



2014  
AA (5-15-15)  
420 Capitola Avenue  
Capitola, California 95010  
Telephone: (831) 475-7300  
FAX: (831) 479-8879  
Website: [www.ci.capitola.ca.us](http://www.ci.capitola.ca.us)

May 5, 2015

Housing Policy Department  
Received on:

MAY - 8 2015

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

**Subject: Annual Housing Element Progress Report**

Dear Sir/Madame:

Attached, please find the City of Capitola's Annual Housing Element Progress Report. If you have any questions or require additional information, please contact me at 831.475.7300 x 216 or by email at [rgrunow@ci.capitola.ca.us](mailto:rgrunow@ci.capitola.ca.us).

Respectfully,

Richard Grunow  
Community Development Director

cc: Governor's Office of Planning and Research  
PO Box 3044  
Sacramento, CA 95812-3044



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Capitola  
 Reporting Period 1/1/2014 - 12/31/2014

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	3	0	0	0	0	3	3

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Capitola  
 Reporting Period 1/1/2014 - 12/31/2014

Table B

### Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
		Very Low	32	0	0	0	0	13	0	0	0		13
	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0	0				
	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0	0			24	
Low	24	0	0	0	0	0	0	0	0			19	
	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0	0				
	Deed Restricted Non-deed restricted	0	8	0	0	0	0	0	0		8	19	
Moderate	27	0	0	0	0	0	0	0	0			19	
	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0	0				
	Deed Restricted Non-deed restricted	0	8	0	0	0	0	0	0		8	19	
Above Moderate	60	0	47	4	6	4	7	6	3		77	-17	
	Deed Restricted Non-deed restricted	0	47	4	6	4	7	6	3		77	-17	
	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0	0				
Total RHNA by COG. Enter allocation number:		143											
Total Units		55										98	45
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Capitola  
 Reporting Period 1/1/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe In H.E.	Status of Program Implementation
1.2 Mixed-Use Zoning Code Revisions	Allow mixed-use in CC zone		Completed in 2009
1.3 Alternative Housing	ADUs SROs, SOUs		Complete. ADUs adopted in 2005; SROs & SOUs allowed uses in commercial and multi-family zones; reduced parking requirements for SROs adopted in 2012
1.4 Zoning Code Revisions	Evaluate parking requirements; shared parking for mixed-use		Completed in 2009; update in process
2.1 Housing Rehab Loan/Grant Program	Rehab loans for low income		Program ended in 2012 with the termination of redevelopment, the City has applied for a CDBG grant to reinstate program.
2.2b Mobile Home Park Acquisition	Park acquisition for stability		3 parks acquired in 2000-2008, (1) 108-unit park acquired in 2011
2.2c Rent Stabilization Program	Mobile home park rent control		Rent Stabilization Program ended in 2012
2.7 Housing Trust Fund	Affordable housing funding source		Completed in 2004; Program is on-going
3.10 Child Care Facilities	Zoning to encourage child care		Density bonus provision adopted for family child care homes in 2009
3.3a Homeless Shelters	Zoning code to allow shelters		Zoning Ordinance amended in 2012 to allow homeless shelters as a permitted use in industrial zones.
4.1a Security Deposit Program	Assist low-income renters		Program reinstated in 2013; program ongoing.
4.1b Emergency Housing Assistance	Very low income rental assist.		Program reinstated in 2013; program ongoing.
4.1c First Time Homebuyer Program	Deferred second loans		1 loan in 2010. Program ended in July 2010. City has been awarded a \$500,000 CDBG grant to reinstate first-time homebuyer and mortgage assistance programs in 2015.

## ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202 )

Jurisdiction City of Capitola  
Reporting Period 1/1/2014 - 12/31/2014

**General Comments:**

The City of Capitola's 2007-2014 Housing Element was adopted by the City Council on 02/11/2010 and approved by HCD on 04/06/2010. 1 of the 3 new above-moderate income homes constructed in 2014 required the demolition of an existing home, so there was a net increase of 2 units. Zoning code updates have been completed to allow supportive and transitional housing and updates are planned to further facilitate child care facilities. Rent control in Capitola ceased in 2012 because all mobile home parks in Capitola have either been converted to owner-occupied parks or have provided its residents with affordable long-term leases. Due to the termination of redevelopment agencies in California, Capitola no longer has redevelopment housing set-aside monies to fund many of its affordable housing programs. Capitola adopted an updated General Plan in June 2014 and is currently processing comprehensive updates to its Zoning Code and Local Coastal Program. Completion of the Zoning Ordinance and LCP is expected in 2016.