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CY2015

Housing Policy Department
Received on:

APR 1 1 2016

April 6, 2016

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.

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 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
									0	0	0
									0	0	0
									0	0	0
									0	0	0
									0	0	0
									0	0	0
									0	0	0
									0	0	0
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	2	2				
(10) Total by income Table A/A3 ► ►						2	2				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Reporting Period 1/1/2015 - 12/31/2015

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 whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(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	TOTAL UNITS	
(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**	2	0	0	0	0	2	2

* Note: This field is voluntary

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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	Deed Restricted	32	0	0	0	0	13	0	0	0	0	13	19
	Non-deed restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	24	0	0	0	0	0	0	0	0	0		24
	Non-deed restricted		0	0	0	0	0	0	0	0	0		
Moderate	Deed Restricted	27	0	0	0	0	0	0	0	0	0		19
	Non-deed restricted		0	8	0	0	0	0	0	0	0	8	
Above Moderate		60	0	47	4	6	4	7	6	3	2	79	-19
Total RHNA by COG. Enter allocation number:		143		55	4	6	17	7	6	3	2	100	43
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Reporting Period 1/1/2015 - 12/31/2015

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	**Objective**	**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. City received $500,000 CDBG grant to reinstate program in 2015. No loans issued in 2015; multiple loans anticipated in 2016.
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 Stabalization Program	Mobile home park rent control		Rent Stabalization 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		Denisty 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 mortgage assistance programs in 2015. No loans issued in 2015.

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Jurisdiction City of Capitola

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General Comments:

The City of Capitola's 2007-2014 Housing Element was adopted by the City Counicl on 02/11/2010 and approved by HCD on 04/06/2010. 2015 is the final year of the 2007-2014 Housing Element as the City adopted a new Housing Element for the 2015-2023 cycle on November 25, 2015.

1 of the 2 new above-moderate income homes constructed in 2015 required the demolition of an existing home, so there was a net increase of 1 unit. Zoning code updates have been completed to allow supportive and transitional housing and updates are planned to further facilitate child care facilities with the City's ongoing Zoning Code update. 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 Code and LCP is expected in 2016-17.