

HOUSING ELEMENT BACKGROUND REPORT

CITY OF GREENFIELD

HOUSING ELEMENT: 2014-2023



2014-2023 Housing Element Background Report

Current City Council Members:

Mayor John Huerta, Jr.
Mayor Pro-Tem Raul Rodriguez
Councilmember Leah Santibañez
Councilmember Avelina Torres
Councilmember Lance Walker

Resolution __

Adopted April 12, 2016

POPULATION DATA

Housing Growth Trends

Greenfield's population increased from 7,464 in 1990 to 12,583 in 2000, representing a 68.5 percent increase (5.3 percent annualized increase). From 1990 to 2010, Greenfield's population rose to 15,480, a 2.1 percent annualized increase from 2000. From 2010 to 2013 the population increased to 16,494 which was also a 2.1 annualized percent change. This indicates a slower pace of growth in comparison to 1990-2000 growth trends. See [Table 1, Greenfield Population and Housing Growth Trends](#) below illustrating population and growth trends. In comparison to population growth, the number of housing units increased by 50.9 percent from 1990 to 2000, while from 2000 to 2010 there was a 27 percent increase in housing or a 2.4 annualized percent change. From 2010 to 2013 there was only a 4.9 percent increase in the number of housing units (a 1.6 annualized percent change), thus increasing the average number of persons per household from 4.17 in 2000 to 4.78 in 2013.

Table 1: Greenfield Population and Housing Growth Trends

	1990	2000	Annualized Percent Change	2010	Annualized Percent Change	2013	Annualized Percent Change
Population	7,467	12,583	5.3%	15,480	2.1%	16,494	2.1%
Housing Units	1,807	2,726	4.2%	3,462	2.4%	3,632	1.6%

Source: U.S. Census 1990, 2000, 2013; Greenfield Building Department permit records; California Department of Finance

Future Population Growth

The Greenfield population forecast by AMBAG estimates an increase of 29.3 percent, increasing total population to 21,341 by 2020. This represents an additional 4,347 persons. The number of housing projects already approved or being processed by the City for the 2014-2015 year is two, comprising about 61 units.

Monterey County experienced a population increase of 3.8 percent during the period from 2009 to 2013, with a population gain of 4,489 persons. In comparison Greenfield had 14.3 percent population increase with a population gain of 2,066 persons during the same period.

Greenfield's growth from 1990 to 1999 outpaced that of all other Salinas Valley cities. This growth was consistent with the City's historical growth pattern; between 1985 and 1990 Greenfield's growth outpaced all neighboring Salinas Valley cities except for Gonzales, as well as Monterey County and the State of California. By the end of 2008, and continuing through 2013, Greenfield's population growth rate had slowed along with the majority of cities within Monterey County, with the exception of the City of Soledad, with its large growth increases and decreases attributable to a fluctuating prison inmate population.

The growth of agriculture and related business and industries in the Greenfield area has contributed to the City’s significant growth since 1970. In addition, the price of land in Greenfield is generally more affordable than the price of land in much of Monterey County. This provides land for housing development at a more affordable price, resulting in the potential for significant housing growth.

Table 2, [Comparison of Growth Trends](#), illustrates population growth of the Salinas Valley cities, Monterey County, and California.

Table 2: Comparison of Growth Trends

Approximate Percentage Change in Population				
Jurisdiction	1980 to 1989	1990 to 1999	2000 to 2008	2009--2013
Greenfield	22.2%	68.6%	23%	14.3%
King City	14.9%	45.3%	11.8%	15.1%
Soledad	18.8%	57.6%	149.0%	-5.8%
Gonzales	27.0%	61.5%	19.9%	-2.7%
Monterey County	6.7%	13.0%	7.5%	3.8%
State of California	3.7%	13.8%	13.0%	3.4%

Source: U.S. Census 1980, 1990, 2000, 2013; California Department of Finance

Population by Ethnicity

During the steady growth of Greenfield's population, changes in the ethnic make-up of the population have occurred. From 1990-2000 the percent of persons identifying themselves as Hispanic or Latino of any race increased by 9.1 percent, from 5,829 people in 1990 to 11,055 in 2000. Concurrently, those persons identifying themselves as White decreased in both percent of population and numerically. In 1990, the 1,486 persons identifying themselves as White represented 20 percent of Greenfield’s population. That number decreased to 1,188 persons during that time, representing only 9.1 percent of the City’s population. Since 2000, population changes for those identifying themselves as Hispanic or Latino has been insignificant; however, those identifying themselves as White fell an additional 3 percent and the Asian/Pacific Islander population rose from 116 (1 percent of the population) to 746 (4.5 percent of the population). [Table 3, Ethnicity in the City of Greenfield](#), provides information regarding Greenfield’s ethnicity.

Table 3: Ethnicity in the City of Greenfield

Ethnicity	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Hispanic or Latino (any race)	5,829	78.1%	11,055	87.9%	14,637	88.7%
White	1,486	20.0%	1,188	9.4%	967	5.9%
Black	59	0.8%	148	1.2%	93	0.6%
Asian/Pacific Islander	45	0.6%	116	1.0%	746	4.5%
Native American	37	0.5%	150	1.2%	27	0.2%
Other	8	0.1%	0	0.0%	24	0.1%
Total	7,464	100%	12,583	100%	16,494	100%

Source: U.S. Census 1990, 2000, 2013

Population by Age

Greenfield's median age of 24 years, significantly lower than that of the county, state, and nation, has remained constant since 1990. In 2013, Monterey County's median age was 33.0 years and the median age statewide was 35.4 years. In comparison, the national median age in 2013 was 37.3 years.

In 2013, children, ages 19 years and younger, represented 46.2 percent of Greenfield's population while those persons between 20 and 44 years represent 39.3 percent. These two groups combined, all persons under 44 years, represent 85.5 percent of Greenfield's population. Persons 45 to 64 years represent 17.9 percent of Greenfield's population and the elderly, those 65 years and over, represent only 4.8 percent of the City's population.

Although median age remained constant from 1990 to 2013, the rate of population growth was not constant for all age groups. For example, the group that included children aged nine and younger decreased from 11.4 percent of the population in 2000 to 8.5 percent of the City's population in 2013. In contrast, adults from 55 to 59 years in age represented 4.9 percent of the population in 2013 as compared to the previous decade in which that age group represented only 2.3 percent of the City's population. This percentage change represents an actual population increase of 518 adults between the ages of 55 to 59 from 2000 to 2013.

The elderly bracket, consisting of those 65 years and older increased by 170 persons. The age group of persons 45 to 54 years increased to 10.4 percent of the City's population in comparison to the previous decade in which they represented only 8.4 percent of the population. This increase resulted in an additional 642 residents in this age bracket. In the same period, the rate of population growth in the 15-18 age group slowed, decreasing from 10.2 percent of Greenfield's population in 2000 to 8.1 percent in 2013. [Table 4: Age of Population](#), compares Greenfield's age trends between 1990 and 2013.

Table 4: Age of Population

Age Group	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Less than 5 years	901	12.1%	1,316	10.5%	2,109	12.8%
5-9 years	927	12.4%	1,433	11.4%	1,402	8.5%
10-14 years	760	10.2%	1,298	10.3%	1,430	8.7%
15-19 years	528	7.1%	1,280	10.2%	1,329	8.1%
20-24 years	662	8.9%	1,184	9.4%	1,682	10.2%
25-34 years	1,494	20.0%	2,148	17.1%	2,950	17.9%
35-44 years	972	13.0%	1,721	13.7%	1,845	11.2%
45-54 years	409	5.5%	1,063	8.4%	1,705	10.4%
55-59 years	200	2.7%	291	2.3%	809	4.9%
60-64 years	217	2.9%	220	1.7%	434	2.6%
65-74 years	258	3.5%	368	2.9%	265	1.6%
75-84 years	96	1.3%	207	1.7%	397	2.4%
85 years and over	40	0.5%	54	0.4%	137	0.8%
Total	7,464	100%	12,583	100%	16,494	100%
Median Age	24		24		24	

Source: U.S. Census 1990, 2000, 2013

Population and Employment Projections

AMBAG uses employment and population data to estimate projections for employment by sector and population. In its 2014 Regional Growth Forecast, AMBAG's estimates 16,330 people in Greenfield for the 2010 population and its 2020 forecast is 21,241 people. AMBAG projected that there would be 7,404 total employed persons by 2020 in Greenfield, up 469 employed persons from 6,935 in 2010. However, despite the estimated increase in the number of employed persons, there would be a decrease in the percentage of employed persons relative to the population from 42 percent in 2010 to 35 percent in 2020. It is important to note that AMBAG's 2014 employment data is inconsistent with that of the US Census Bureau which found 6,261 total employed persons in 2010, which may indicate inconsistencies in the employment projections.

Regionally, the employment base of Greenfield is dominated by agricultural and visitor-serving jobs. Consistent with this trend, agricultural jobs consist of 35.5 percent of the total jobs and combined services and retail jobs represent 17.7 percent of total jobs in Greenfield in 2013. In 2000, Greenfield had a greater percentage of people employed in the agricultural sector than other central Salinas Valley cities and communities. However, by 2013, other central Salinas Valley cities had comparable percentages of persons with agricultural jobs with 37.1 percent in Gonzales, 32.3 percent in Soledad, and 45.8 percent in King City. [Table 5, 2010 and 2013 Employment by Industry](#), represents Greenfield employment by industry in 2010 and 2013 by sector.

Table 5: 2010 and 2013 Employment by Industry

Industry	2010		2013	
	Number	Percent	Number	Percent
Agricultural, forestry, fishing and hunting, and mining	1,859	29.7%	2,375	35.5%
Construction	357	5.7%	249	3.7%
Manufacturing	546	8.7%	392	5.9%
Wholesale Trade	265	4.3%	164	2.5%
Retail Trade	508	8.1%	543	8.1%
Transportation and warehousing, and utilities	306	4.9%	266	4.0%
Information	26	0.4%	28	0.4%
Finance and Insurance, real estate, rental and leasing	82	1.3%	131	2.0%
Professional, scientific, management, administrative and waste management services	178	2.8%	221	3.3%
Educational services, health care, social assistance	1,036	16.6%	994	14.9%
Arts, entertainment, and recreation, accommodation and food services	372	5.9%	498	7.4%
Other services, except public administration	232	3.7%	299	4.5%
Public Administration	494	7.9%	532	7.9%
Total	6,261	100%	6,692	100%

Source: U.S. Census 2010, 2013

Households Characteristics

For purposes of evaluating housing supply and demand, it is helpful to translate information from population figures into household data. The U.S. Bureau of the Census defines a household as the group of all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group quarter living situations are not considered households.

Current and Projected Households

The number of households in Greenfield increased from 5,680 in 2000 to 7,976 in 2013, representing a 40 percent increase. According to the AMBAG forecast of June 2008, Greenfield

households are projected to increase by an additional 834 households (30 percent) by 2020 and 537 households by 2025. However, based on approved and pending housing projects within the City, it is likely that the increase in the number of households will not be met as the City has received few applications for residential development permits over the last year.

Household Types

Between 2000 and 2013 the number of family households increased from 2,361 to 3,016 a 27.7 percent increase. The number of households containing married couples with children significantly increased by 63.7 percent. The most dramatic increases, however, were in single parent families. Single female-headed households with children increased from 223 to 464, a 108 percent increase. This was in addition to the exponential 158 percent increase in these households during the decade from 1990 to 2000. Single male headed households with children increased even more dramatically; from 91 to 238 representing a 168 percent increase. Large family households with 5 or more members increased from 1,310 to 1,526 a 16 percent increase. After a 17 percent decrease in non-family households from 1990-2000, these households increased by 48 percent from 2000 to 2013. Comparisons of the distribution of household types in Greenfield from 1990 to 2013 are tabulated below in [Table 6, Household Types 1990 – 2013](#). There has been a substantial increase in single parent households, which are considered households with special needs. The housing needs of these household types are discussed in further detail within the Special Needs Households section.

Table 6: Household Types 1990– 2013

Household Type	1990 Number	2000 Number	2013 Number
Family	1,891	2,361	3,016
Married Couple w/children	1,182	1,413	2,314
Single Female w/ children	87	223	464
Single Male w/children	30	91	238
Large Family (5 or more persons)	837	1,310	1,526
Non-family	340	282	418

Source: U.S. Census 1990, 2000, 2013

Household Size

Household growth rate is the primary factor in determining housing needs. Even during periods of fairly static population growth, the number of households may increase due to divorce, as young people leave home, and for other reasons that people establish a new household.

Household size can be an indicator of changes in population or use of housing. For example, an increase in household size can indicate a greater number of large families or a trend toward overcrowded housing units. A decrease in household size, on the other hand, may reflect a greater number of elderly or single person households or a decrease in numbers of large families. See [Table 7, Household Tenure by Size of Household](#), for a comparison of 2009 and 2013 household tenure by size of households for owners and renters.

Table 7: Household Tenure by Size of Household

Household Size	2009			2013		
	Owner Occupied	Renter Occupied	Total Units	Owner Occupied	Renter Occupied	Total Units
1-person household	129	77	206	91	142	233
2-person household	397	205	602	347	176	523
3-person household	389	102	491	358	217	575
4-person household	473	154	627	268	295	563
5-person household	194	221	415	243	312	555
6-person household	286	87	373	220	186	406
7-person (or more) household	203	260	463	146	433	579
Total Units	2,071	1,106	3,177	1,673	1,761	3,434

Source: U.S Census 2013

The average household size increased from 4.62 persons per household in 2000 to 4.78 in 2013. This trend would suggest that inadequate supplies of housing units are available within the City, or that housing is not affordable, and consequentially, more persons are occupying each housing unit. The disparity between average rental prices and the average wages earned, notably for agricultural workers, could be significantly contributing to the increase in persons per unit within the City. In addition, there are more seven-person, or greater, households, both owner occupied units and renter occupied units, than any other household size. The census indicates that there are 1,540 five-person or more families in Greenfield, 579 of which are seven-person or more households (see following section).

Table 8, Tenure by Occupant per Room, summarizes the 2000 and 2013 Census information on the tenure by occupants per room.

Table 8: Tenure by Occupant per Room

Range of Occupants per Room	2000			2013		
	Rental Occupied Units	Owner Occupied Units	Total	Rental Occupied Units	Owner Occupied Units	Total
0.5 or less	137	367	504	280	576	856
0.51 to 1.00	279	437	716	729	780	1509
1.01 to 1.50	214	299	513	361	251	612
1.51 to 2.00	221	342	563	270	54	324
2.01 or more	206	153	359	121	12	133
TOTAL	1,057	1,598	2,655	1,761	1,673	3434

Source: U. S. Census, 2013

Large Households

Traditionally, it has been challenging for large households (households of five or more persons) to secure and/or afford housing units of 3 or more bedrooms. Large renter families, in particular, have difficulty in finding rental housing stock that is both affordable and large enough for their household size. Large households (five person and greater) within Greenfield totaled 1,540, representing 44.8 percent of all households. There were 579 households, representing about 16.9 percent of all households, with seven or more persons. Of the 1,540 large households, 931 were renter households and 609 were homeowner households.

Table 9, *Large Households and Housing Units 2000* and Table 10, *Large Households and Housing Units 2013*, demonstrate the number of large households compared to the number of multi-bedroom housing units within Greenfield. As shown in Table 10, Large Households and Housing Units 2013, three bedroom units and larger represent approximately 59 percent of the total owner occupied housing units in Greenfield. Large households living in owner occupied units represent about 48 percent of all owner occupied housing units. Consequently, in terms of number of bedrooms, there is an adequate number owner occupied housing units to house large households.

Large renter households represent about 51 percent of all renter households. However, three-bedroom and larger rental units represent only 41 percent of all rental units with only 34 five bedroom units. However, this is a significant increase from the 27 percent of large household units available in 2000 when there were zero 5 bedroom units.

Table 9: Large Households and Housing Units 2000

Household Size	Number	% of Total	Number of Bedrooms	Number of Units	% of Total
Owner Units					
5-Person	255	16.0%	3-Bedrooms	652	40.8%
6-Person	250	15.6%	4-Bedrooms	134	8.4%
7-Person or more	279	17.5%	5-Bedrooms (or more)	23	1.4%
Total	784	49.1%	Total	809	50.6%
Renter Units					
5-Person	177	16.8%	3-Bedrooms	237	22.4%
6-Person	107	10.1 %	4-Bedrooms	54	5.1%
7-Person or more	245	23.2%	5-Bedrooms (or more)	0	0.0%
Total	529	50.0%	Total	291	27.5%

Source: U.S. Census 2000

Table 10: Large Households and Housing Units 2013

Household Size	Number	% of Total	Number of Bedrooms	Number of Units	% of Total
Owner Units					
5-Person	243	19.4%	3-Bedrooms	696	27.4%
6-Person	220	17.6%	4-Bedrooms	688	27.1%
7-Person or more	146	11.7%	5-Bedrooms (or more)	108	4.3%
Total	609	48.7%	Total	1492	59.4%
Renter Units					
5-Person	312	24.9%	3-Bedrooms	803	31.6%
6-Person	186	14.8%	4-Bedrooms	211	8.3%
7-Person or more	146	11.7%	5-Bedrooms (or more)	36	1.4%
Total	644	51.4%	Total	1050	41.3%

Source: U.S. Census 2013

Household Income

The Department of Housing and Community Development (HCD) estimates area median incomes (AMI) for all counties in the State annually. In turn, this AMI is utilized in many housing programs, such as CDBG, HOME and LIHTC. Of particular note, the 2015 Monterey County AMI was \$68,700.

In Greenfield, from 1990 to 2000, median household income increased from \$26,816 to \$37,602, approximately 40.2 percent. During the same period, median household income for Monterey County as a whole increased by approximately 44.1 percent. From 2000-2013, household income in Greenfield increased from \$37,602 to \$53,508 representing a 43 percent increase. During the same period Monterey County median household increased by approximately 23 percent from \$48,305 to \$59,169. [Table 11, Relative Median Household Income](#), compares median incomes of Greenfield and Monterey County. [Table 12, Households by Household Income Ranges](#), tabulates the number and percentage of households that fall within various income ranges.

Table 11: Relative Median Household Income

Year	Greenfield	Monterey County	Percent of County Median Income
1970	\$ 6,100	\$ 9,730	63%
1980	\$14,526	\$17,661	82%
1990	\$26,816	\$33,520	80%
2000	\$37,602	\$48,305	78%
2008	\$46,219	\$67,300	69%
2013	\$53,805	\$59,168	91%

Source: U.S. Census 1970, 1980, 1990, 2000; Department of Housing and Community Development Official State Income Limits for 2009

Table 12: Households by Household Income Ranges

Income Range	1990		2000		2013	
	Households	Percent	Households	Percent	Households	Percent
\$0 -\$9,999	238	10.7%	175	6.6%	108	3.1%
\$10,000-\$14,999	194	8.7%	150	5.6%	88	2.6%
\$15,000-\$24,999	481	21.5%	399	14.9%	436	12.7%
\$25,000-\$34,999	517	23.2%	508	19.0%	412	12.0%
\$35,000-\$49,999	431	19.3%	550	20.6%	521	15.2%
\$50,000-\$74,999	242	10.8%	563	21.1%	810	23.6%
\$75,000-\$99,999	80	3.6%	220	8.2%	600	17.5%
\$100,000-\$149,999	35	1.6%	95	3.6%	249	7.3%
\$150,000 or more	13	0.6%	9	0.3%	210	6.2%
Total	2,231	100%	2,669	100%	3,434	100%

Source: U.S. Census 1990, 2000, 2013

Regional Housing Needs Assessment

The Housing Element must indicate the number of housing units that must be constructed in Greenfield between 2014 and 2023. The AMBAG housing needs projection indicates that number is 363 units. AMBAG construction goals by income are shown in [Table 13, Regional Housing Needs](#).

Table 13: Regional Housing Needs

Household Income Level	RHNA Regional Housing Targets	Pending/Approved Units within Planning Period	Remaining Regional Housing Need
Very Low Income	87 units	43	44
Low Income	57 units	56	1
Moderate	66 units	3	63
Above Moderate	153 units		153
Total	363 Units	102	294

Source: AMBAG Regional Housing Needs Allocation 2014-2023; City of Greenfield 2016

Housing Availability

Extremely Low Income Households

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in Monterey County for 2015 is \$68,700. For extremely low-income households, this results in an income of \$25,250 or less for a four-person household or \$15,250 or less for a one-person household. [Table 14, Occupational](#)

Wages Monterey County, provides examples of occupations with wages that would qualify as extremely low income households.

Table 14: Occupational Wages Monterey County

Occupation Title	Median Hourly	Median Annual
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	\$9.07	\$18,852
Waiters and Waitresses	\$9.19	\$19,115
Cashiers	\$10.51	\$21,860
Food Preparation and Serving Workers, Including Fast Food	\$9.22	\$19,166
Dishwashers	\$9.10	\$18,934
Graders and Sorters, Agricultural Products	\$10.04	\$20,886

Source: Employment Development Department, Projections of Employment by Occupation

Households with extremely low incomes have a variety of housing situations and needs. Most families and individuals receiving public assistance, such as social security insurance or disability insurance (SDI) are considered extremely low-income households. Similarly, a minimum wage worker could be considered an extremely low-income household.

According to the 2008-2012 Comprehensive Housing Affordability Strategy housing data, there were approximately 285 extremely low-income households in Greenfield, representing 8.4 percent of 3397 total households in 2012. Most extremely low income households are renters and experience a high incidence of housing problems. Housing problems are defined as:

- Cost burden greater than 30 percent of income;
- overcrowding, and/or;
- without complete kitchen or plumbing facilities.

A thorough analysis includes an estimate of the number of existing households with extremely low-income. The Comprehensive Housing Affordability Strategy data table, as shown in [Table 15, Housing Needs for Extremely Low Income Households](#), estimates that there are 285 extremely low-income households, which is approximately 8 percent of all households in Greenfield. Of all Greenfield households in 2012, 57.6 percent experience some kind of housing problem. Also, 28.3 percent experience a housing cost burden in which they pay more than 30 percent of their gross income toward housing. Of these households, 16.4 percent have a housing cost burden of greater than 50 percent.

Table 15: Housing Needs for Extremely Low-Income Households

	Renters	Owners	Total
Number Extremely Low Income Households	35	250	285
Number with any Housing Problems	1,065	890	1,955
Number with Cost Burden (30%-49% of income)	455	505	960
Number with Severe Cost Burden (50% of income)	330	230	560

Source: State of the City's Data System: Comprehensive Housing Affordability Strategy Data: Housing Problems Output for All Households, 2008-2012

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing need is extremely low income households. As a result, from the very low-income need of units, the City has projected a need of 44 units for extremely low-income households. Many extremely low income households will be seeking rental housing and most likely facing an overpayment, overcrowding, or substandard housing condition. Some extremely low income households could comprise of those with disabilities or other special needs. To address the range of needs, the City will employ a detailed housing strategy including promoting a variety of housing types, such as single-room occupancy units.

Despite policies that are already in place to facilitate affordable housing for lower income households, the city needs to further increase efforts to work with developers in expanding affordable housing opportunities, especially for extremely low income households. To accomplish this, the City could utilize the following strategies:

- build a long-term partnership in development;
- gain access to specialized funding sources, including applying for funding sources that support deeper targeting;
- identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households; and
- promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing;

Conversion of Subsidized Units

State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This legislation was passed to address concerns that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing, affordability of the units could no longer be assured.

Housing that receives governmental assistance may, at an unspecified date, convert to market-rate housing. The loss of these affordable units, which meet the need of the low and very low income populations in the community, may constitute a significant reduction in the amount of affordable housing in a community. Due to that potential impact, Housing Elements are

required to identify the publicly assisted rental housing within the applicable jurisdiction and evaluate the potential for that housing to convert to market-rate housing. This inventory includes all multifamily rental units assisted under federal, state, and local programs, including HUD programs, inclusionary ordinances, density bonuses, and direct assistance programs. The inventory covers all units that are eligible to change to non-income based housing due to termination of subsidy contracts, mortgage prepayments, or expiring restrictions. [Table 16, Potential “at Risk” Projects](#), identifies projects where there is potential for conversion to market-rate housing,

Table 16: Potential “at Risk” Projects

Project	Year Built	Total Number of Units	Affordable Units	Elderly/ Non-elderly Units	Type of subsidy	Date Affordability to end
Walnut Place	2005	40	1 Low 39 Very Low	Family	Housing Tax Credits/LMI	2060
Vineyard Green	2009	40	1 Low 39 Very Low	Family	Housing Tax Credits/LMI	2064
Villa Santa Clara 225 Third Street	1992	30	30 Low Income	Family	RHCP and Housing Tax Credits	2047
Tyler Park Town homes 1120 Heidi Drive	1995	88	88 Very Low and Low Income	Family	Housing Tax Credits	2050
Los Ositos 1083 Elm Avenue	1982	50	25 Very Low Income	Elderly		2037
Terracina Oaks I 13th Street	2012	18	4 Low 14 Very Low	Family	Housing Tax Credits	2067
Vista Verde I Don Vicente Dr.	2006	1	1 Low Income	Family	Inclusionary Housing	2061
Cambria Park Cardona Circle	2016	7	7 Low Income	Family	Housing Tax Credit	2071
Magnolia Place Senior Apartments, 12th Street	2015	32	28 Low Income 4 Very Low	Elderly	Housing Tax Credit	2070

Source: City of Greenfield, project staff

No developments in Greenfield are listed as “at risk” projects, according to City information. There are no assisted housing units in Greenfield anticipated to convert to market rate housing. Since there are no “at-risk” units in Greenfield, there is no further analysis required of resources for preservation of those units or quantified objectives.

Building Permits Issued

Between 2000 and 2009 Greenfield issued 1,143 new residential building permits, while from 2010-2014 only 57 were issued. [Table 17, Residential Building Permits](#), documents the number and types of dwelling units approved for construction by building permit in Greenfield between 1994 and 2014. [Table 18, Building Permits Dedicated to Low and Very Low Income Households](#), shows the number of residential building permits issued for low and very low-income households in the same period. Low and very low income housing has accounted for about 30 percent of residential permits issued during that timespan.

Table 17: Residential Building Permits

Year	Single-Family	Multi-Family*	Total
1994	79	0	79
1995	108	15	123
1996	18	73	91
1997	100	0	100
1998	26	0	26
1999	20	0	20
2000	12	0	12
2001	50	0	50
2002	20	6	26
2003	28	0	28
2004	191	12	203
2005	403	56	459
2006	93	78	171
2007	81	25	106
2008	11	36	47
2009	1	40	41
2010	0	0	0
2011	0	0	0
2012	0	18	18
2013	0	0	0
2014	7	32	39
Total	1,248	391	1,639

Source: City of Greenfield. *All of the multi-family units are in buildings of 4 or more units.

Table 18: Building Permits Dedicated To Low and Very Low Income Households

Year	Low/Very Low Income Single Family Units*	Low/Very Low Income Multi-Family Units*	Total
1994	40	0	40
1995	44	15	59
1996	18	73	91
1997	68	0	68
1998	26	0	26
1999	10	0	10
2000	0	0	0
2001	0	0	0
2002	0	0	0
2003	0	0	0
2004	26	0	26
2005	0	40	40
2006	2	0	2
2007	25	0	25
2008	0	0	0
2009	1	40	41
2010	0	0	0
2011	0	0	0
2012	0	18	18
2013	0	0	0
2014	7	32	39
2015	2	48	50
Total	269	258	527

Source: City of Greenfield.

*These units are included in the total residential building permits issued in Greenfield in Table 17 above.

Existing Site Inventory and Availability

This section evaluates the availability of land and services to meet the needs documented in within the housing element update, calculates the total build-out potential of this land, and reviews the adequacy of services to support future housing development. To ascertain this residential land use availability, the Greenfield Community Development Department completed an inventory of vacant and underutilized sites for various residential land use types utilizing County Assessor's Maps. Total existing acreages fall into four categories as summarized in [Table 19, Existing Site Inventory and Availability](#).

Table 19: Existing Site Inventory and Availability

District Type	Developed (in acres)	Undeveloped (in acres)	Total City Acreage
Residential Districts	685	70	755
Commercial Districts	92	98	190
Industrial Districts	15	135	150
Other land use designations	23	n/a	23
Total City Acreage	815	303	1,118

Source: City of Greenfield

The City has designated about 75 acres of land within city limits as mixed use. The General Plan indicates a maximum residential build-out within the mixed-use overlay zone of 1,088 dwelling units, based on an assumption of one dwelling unit per 3,000 square feet. These dwelling units may be spread out at various densities throughout the mixed-use areas. There is no standard density for mixed-use sites, as each project is reviewed on a case-by-case basis. The City encourages higher density development at locations within walking distance of downtown and other commercial areas, and can offer incentives through the Planned Development process to facilitate mixed-use housing opportunities for lower-income households. Economic conditions have not favored mixed use commercial/residential during the prior planning period.

Available Land Inventory Summary

The following pages present data on vacant residential land within the City. Additional land outside the City limits has approved subdivisions and is awaiting annexation. For sites on which plans have been submitted or approved, those plans were the basis for determining the site capacity, regardless of the theoretical capacity. For sites on which no plans have been approved or submitted, the maximum capacity was reduced to 80 percent to account for infrastructure. Most sites do not have significant development constraints. Most sites are vacant, farmland, or have minor improvements from a prior use that would need to be removed. Several sites that are farther from existing utility lines would require infrastructure extensions. There are no significant flooding or geotechnical constraints. Sites listed for low or very low income housing are either zoned for 21 units per acre or have submitted plans that include affordable units. Due to the difficulty in accurately predicting re-development and infill development downtown, especially in light of a slowly recovering local economy, the potential units in the downtown area have not been quantified, and these potential units are not included in the site totals.

Site 1: Magnolia Place Senior Apartment Phase II

Address: 1191 Oak Ave near 12 th Street (Phase II)
APN: 109-212-002
Acres: 2.6 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 39 units
Realistic Capacity: 42 (based on density for Phase I)
Infrastructure Capacity:
Project Status: vacant
Units/ Affordable Units: 42/42
On-site Constraints: no constraints

Site 2: Vintage Meadows Phase I

Address: Elm Ave. and 13th Street
APN: 109-223-001 through 110
Acres: 13.14 acres
GP Designation: Low Density Residential
Zone: R-L
Allowable Density: 7 du/acre = 92 units
Realistic Capacity: 110 (based on approved plans)
Infrastructure Capacity:
Project Status: Approved in 2007
Units/ Affordable Units: 110/18
On-site Constraints: o constraints

Site 3: Vista Verde Phase I

Address: Elm and Don Vicente
APN: 024-191-033 through 040 (portion)
Acres: 2.96 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 44 units
Realistic Capacity: 16 (based on approved plans)
Infrastructure Capacity:
Project Status: 7 remaining units approved (2 under construction)
Units/ Affordable Units: 7/2
On-site Constraints: no constraints

Site 4: Cambria Park

Address: Apple Ave. and Third St.
APN: 024-411-001 through 039
Acres: 2.0 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 72 units
Realistic Capacity: 39 (based on approved plans)
Infrastructure Capacity:
Project Status: 13 units complete 2014-2016;; 20 additional units approved;
Units/ Affordable Units: 39/39
On-site Constraints: no constraints

Site 5: Woodridge II

Address: Orchard Street
APN: 024-341-009, -010 and -011
Acres: 2.7 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 89 units
Realistic Capacity: 47 (based on approved plans)
Infrastructure Capacity:
Project Status: Approved
Units/ Affordable Units: 47/0
On-site Constraints: no constraints

Site 6: Elm Terrace

Address: south of Elm at Elmwood
APN: 024-261-001
Acres: 3 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 45 units
Realistic Capacity: 28 (based on approved plans)
Infrastructure Capacity:
Project Status: Approved
Units/ Affordable Units: 28/28
On-site Constraints: no constraints

Site 7: Las Brisas

Address: Walnut Avenue west of Tenth Street
APN: 109-171-004 and 109-171-005
Acres: 13.82 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 207 units
Realistic Capacity: 124 (based on submitted plans)
Infrastructure Capacity:
Project Status: Map Submitted
Units/ Affordable Units: 124/24
On-site Constraints: no constraints

Site 8: Downtown Mixed Use Sites

Address: El Camino Real Mostly between Walnut Avenue and Elm Avenue
APN: various
Acres: N/A
GP Designation: Downtown Commercial
Zone: C-R, Mixed Use
Allowable Density: average one unit per 3,000 square feet commercial space
Estimated Capacity: not quantified
On-site Constraints: demolition or renovation of existing buildings; site consolidation

Site 9: Monte Verde

Address: Cherry Avenue west of Tenth Street
APN: 109-171-002
Acres: 9.7
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 145
Estimated Capacity: 116 (based on 80 percent of maximum)
On-site Constraints: Infrastructure extensions

Site 10: 1200 Block Oak Avenue

Address: Oak Avenue east of 13th Street
APN: 109-221-027 (partial)
Acres: 5 acres
GP Designation: Medium Density Residential
Zone: RM
Allowable Density: 15 du/acre = 75 units
Estimated Capacity: 60 (based on 80 percent of maximum)
On-site Constraints: Infrastructure extensions

Site 11: 1200 Block Apple Avenue

Address: Apple Avenue east of 13 th Street
APN: 109-221-001 (partial)
Acres: 5 acres
GP Designation: Medium Density Residential
Zone: RM
Allowable Density: 15 du/acre = 75 units
Estimated Capacity: 60 (based on 80 percent of maximum)
On-site Constraints: Infrastructure extensions

Site 12: 3rd Street Walnut Avenue

Address: 3 rd Street south of Walnut Avenue
APN: 109-082-001, 109-082-012, and 109-082-013
Acres: 20.4 acres
GP Designation: Medium Density Residential
Zone: R-M
Allowable Density: 15 du/acre = 306
Estimated Capacity: 244 (based on 80 percent of maximum)
On-site Constraints: no constraints

Site 13: Walnut Avenue Specific Plan

Address: Apple Avenue west of Third Street
APN: 1009-114-004,-005,-006 (portions)
Acres: 10.5 acres
GP Designation: Highway Commercial/Walnut Avenue Specific Plan
Zone: R-H
Allowable Density: 21 du/acre = 220 units
Estimated Capacity: 176 (based on 80 percent of units approved in Specific Plan)
On-site Constraints: no constraints

Sites Summary Table

Site	Name	Zoning	Acres	Very Low/Low	Moderate/Above Moderate
1	Magnolia Place Senior Phase II	R-M	2.6	42	
2	Vintage Meadows Phase I	R-L	13.14	18	92
3	Vista Verde Phase I	R-M	2.96	2	7
4	Cambria Park	R-M	2.0	33	
5	Woodbridge II	R-M	2.7		47
6	Elm Terrace	R-M	3.0	28	
7	Las Brisas	R-M	13.82	24	100
8	Downtown Mixed Use Sites	R-M			
9	Monte Verde	R-M	9.7		116
10	1200 Block Oak Avenue	R-M	5.0		60
11	1200 Block Apple Avenue	R-M	5.0		60
12	3 rd Street/Walnut Avenue	R-M	20.4		244
13	Walnut Avenue Specific Plan	R-H	10.5	176	
	Total Sites			323	726

Figure 1, Vacant Residential Parcels, illustrates vacant residential parcels within Greenfield.

Table 20, [Land Use Diagram Acreages](#), provides a more detailed breakdown of existing land use designations and the acreages available, based on the 2005 General Plan land use diagram (Figure 2-3 in the Land Use Element).

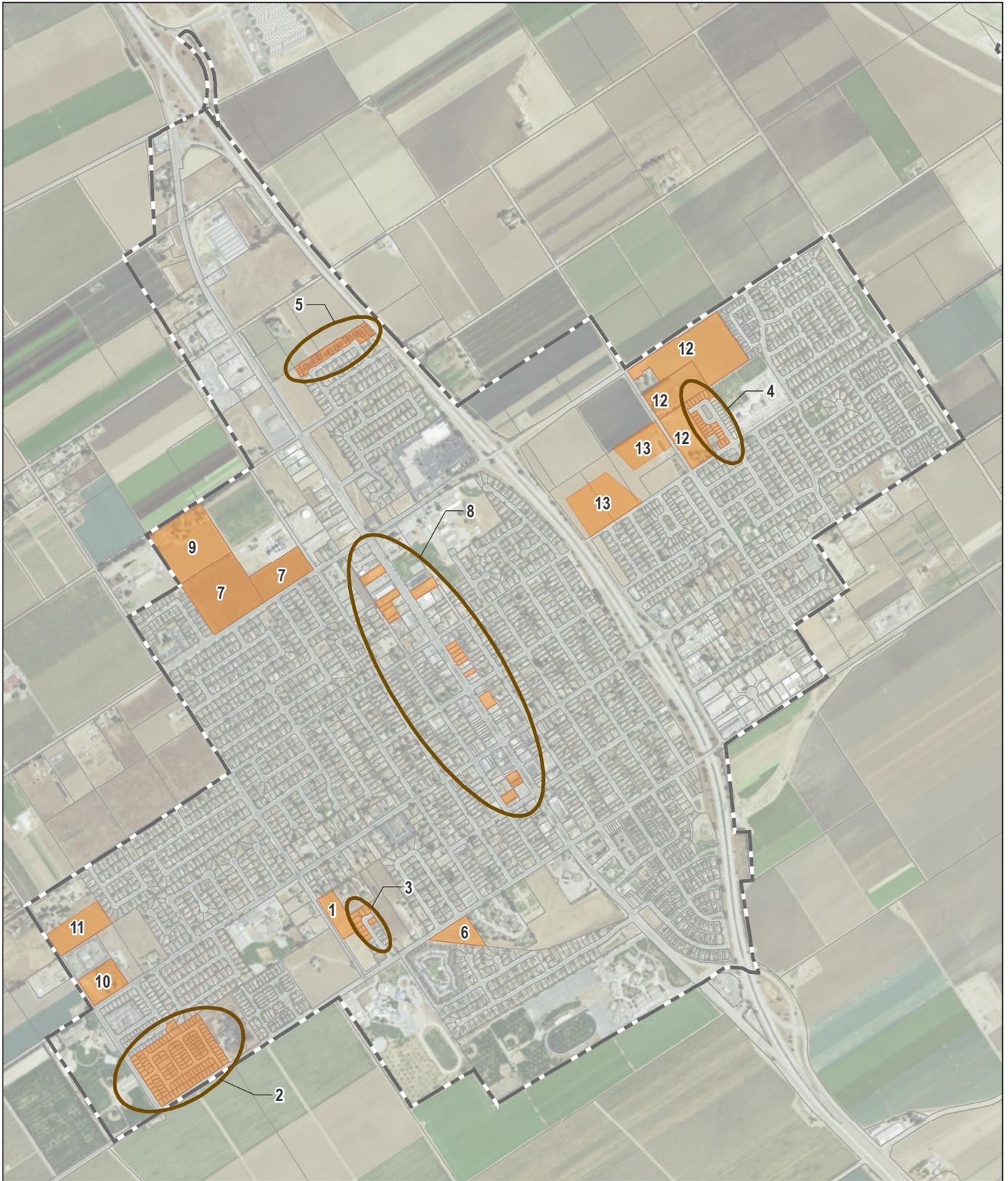
Table 20: Land Use Diagram Acreages (with Overlay Designations)

Land Use - Overlay	City Limits	Future Growth Area*	Total
Residential Estate	0.00	39.09	39.09
Residential Estate - Reserve	0.00	65.68	65.68
Low Density Residential	392.05	151.45	523.50
Low Density Residential - Reserve	0.00	42.13	42.13
Medium Density Residential	198.70	95.32	294.02
Medium Density Residential - Reserve	0.00	43.17	43.17
High Density Residential	20.10	0.00	20.10
Neighborhood Commercial Center	2.32	5.08	7.40
Downtown Commercial - Mixed Use	22.61	0.00	22.61
Downtown Commercial - Mixed Use - Gateway	10.86	0.00	10.86
Highway Commercial - Mixed Use	5.93	0.00	5.93
Highway Commercial - Mixed Use - Gateway	13.11	0.00	13.11
Highway Commercial - Regional Center Design	63.48	90.01	153.49
Professional Office - Mixed Use	22.44	0.00	22.44
Artisan Agricultural and Visitor Serving	0.00	205.38	205.38
Artisan Agricultural and Visitor Serving - Gateway	0.00	113.39	113.39
Artisan Agricultural and Visitor Serving - Reserve	0.00	107.77	107.77
Light Industrial	2.38	36.94	39.32
Light Industrial - Industrial Park	89.98	0.00	89.98
Highway Industrial	0.00	296.30	296.30
Public Quasi Public	201.34	60.00	261.34
Recreation and Open Space	8.96	49.11	58.07
TOTAL	1,054.26	1,380.82	2,435.08

Future Growth Area Acreages include Projected School Acreages (60 acres) and Regional Park Acreages (30 Acres) Not Specifically Identified on the Land Use Diagram

Housing Resources

Table 21, [Summary of Federal, State, and Local Financial Resources for Housing](#), presents a brief description of each available housing financing program available.



0 1,500 feet



City of Greenfield



Vacant Parcels

Source: City of Greenfield 2011, Esri 2015



Figure 1

Vacant Residential Parcels

2014-2023 Greenfield Housing Element Update

This side intentionally left blank.

Table 21: Summary of Federal, State, and Local Financial Resources for Housing

Program Name	Description
FEDERAL PROGRAMS	
Community Development Block Grant Program	Federal block grant program administered and awarded by the State Department of Housing and Community Development (HCD) on behalf of HUD through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, infrastructure improvements, among other uses that assist low-income person.
HUD Continuum of Care Grants	Continuum grants fund outreach and assessment programs and provide transitional and permanent housing for the homeless.
HOME investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the State on behalf of HUD through an annual competitive process to cities and counties.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing.
HUD Section 202 Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation, or acquisition of supportive housing for very low income elderly persons and provides rent subsidies for the projects.
HUD Section 203(k) Rehab. Mortgage Insurance	Provides funds to rehabilitate and repair single-family housing.
HUD Section 207 Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
HUD Section 221 (d)(3) and 221(d)(4) Programs	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative, and Single Room Occupancy (SRO) housing.
HUD Section 811 Supportive Housing for Persons with Disabilities	Provides funding to non-profits to develop rental housing for persons with disabilities and provides rent subsidies for the projects to help make them affordable.
HUD Self-help Home-ownership Opportunity Program (SHOP)	Provides funds for non-profits to purchase home sites and develop or improve other infrastructure needed for sweat equity affordable homeownership programs.
HUD Shelter Plus Care Program (S+C)	Provides rental assistance and permanent housing for disabled homeless individuals and their families.

Program Name	Description
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.
Low Income Housing Tax Credit (LIHTC) Program	Provides federal and state income tax credit based on cost of acquiring, rehabilitating, or constructing low income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Guarantee Program (Section 502)	Provides low interest loans to lower income households and guarantees loans made by private sector landlords.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multi-family rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.
USDA RHS Multi-family Housing Rental Assistance Program (Section 521)	Provides rent subsidies to ensure that elderly, disabled, and low-income residents of multi-family housing complexes financed by RHS are able to afford rent payments.
USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provides financing for the purchase and development of affordable housing sites in rural areas for low and moderate-income families.
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to non-profits, local governments, and Native American tribes to renovate existing low-income multi-family rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding for construction of multi-family housing units to be occupied by low-income families.
STATE PROGRAMS	
Cal Home Program	Provides grants to local public agencies and non-profit developers to assist individual households through deferred payment loans and offers direct forgivable loans to assist development projects involving multiple ownership units,

Program Name	Description
	including single-family subdivisions.
CDLAC Tax-exempt Housing Revenue Bond	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multi-family rental housing units, acquire land, and construct new projects or purchase and rehabilitate existing units and to reduce interest rates paid by developers for production of affordable rental housing for low and very low income households.
CHFA Affordable Housing Partnership Program (AHPP)	Provides below-market rate mortgages to qualified low-income first-time homebuyers who receive direct financial assistance from the local government, such as down payment assistance.
CHFA Homeownership Program	Offers single family low interest homeownership loans with as little as 3 percent down payment to first-time low and moderate income buyers to purchase new or existing housing.
CHFA 100% Loan Program (CHAP)	Provides 100 percent of the financing needs of eligible first-time homebuyers by providing a below-market interest rate first mortgage combined with a 3 percent “silent second” mortgage to purchase newly constructed or existing housing.
CHFA Self-help Builder Assistance Program	Offers an opportunity to households with limited down payment resources to obtain homeownership with borrower’s labor as down payment.
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to local agencies or non-profits for the development of affordable rental housing.
Emergency Housing Assistance Program (EHAP)	Provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing. Distributed to counties on a “need” formula.
Joe Serna, Jr. Farmworker Housing Grant (JSDWHG) Program	Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. (Currently, no new funding.)
Mobile Home Park Resident Ownership Program (MPROP)	Finance the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, non-profits, or local public agencies.
Multi-family Housing Program (MHP)	Assists construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households. (Currently, no new funding.)
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
Child Care Facilities Finance Program	“The CCFRF is the State’s lease-purchase program for relocatable child care facilities. All funds advanced from the

Program Name	Description
	CCFRF must be repaid by the contracting agency over ten years, with no interest. In accordance with EC 8278.3, funding is limited to only existing contracting agencies that provide CDE-subsidized child care program services. These include the following EESD administered programs: (1) General Child Care and Development; (2) California State Preschool; (3) Migrant Child Care and Development; (4) Child Care and Development Services for Children with Exceptional Needs; and (5) California School Age Families Education.”
LOCAL PROGRAMS	
Redevelopment Set-aside Funds	A set-aside of 20 percent of tax-increment funds for affordable housing.
Single family Mortgage Revenue Bonds	Issued and used to fund programs for construction and rehabilitation of affordable single-family housing.
Multi-family Mortgage Revenue Bonds	Issued and used to fund programs for construction and rehabilitation of affordable multi-family housing.
PRIVATE RESOURCES	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, and rehabilitation of owner-occupied housing by lower or moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.
Federal National Mortgage Association (Fannie Mae) Programs	Provides low down payment mortgage to help first time buyers purchase a home.
Federal Home Loan Mortgage Corporation (Freddie Mac) Affordable Gold Program	Provides mortgages requiring as little as 3 percent down payment.
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition, and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market rate rents.
Low-income Housing Fund	Provides financing for low income housing at affordable rates.

Source: HUD, HDC, USDA, and CCRC, January 2003

Housing Constraints

Several government-imposed constraints affect what can be developed and the costs associated with that development. [Table 22, Residential Development Standards by Zone: Lot Size and Setbacks](#) and [Table 23, Residential Development Standards by Zone: Additional Requirements](#) present the City’s development standards for each residential zone.

Table 22: Residential Development Standards by Zone: Lot Size and Setbacks

Zoning District	District Density Maximums	Minimum Lot Size (Sq. feet)	Front Yard Setback	Side Yard Setback	Rear Yard Setback
R-E Residential Estate	1-2 du/acre	15,000	25'	10'	15'
R-L Single Family Residential	1- 7 du/acre	6,000	20'	Interior 45' Corner 10'	10'
R-M Multiple Residential	7 du/acre		10'		
R-4 High Density Infill	20 du/acre		No minimum		

Source: City of Greenfield Zoning Ordinance

The City imposes fees on development approvals and associated processes. These costs factor into the overall cost of residential development in the City. [Table 14, City Of Greenfield Development Permits and Fees](#) and [Table 25, Four Unit Multi-Family Residential Permit Fees](#) summarize these costs. The current fees became effective in February 2015.

Table 23: Residential Development Standards By Zone: Additional Requirements

Zoning District	Maximum Height	Lot Coverage	Unit Size	Parking
R-E Residential Estate	2 stories not to exceed 35'	35% *	None	2 car garage or carport (min area 20' by 20')
R-1 Single Family		40% *	None	
R-2 Duplex		60% *	3,000 sq ft per family unit	1-2 bedroom units: 1 covered, 1 guest space 3-4 bedroom units: 2 covered, 1 guest space
R-3 Multiple		60% **	Studio: 450 sq ft 1 bd: 650 sq ft 2 bd: 800 sq ft each additional bd: 200 sq ft	
R-4 High Density Infill	3 stories or 45'	70% **		

Source: City of Greenfield Zoning Ordinance

* Not including open patios and swimming pools. Rear yard has a maximum coverage of 30 percent (by patios and other structures)

** Includes main and accessory buildings, parking areas, and covered patios. Minimum of 300 square feet per unit of open area (landscaping, walkway, recreation areas) required.

Table 24: City Of Greenfield Development Permits and Fees

Type of Permit	Fee	Deposit
ADMINISTRATIVE		
Preliminary Review	\$244.00	
DEVELOPMENT AGREEMENT		
Development Agreement	\$5,968.00	\$3000.00

2014-2023 GREENFIELD HOUSING ELEMENT BACKGROUND REPORT

Type of Permit	Fee	Deposit
Development Agreement Recording	\$270.00	
Amendment/Cancellation	\$2,436.00	\$1000.00
Annual Review	\$1,066.00	
PLANNED DEVELOPMENT/SPECIFIC PLAN		
Planned Development	\$5,968.00	\$10,000.00
Revocation	\$1,233.00	
Extension	\$685.00	
Minor Modification	\$685.00	\$500.00
STANDARD SUBDIVISION		
Filing Fee	\$270.00	
Tentative Map	\$5,968.00	\$10,000.00
Extension of Tentative Map	\$929.00	
Final Map	\$2,023.00	\$5000.00
MINOR SUBDIVISION		
Parcel Map	\$2,265.00	\$2,000.00
Extension of Parcel Map	\$929.00	
Parcel Map Recording	\$2,023.00	\$5,000.00
LOT ADJUSTMENT		
Lot Line Adjustment	\$927.00	\$3,000.00
Lot Merger	\$1,340.00	\$1,500.00
USE PERMIT		
Minor Use Permit	\$655.00	
Conditional Use Permit	\$1,066.00	
Temporary Use Permit	\$1,066.00	
DESIGN REVIEW		
Single Family Residence (<500 sf).	\$244.00	
Single Family Residence	\$929.00	
Multi-Family	\$1,340.00	
Non-Residential/Commercial Projects	\$1,340.00	
Planned Development/Specific Plan	\$1,614.00	
FENCE		
Under 6' (Planning Director)	\$175.00	
Over 6' (Planning Commission)	\$792.00	
SIGN		
Sign Permit	\$244.00	

2014-2023 GREENFIELD HOUSING ELEMENT BACKGROUND REPORT

Type of Permit	Fee	Deposit
ZONING		
Zoning Clearance/Plan Check	\$244.00	
Prezoning	\$2,299.00	
Zoning Amendment	\$2,847.00	
Variance	\$1,203.00	
General Plan Amendment	\$3,806.00	
ANNEXATION/SPHERE OF INFLUENCE		
Annexation/Sphere of Influence	\$5,694.00	\$5,000.00
LAFCO Application	\$2,964.00	
ENVIRONMENTAL		
Initial Study	\$3,395.00	\$20,000.00
Environmental Impact Report	\$7,779.00	\$40,000.00
Negative Declaration/Mitigated Negative Declaration	\$5,039.00	\$10,000.00
CERTIFICATE OF COMPLIANCE/PARCEL LEGAL STATUS		
Certificate of Compliance	\$2,299.00	\$1,000.00
Certificate of Compliance Recording	\$270.00	
APPEAL		
To Planning Commission (from Planning Director)	\$683.00	
To City Council (from Planning Commission)	\$683.00	
OTHER APPLICATION		
Document Recording/Filing	\$270.00	
Other Application	\$381.00	

Source: Greenfield Building Department 2015

Table 25: Single Family Dwelling Permit Fees

Fee (1,100 square-foot dwelling)	Amount
Building Permit Fee	\$2,827.00
Plan Check Fee	\$2,486.00
Sewer Impact Fee	\$3,573.00
Transportation Agency for Monterey County Regional Traffic Fee	\$3,624.00
Water Meter (5/8")	\$282.00
Water Impact Fee	\$3,110.00
Street Encroachment	\$107.00
Police Impact	\$495.91
Strong Motion	\$27.01
Traffic Impact	\$1,352.00
Park Impact	\$1729.03
Department Training Fee (AB 71 7)	\$40.13
Community Center Fee	\$88.75
General Facilities Fee	\$274.59
School Fees (GUSD) (\$4.82/sq. ft. living (K.C.J.U.H.S.D.))	\$5,300.00
Fire Impact (\$.20/sq. ft. total)	\$1,271.00
APPROXIMATE TOTAL FEES	\$26,588.42

Total Costs for Single Family Dwelling

Component	Cost per Unit
Land	\$75,000
Financing	\$10,000
Construction	\$190,000
Soft Costs	\$66,400
Fees	\$26,600
TOTAL	\$368,000
Fees as a Percentage of Total	7.2%

Source: Greenfield Building Department, 2016

Table 26: Four Unit Multi-Family Residential Permit Fees

Fee (four units at 4,800 square feet total)	Amount
Building Permit Fee	\$2,906.00
Plan Check Fee	\$1,889.00
Sewer Impact Fee	\$5,440.00
Transportation Agency for Monterey County Regional Traffic Fee	\$6,055.00
Water Meter (5/8")	\$1,128.00
Water Impact Fee	\$6,180.00
Street Encroachment	\$25.00
Police Impact	\$1,568.96
Strong Motion	\$30.68
Traffic Impact	\$20,800.00
Park Impact	\$0.00
Department Training Fee (AB 71 7)	\$95.90
Community Center Fee	\$355.08
General Facilities Fee	\$1,098.36
School Fees (GUSD) (\$4.82/sq. ft. living (K.C.J.U.H.S.D.)	\$23,136.00
Fire Impact (\$.20/sq. ft. total)	\$960.00
APPROXIMATE TOTAL FEES	\$66,355.98

Total Costs Per Multi-Family Unit

Component	Cost per Unit
Land	\$20,000
Financing	\$9,000
Construction	\$185,000
Soft Costs	\$72,000
Fees	\$16,600
TOTAL	302,600
Fees as a Percentage of Total	5.5%

Source: Greenfield Building Department, 2016

Development Review

The City processes development applications through the building and planning department. Time required to process residential projects varies, depending upon a project's size and scope. The City of Greenfield processes development applications in a timely and efficient manner. Delays usually result when approvals from agencies other than the City are required or as a result of procedures required by state law, including requirements for General Plan

amendments; filing of tentative and final subdivision maps; and environmental review and requirements for the preparation of an environmental impact report. Generally, the time required for development review increases with the complexity of the project and the number of agencies involved in the review. Simple projects requiring no use permits or public hearings, such as individual single dwellings, generally require a maximum of 2 to 3 months for processing. More complex projects, such as a 6-unit apartment building, may take longer. For large or complex projects, pre-application meetings are generally scheduled for City staff and project proponents to ensure streamlined project processing (see Table 27, Development Review Process Timeline, for approximate timing of the development review process.)

Table 27: Development Review Process Timeline

Action	Approximate Timing
Minor Subdivision	30-60 days
Tentative Map	30-60 days
Final Map	30-60 days
California Environmental Quality Act Review	2-12 months
Planned Development/Specific Plan	2-6 months
Minor Use Permit	30-60 days

Source: City of Greenfield 2016

Planning Commission approval is required for a use permit or a variance. Appeals of Planning Commission decisions are heard by the City Council. Residential applications that require a use permit are summarized in [Table 28, Residential Development Requiring a Use Permit](#).

Table 28: Residential Development Requiring a Use Permit

Zoning District	Housing Types	Allowable Density	Use Permit Required	Development Plan/ Design Review
R-E Residential Estate	Detached single-family	1-2 dwelling units per acre, minimum 15,000 sf parcel	None	Design Review
R-L Single Family Residential	Detached single-family, second units	1-7 dwelling units per acre, minimum 6,000 sf parcel	None	Design Review
R-M Multiple-Family Residential	Detached and attached single-family, duplexes, townhomes, condominiums, row houses, garden apartments	7-15 dwelling units per acre,	None	Design Review
R-H High Density Infill	Apartments, condominiums, townhomes	12-21 dwelling units per acre	None (high density detached homes allowed with conditional use permit)	Design Review

Source: City of Greenfield

The City of Greenfield amended its Zoning Ordinance on July 31, 2007 (Ordinance No. 473) with several minor changes and specifically a change that resulted in removing the requirement to obtain a conditional use permit for multi-family development in medium and high density residential districts (see table attached Allowed Uses and Permit Requirements for all Zoning and Special Districts). The Planned Development process is available to allow for the use of planning concepts not otherwise allowed in the Zoning Code. This process has successfully been used in the past to encourage low and moderate-income housing and provide affordable single and multi-family sites within otherwise traditional market-rate subdivisions. The Architectural Review process analyzes the design and aesthetics of all projects to ensure compatibility and connectivity within neighborhoods; however, it does not give authority to deny housing projects. Absent formal residential design guidelines, the Planning Commission has focused its efforts on assuring that projects are of similar architectural quality to those recently approved and constructed. This serves as a reliable baseline for applicants to use to evaluate proposed projects. Where necessary refinements have been made, but no projects presented to the City have been withdrawn due to Design Review issues. The City also provides a true one-stop permit center where grading, development and building permits may be obtained.

This side intentionally left blank.