

# Item 17: Allocation of Water for Affordable Housing



*August 19, 2019*  
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# Water Barriers to Affordable Housing

- **Moratorium on setting new meters**
- **Lack of Jurisdictional Allocations to give**
- **Entitlement water is expensive**



# How Much Water Does a Housing Unit Need?

- Single Family Home = 0.20 to 0.25 AF
- Multi-Family Homes = 0.12 to 0.15 AF
- Multi-Unit Restricted = Even Less

## Jurisdictional Allocations Remaining

Jurisdiction	Available Water
Carmel	2.661 AF
Del Rey Oaks	0 AF
Monterey	2.565 AF
Monterey County	12.844 AF
Pacific Grove	0.155 AF
Sand City	23.373 AF
Seaside	37.731 AF



# What the District Has Been Doing

- Ordinance 168 placed 9 AF into District Reserve
- Waive individual meter requirements for centralized hot water (e.g. Van Buren Senior Housing)
- Eliminate in-line meter requirement for ADUs in existing units (Ord 184, tonight)
- Reduced or waived District fees for moderate and low income housing
- Develop “entitlement” ordinances for local water projects (e.g. Pacific Grove)
- District’s HEART program supported direct water saving retrofits in disadvantaged neighborhoods
- Being creative to move water

# Van Buren Senior Housing



Waived the individual meter requirement

Creatively used District  
rules to move water;  
Then redefined Site  
going forward...



# What the District Can Consider Until the CDO is Lifted

- Create new allocation from accumulated conservation savings (e.g. CHOMP ordinance 87)
- Reclaim recently expired water credits
- Seek voluntary forfeiture of existing water credits
- Ease transfers between commercial and residential water credit holders
- Consider allowing financial incentives for water credit transfers
- Develop a conservation offset program
- Allow entitlements to be designated for a general place of use, freeing up potable supply elsewhere



**Board may choose to direct staff  
to further develop strategies or  
an Ordinance through the  
Water Demand Committee**