it may be delayed until budget conditions improve.

Policy HE-5.2 Environmental Impacts

Design and manage new residential development in a way which minimizes adverse impacts on natural resources and the overall living environment.

Implementing Action HE-5.2.1 – Conserve Natural Resources. *Revise the City’s General Plan to incorporate policies and programs to conserve natural resources and minimize adverse impacts of housing on the environment, including:*

- *Land Use Element policies requiring efficient use of land by establishing a minimum overall density requirement and encouraging compact, walkable neighborhood design.*
- *Sustainability Element policies and programs addressing energy efficiency.*
- *Community Design and Conservation and Open Space Element policies to enhance the role of natural environment, especially topography and historic drainages, in the design of new neighborhoods.*

Status: The City adopted the 2010 General Plan on January 18, 2011.

Policy HE-5.3 Preserve Historic Character and Affordability

Promote the preservation and rehabilitation of older and historic homes and neighborhoods.

Implementing Action 5.3.1 – Housing Preservation. *The City will continue to promote the preservation and rehabilitation of older homes and affordable homes at risk of conversion in Gonzales.*

Exterior alterations and additions to single-family homes will be reviewed to ensure that the architectural integrity of the structure is maintained. Demolition of older homes will be discouraged unless: (1) the home poses a health or safety hazard and cannot be economically restored, or (2) the replacement housing will provide additional needed dwelling units and will be architecturally compatible with the neighborhood.

Status: The Municipal Code provides authority for architectural review, though the City cannot prevent demolitions under current regulations.

6. Fair Housing

Goal HE-6: Prevent housing discrimination on the basis of race, color, sex, religion, age, ancestry, marital status, children, or disability.

Policies

Policy HE-6.1 Fair Housing

Promote public education about affordable housing and support the enforcement of fair housing laws by appropriate State and County agencies.

Implementing Action HE-6.1.1 – Coordination with Local Fair Housing Advocates. Coordinate with the Housing Advocacy Council of Monterey County, the Monterey County Community Foundation, Poder Popular, and other fair housing advocates to promote public education and awareness regarding lower-income housing needs, fair housing requirements, and mortgage consumer protection.

Status: The City coordinates efforts with the local fair housing advocacy organizations to promote public education and awareness. In 2013, the City joined the County as part of the Urban County to receive CDBG funds directly from HUD. As part of the CDBG program, the County allocates funding to provide fair housing services throughout the Urban County area.

7. Reduce Constraints

Goal HE-7: Fewer governmental constraints for constructing or rehabilitating housing.

Policies

Policy HE-7.1 Reduce Governmental Constraints

Ensure that site improvement standards, development review procedures, and development fees do not form an unnecessary constraint to the development, conservation, and rehabilitation of housing.

Implementing Action HE-7.1.1 – Permit Multi-Family Housing “By Right” in R-2 Zone. *Amend the Gonzales Zoning Ordinance to permit multi-family housing by right (i.e., no conditional use permit required) in the R-2 Zone subject to a Site Plan Permit.*

Status: The City adopted Ordinance 2010-67 on September 7, 2010, permitting multi-family housing in the R-2 Zone by right.

Implementing Action HE-7.1.2 – Permit Single Room Occupancy (SRO) “By Right” in Mixed-Use Zone. *Amend the Gonzales Zoning Ordinance to permit SRO housing by right (i.e., no conditional use permit required) in the Mixed-Use Zone subject to a Site Plan Permit.*

Status: The City adopted Ordinance 2010-67 on September 7, 2010, permitting Single Room Occupancy housing by right in the Downtown Mixed Use (MU) Zone, subject to site plan review.

Implementing Action HE-7.1.3 – Emergency Shelters. *Amend the Gonzales Zoning Ordinance to add emergency shelters as a use permitted by right in at least one zoning district within the City.*

Status: The City adopted Ordinance 2010-67 on September 7, 2010, permitting emergency shelters by right in the Downtown Mixed Use (MU) and Downtown Mixed Use-Commercial Core (MU-CC) Zones.

Implementing Action HE-7.1.4 – Transitional and Supportive Housing. *Revise the Gonzales Zoning Ordinance to allow transitional and supportive housing in all residential zones subject only to those restrictions that apply to other residential uses of the same type in the same zone.*

Status: *The City adopted Ordinance 2010-67 on September 7, 2010 permitting transitional and supportive in all of the residential zones, including R-1, R-1D, and R-2, and also in the two downtown mixed use zones (MU and MU-CC).*

8. Coordination and Monitoring

Goal HE-8: Coordination and monitoring of local affordable housing efforts with other cities, the County, and nonprofits.

Policies

Policy HE-8.1 Regional Coordination

Coordinate local housing efforts with Monterey County, other Salinas Valley cities, social service organizations/agencies, and local nonprofit developers of affordable housing.

Implementing Action HE-8.1.1 – Homelessness Census. When funding and staff resources allow, *participate in the annual census of homeless persons in coordination with the Coalition of Homeless Services Providers.*

Status: *As funds allow and when the City's participation is requested, the City will participate. In 2013, the City joined the County as part of the Urban County to receive CDBG funds directly from HUD. Through the annual funding allocation process, the County solicits and has awarded funding to MOST (Mobile Outreach Service Team) to provide outreach services to the homeless. In addition, funding was provided to Rancho Cielo to construct a 5th*

house in the Independent Living Village for at-risk youth.

Implementing Action HE-8.1.2 – Annual Progress Report. Monitor local progress towards the achievement of the objectives of this Housing Element by preparing and submitting an annual report the Department of Housing and Community Development.

Status: The City submitted Annual Progress Reports for 2010, 2011, 2012, and 2013.

9. Energy and Water Conservation

Goal HE-9: Reduced residential energy and water consumption to reduce costs and conserve resources.

Policies

Policy HE-9.1 Energy Conservation Programs

Support state, federal, and utility industry programs which promote energy conservation and which assist homeowners and renters in reducing energy costs.

Implementing Action HE-9.1.1 – Support of PG&E Programs. *The City will continue to support Pacific Gas and Electric programs that reduce residential energy costs. These programs include energy audits and weatherization of existing homes, rebates for energy efficiency upgrades, and reduced rates for seniors and lower income households.*

Status: The City's Building Official provides active support to the programs in Gonzales.

Implementing Action HE-9.1.2 – Property Transfer Inspections. *If staff resources become available, the City will consider adopting a property inspection ordinance that would require that all dwelling units be inspected for compliance with current energy conservation regulations at the time they are sold. Sellers of units that lack the recommended energy-efficient features would be required to cover the cost of upgrading the units prior to sale.*

Status: *The City evaluated adopting a program of single-family property transfer inspections when the rental housing inspection program was developed and adopted. The Council decided that the additional costs would not be imposed on property owners.*

Policy HE-9.2 Promote Energy Efficiency in Housing

Zoning, subdivision, and building code regulations should encourage energy efficient architectural design and site planning.

Implementing Action HE-9.2.1 – California Green Building Standards. *The City shall adopt the California Green Building Standards Code, whose provisions will be mandatory in January, 2010. The standards include a 50 percent increase in landscape water conservation and a 15 percent reduction in energy use compared to current standards.*

Status: *The City adopted the 2010 California Green Building Standards Code during 2010 and adopted the 2013 update of the Code on February 18, 2014.*

Policy HE-9.3 Encourage Public Awareness and Education about Energy Conservation

Promote public awareness of the benefits of, and methods for, energy conservation in housing.

Implementing Action HE-9.3.1 – Public Information: *Make bilingual information promoting techniques and resources for reducing energy and water use readily available at City Hall.*

Status: *Bilingual information is available at the City Hall counter.*

Policy HE-9.4 Promote Water Conservation

Promote the use of water-saving devices, drought-tolerant landscaping, and other water conservation measures to achieve a reduction in home water bills for residential customers.

Implementing Action HE-9.4.1 – Water Conservation. *The City will continue to promote ways to reduce monthly home water bills. Such measures already include: (a) requiring new houses to utilize low-flow toilets, low-flow shower heads, and low flow faucets consistent with the requirements of the Monterey County Water Resources Agency, and (b) requiring the use of drought-tolerant landscaping within new developments (as specified in the State Model Landscape Ordinance). The City will also support new water retrofitting programs undertaken by the Monterey County Water Resources Agency, such as providing free low-flow plumbing fixtures to existing customers in Gonzales.*

Status: The City continues to implement the program and will undertake retrofitting with low-flow fixtures when grant funding, or other financial assistance, is available.

Policy HE-9.5 Promote Energy Conservation through Land Use and Transportation Planning.

Encourage energy conservation through land use and transportation policies such as those encouraging housing construction close to planned employment and shopping (to reduce auto use and gasoline consumption), and requiring sidewalks and bike lanes in new developments.

Implementing Action HE-9.5.1 – Design Guidelines. *Adopt Neighborhood Design Guidelines supporting development of compact, pedestrian-and bicycle-friendly neighborhoods where residences are within walking distance to commercial services, schools and recreation facilities.*

Status: Neighborhood Design Guidelines will be included in each Specific Plan, when it is adopted. No Specific Plan has been drafted since adoption of the 2010 Gonzales General Plan. Staff will review the status of the guidelines and determine whether the Council should take additional actions. If contract architectural review

assistance is required, it may be delayed until budget conditions improve.