



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

TK

June 10, 2016

Housing Policy Department  
Received on:

HCD – Division of Housing Policy Development  
PO Box 952053  
Sacramento CA 94252-2053

JUN 13 2016

**SUBJECT: 2015 ANNUAL GENERAL PLAN REPORT AND 2016 HOUSING  
SUCESSOR AGENCY ANNUAL REPORT**

HCD Staff:

The Santa Cruz County Board of Supervisors has reviewed and accepted the attached 2015 General Plan Report and the 2016 Housing Successor Agency Annual Report.

If you have any questions about the 2015 General Plan Report, please feel free to contact Steven Guiney at (831) 454-3182 or [steven.guiney@santacruzcounty.us](mailto:steven.guiney@santacruzcounty.us). Questions about the Housing Successor Agency Report can be directed to Julie Conway at (831) 454-5162 or [julie.conway@santacruzcounty.us](mailto:julie.conway@santacruzcounty.us).

Sincerely,

Steven Guiney, AICP  
Principal Planner

Julie Conway  
Housing Coordinator

Attachments





# County of Santa Cruz

## Planning Department

701 Ocean Street, 4th Floor, Santa Cruz, CA 95060  
 Phone: (831) 454-2580 Fax: (831) 454-2131 TDD: (831) 454-2123  
 Kathleen Molloy Previsich, Planning Director

**Meeting Date:** May 10, 2016  
**Date:** April 21, 2016  
**To:** The Board of Supervisors  
**From:** Kathy Previsich, Planning Director  
**Subject:** 2015 General Plan Annual Report

State law and County regulations require preparation of an annual report regarding progress toward the implementation of the General Plan. Public hearings and review of this report by the Planning Commission and your Board are required by County regulations. On April 13, 2016, the Planning Commission held a public hearing on this General Plan Annual Report and voted unanimously to forward it to your Board, with no comments. State law also requires that this report be submitted to the Office of Planning and Research and the Department of Housing and Community Development (HCD). Several categories, such as approved General Plan amendments, progress in meeting regional fair share housing needs, park site acquisition, and the Urban Services Line annual review, are required areas of review and are discussed in this 2015 Annual Report. Various housing statistics are reported on forms developed by HCD.

The attached General Plan Annual Report summarizes General Plan-related activity that occurred in 2015, including a Housing Element progress report, as well as pending and anticipated future General Plan-related actions.

It is, therefore, **RECOMMENDED** that your Board:

1. Conduct a public hearing on the 2015 General Plan Annual Report;
2. Accept and file this report; and
3. Direct the Planning Director to submit this report to Office of Planning and Research and the Department of Housing and Community Development.

**Submitted by:**

  
 Kathleen Previsich, Planning Director 4/22/2016

**Recommended:**

Susan A. Mauriello, County Administrative Officer

**Attachments:**

- a 2015 General Plan Annual Report
- b HCD Forms A1, A2, A3, and B
- c HCD Forms Table C, 2015 Annual Housing Element Progress Report
- d High Density Site List

## 2015 GENERAL PLAN ANNUAL REPORT

### 2015 General Plan Amendments

There were no General Plan Amendments in 2015.

### Anticipated 2016 General Plan Amendments

- An update to the **Housing Element** of the General Plan was adopted by the Board of Supervisors in February 2016 and forwarded to the State Department of Housing and Community Development for certification.
- Amendments to General Plan Policy 5.5.17(b) to allow the use of an off-site easement for sewage disposal for publicly owned facilities on sites not suitable for on-site sewage disposal, where such facilities would provide a public benefit.
- General Plan amendments related to safety and protection from hazards, including:
  - Updated policies in the **Safety Element** addressing coastal bluffs and beaches, erosion control, flood hazards, and fire hazards.
  - Updated policies addressing land use in the unincorporated areas in the vicinity of the Watsonville Municipal Airport to incorporate regulations from the California Airport Land Use Planning Handbook pursuant to state law, and relocating these policies from the Circulation Element to the Land Use Element.
  - Updates to the noise policies as necessary for consistency with the California Airport Planning Handbook.

### Status of Development on 20 Units/Acre Sites

From 2007- 2009, as required by the Housing and Community Development Department (HCD) as part of the certification of the County's Housing Element, 30 acres of land were rezoned to allow for high density housing at 20 units per acre. A total of six sites comprising the 30 acres were rezoned by the Board of Supervisors. The Board's action to rezone the four-acre Poor Clare's site was submitted to the Coastal Commission for approval, but due to coastal staff concerns it was subsequently withdrawn before the Coastal Commission could act, so that site is no longer included. However, even with the removal of that four-acre site, the County has enough land rezoned for high-density housing to meet HCD requirements. The General Plan requires that the Planning Department report to the Board of Supervisors on development permits that have been approved or issued for each of the remaining sites. The rezoning of the sites included approval of a Planned Unit Development for each site to authorize development of high density housing by right with the only subsequent required approvals and permits being a Design Review approval by the Board of Supervisors and a building permit issued for each building.

- The Schapiro Knolls 88 affordable unit development on the Minto Road site off Green Valley Road north of Watsonville (APN 051-51-135) was approved in 2009, building permits were issued in 2011, and the units have now been constructed.
- A Design Review for 40 affordable units at the Aptos Blue (formerly Miller) site located on Aptos Rancho Road north of Soquel Drive in Aptos (APN 039-471-09, 7839 Soquel Drive #A) was approved in 2012. Building permits were issued in 2012 and the units have now been constructed.

- Design Review and a PUD Amendment (with an EIR Addendum) for a 26-unit rental project on a portion of the Atkinson site was approved by the Board of Supervisors on May 20, 2014. Twenty additional units on an adjacent parcel in the City of Watsonville were approved at the same time by the City, and funding is being sought for the 46-unit project. If funding is awarded in June 2016 as expected, construction would commence by the end of 2016.
- No approvals beyond the Planned Unit Development have been requested for the remaining R-Combining sites: Erlach and Nigh/Protiva.
- Another high-density site, which was not part of the Housing Element-driven rezonings, is located adjacent to the St. Stephens church property on Soquel Avenue between Capitola Road Extension and 7<sup>th</sup> Avenue. That project will provide 40 units of affordable rental housing for seniors. Construction began in March of 2016.

### **Park Site Acquisitions and Reviews of Development Applications**

The Parks and Recreation Commission did not review any park sites for possible acquisition in 2015, and no sites were acquired by the County.

### **Commercial Agricultural Land Classification Review**

There were no agricultural land classification reviews in 2015.

### **Annual Urban Services Line Review**

There were no applications filed in 2015 to amend the Urban Services Line.

When the Urban Services Line (USL) was established, in 1979, there was the potential to construct approximately 13,000 additional housing units within the urban area under then-existing land use designations. Based on current zoning, there is a potential for approximately 2,400 additional housing units (not including second units or units within mixed-use projects) on residentially-zoned parcels within the urban area.

Among other things, the Sustainable Santa Cruz Plan provides conceptual guidance on developing greater residential densities along the Soquel Drive corridor and other major transportation corridors in the urban area to help address the housing shortage and accommodate future growth as forecast by AMBAG in the regional Sustainable Communities Strategy (2014).

### **Progress in Meeting Fair Share of Regional Housing Need (see Exhibit B)**

#### **Pending/Possible 2016/2017 Amendments and Implementation**

Excepting the adoption of **Housing Element** Updates (including the recent 2015 Housing Element) the General Plan/LCP was last comprehensively updated in 1994. As discussed earlier in this Annual Report, the **Safety Element** Update will soon be considered by the Planning Commission and Board of Supervisors, and subsequently by the California Coastal Commission. It is expected to be fully adopted by the end of 2016.

Several elements are expected to be revised and updated in 2017 to reflect our challenges as a community to improve sustainability by providing for efficient land use, resource protection, economic opportunities, transportation options, adequate housing and quality neighborhoods.

During 2016, county staff is working to finalize the elements of the Sustainability Policy and Regulatory Update, and to prepare an Environmental Impact Report on the package, which will include amendments/updates of the **Land Use, Circulation and Community Design** Element to incorporate sustainability policies and land use designations from the Sustainable Santa Cruz County Plan. Proposed changes are expected to be considered at public hearings by the Planning Commission and Board of Supervisors during 2017.

The Sustainability General Plan Amendments will include addressing the following issues:

- Water availability;
- Traffic and transportation;
- Tools, standards and strategies to meet continuing housing needs;
- Creating Medical Mixed Use, Residential Flex, Work flex and other General Plan land use policy amendments, designations and/or overlays;
- Strategies to balance our jobs/housing ratio to ensure that we create an adequate number of jobs and housing for our forecast population growth;
- Strategies for reducing land use and transportation related greenhouse gas emissions, as required by State Law (AB 32, SB 375 and SB 743).

Land use designation and zoning corrections.

There are seventeen (17) known sites with incorrect zoning and/or land use designation, some due to drafting errors associated with the 1994 General Plan Update and some due to apparent drafting errors dating from before 1994. Because the Planning Department absorbs the cost of correcting drafting errors, these have been low priority items unless an owner specifically request correction of the error or if correction of the error would further County goals and policies, such as enabling economic development. No corrections were brought forward in 2015. Given staffing constraints, it is not expected that corrections will be pursued by the County in 2016.

Nature of this Annual Report

This document is a reporting document required per Government Code Section 65400 and is not intended to create or alter policy. The content is provided for informational purposes only and is exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15306, Information Collection.

**2015 ANNUAL HOUSING ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202 )

Jurisdiction County of Santa Cruz  
 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=Rental O=Owned	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
	SF	O	0	0	0	0	0	0	0	0	0
(9) Total of Moderate and Above Moderate from Table A3					15	44	59	0			
(10) Total by income Table A/A3			0	0	15	44	59	0			
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

Attachment: HCD Forms A1, A2, A3, and B (2145 : 2015 General Plan Annual Report)

**2015 ANNUAL HOUSING ELEMENT PROGRESS REPORT**  
*Housing Element Implementation*  
 (CCR Title 25 §6202 )

Jurisdiction County of Santa Cruz  
 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 in 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	15	0	0	0	0	15	0
No. of Units Permitted for Above Moderate	15	0	0	29	0	44	0

\* Note: This field is voluntary

**2015 ANNUAL HOUSING ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202 )

Jurisdiction County of Santa Cruz  
 Reporting Period 1/1/2015 - 12/31/2015

**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.		2014										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	317	0	1								1	316
	Non-deed restricted			0									
Low	Deed Restricted	207	2	1								3	204
	Non-deed restricted												
Moderate	Deed Restricted	239	0	0								0	239
	Non-deed restricted			0	0								
Above Moderate		551	20	28								48	503
Total Units		1,314	22	30								52	1,262
Remaining Need for RHNA Period													

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

A		B	C	D
<b>Table C 2015 Annual Element Progress Report Program Implementation Status</b>				
<b>Program Implementation Status</b>				
<b>Program Description (By Housing Element Program Names)</b>		<b>Housing Programs Progress Report - Government Code Section 65583 Describe progress of programs including local efforts to remove governmental constraint to (eh maintenance, improvement, and development of housing as identified in the housing element</b>		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
Program 1.1: Explore opportunities for rezoning other appropriate urban sites to RM zoning and increasing densities on current RM zoned sites to densities more appropriate for attached housing.	Identify existing sites for new housing and opportunities for additional sites	2010 - 2011	On-going. The Sustainable Santa Cruz County (SSCC) planning study identified a number of "new zoning tools" and areas suitable for higher density and mixed use development. The SSCC was accepted by the Board on 10/28/14. General Plan and County Code Policy and Regulatory Amendments to incorporate the SSCC recommendations have been drafted and an Environmental Impact Report is being prepared during 2016.	
Program 1.2: Explore options for expanding affordable housing opportunities in the rural portions of the County, including mixed use and other projects, primarily within established village areas.	Identify existing sites for new housing and opportunities for additional sites	On-going	In the last several years the County has implemented a regulatory reform program that includes provisions to allow property owners to more easily maintain existing structures, including rental housing. Regulations were also amended to remove income restrictions for occupancy of second units, and further work to address obstacles to creation of second units and mixed use projects is underway.	
Program 2.1: Maintain Increased Redevelopment Agency Set-Asides for the Low and Moderate Income Housing Fund where financially feasible.	Encourage and assist in the development of housing	2007 - 2014	Housing Section of the Planning Department continues established programs to encourage and assist in the development of housing. The RDA was dissolved effective February 1, 2012, but actions taken in 2011 successfully retained affordable housing funds through third-party contracts for projects and activities. On February 10, 2015 the Board of Supervisors adopted major amendments to its Affordable Housing Regulations, including establishing an Affordable Housing Impact Fee that will be paid by all new housing units and non-residential development.	
Program 2.2: Continue to maximize leveraging funds when collaborating with developers of affordable housing (for-profits and non-profits) and maximize long-term affordability restrictions to promote the development of a variety of housing types to meet the needs of all Santa Cruz County Households.	Encourage and assist in the development of housing	On-going	The County uses the affordable housing fund to leverage sources of funding by partnering with non-profit housing developers on affordable housing projects.	
Program 2.3 Maintain RDA funding support, and augment if necessary, for the six sites rezoned as part of the 2006 Housing Element to 20 units/acre densities to address the needs of lower income households. (The initial funding commitment was for \$15 million.)	Encourage and assist in the development of housing	2007-2014	RDA Low and Moderate Income Housing Fund monies were contractually obligated to a variety of affordable housing projects prior to the dissolution of the Agency. RDA funding was committed for projects on three of the R-Combining sites, with two projects having completed construction (Minto/Schapiro Knolls and Miller/Aptos Blue). The third (Atkinson/Pippin Apartments) is expected to be awarded final funding in the summer of 2016, and another density bonus project (St. Stephens Senior Apartments) breaks ground in March of 2016.	
Program 2.4: Improve community understanding of the issues related to affordable housing and the benefits of compact communities in terms of resource conservation and community vitality through developing a community-based educational program.	Encourage and assist in the development of housing	2010-2012	A significant level of public conversation and County actions has occurred over the past two years, including many public meetings, feature newspaper articles, and Board of Supervisors actions. This conversation has been prompted by actions on an update of the Affordable Housing Program, the Sustainable Santa Cruz County Plan, and the Economic Vitality Strategy.	
Program 2.5: Explore expanding local funding sources to assist in the financing of affordable housing, including transfer taxes, bonds for affordable housing projects and other opportunities.	Encourage and assist in the development of housing	2010-2014	The County recently adopted an update of the Housing Program including adoption of Affordable Housing Impact Fees supported by a nexus study. These fees will be used to leverage affordable rental housing. In addition, the County is working with others on a potential transfer tax increase that could be available to Counties to support affordable housing (current law allows only cities to increase the level of transfer taxes).	
Program 2.6: In order to encourage the development of SRO's, consider ordinance and General Plan changes to enable new units that are 500 square feet of habitable area or smaller in size be counted, for the purpose of calculating density on RM zoned sites within the Urban Services Line, as 0.5 unit.	Encourage and assist in the development of housing	2010-2011	Incentives and improved zoning tools are a central part of the Sustainable Santa Cruz County Plan accepted by the County Board of Supervisors in 2014. Work to establish implementing policies and regulations, including higher density zoning approaches, is underway. An EIR is being prepared in 2016 and public hearings to consider adoption are expected to occur in 2017.	
Program 3.1: Revise procedures (and regulations, if necessary) to streamline and simplify building and development permit processes and regulations, particularly focused on small-scale residential structures and non-conforming structures and uses.	Remove unnecessary governmental constraints to housing	On-going	The County completed adoption of major revisions to the County's non-conforming ordinance, as well as a minor exceptions ordinance to simplify the process and thereby reduce time and expense for minor variations to zoning development standards (e.g. encroachments of 15% or less into required setbacks). A Code Modernization including permit streamlining provisions is included within the Sustainability Amendments that are being evaluated by an EIR.	
Program 3.2: Revise land use regulations to encourage second units through removal of income, rent and occupancy restrictions, and once adopted, promote public awareness of those changes through the zoning counter and public brochures.	Remove unnecessary governmental constraints to housing	2008	Household income and rental price restrictions for ADUs were removed in 2009. In accordance with Board direction, the Department is pursuing hiring an outside consultant to assist with the development of an ADU program that will incentivize and simplify their construction.	
Program 3.3: Explore options to reduce the cost of infrastructure requirements for Second Units through working with water and fire agencies.	Remove unnecessary governmental constraints to housing	2010-2012	The County, in partnership with the Housing Authority, is hiring an outside consultant to assist with analysis of additional changes to the ADU program in order to facilitate ADU creation, a part of which will be to re-open discussions with water and sewer providers.	

Attachment: HCD Forms Table C, 2015 Annual Housing Element Progress Report (2145 : 2015 General

	A	B	C	D
17	Program 3.4: Work with local utility districts to ensure compliance with the state law requirement that all public sewer and water providers provide priority to and retain sufficient capacity for affordable housing projects.	Remove unnecessary governmental constraints to housing	On-going	On-going
18	Program 3.5: Support additional incentives that will expand the opportunities for increased residential uses within mixed use developments in the County, such as flats above retail uses, including expanding the PUD Ordinance to facilitate such uses. Potential incentives include defining nodes/corridors where mixed use projects would be strongly encouraged or required and exploring reduced parking and other standards for mixed use projects.	Remove unnecessary governmental constraints to housing	2009	A revised PUD ordinance was adopted by the Board of Supervisors in 2009. Also, the County's Proposition 84 grant resulted in completion of the Sustainable Santa Cruz County Plan, which identifies a number of nodes and corridors for higher density and mixed use projects. Work to establish implementing policies and regulations, including the "new tools" of higher density zoning approaches, is underway.
19	Program 3.6: Explore the structure of an overlay district for encouraging mixed use projects and defining corridors and nodes for implementing such a program.	Remove unnecessary governmental constraints to housing	2012-2014	See Programs 2.6 and 3.5 above
20	Program 3.7: Explore creating a construction legalization program to legalize unpermitted Second Units and other existing residential structures.	Remove unnecessary governmental constraints to housing	2011-2012	The Legalization Assistance Permit Program was authorized by the Board of Supervisors on June 16, 2014. Work to identify and address obstacles to legalization of unpermitted second units, particularly within rural areas of the County, is underway.
21	Program 3.9: In cooperation with the County's cities, monitor the countywide jobs/housing balance, including development that results in job or housing growth and include this data in periodic reports to the Board of Supervisors.	Remove unnecessary governmental constraints to housing	On-going	The County of Santa Cruz, and each of the four cities, participated with AMBAG in the creation of the regional Sustainable Communities Strategy. The County prepared and adopted an Economic Vitality Study and the Sustainable Santa Cruz County Plan. All of these documents contain information about jobs-housing balance, projected job growth, and housing needed to accommodate future housing needs.
22	Program 3.10: Cooperate with the County's cities and other public agencies in resolving regional infrastructure issues including transportation, water supply, and sewage treatment.	Remove unnecessary governmental constraints to housing	On-going	The Santa Cruz County Regional Transportation Commission purchased the Santa Cruz Branch Rail Line running from Pajaro to Davenport and is working on additional upgrades to the Highway One corridor between Santa Cruz and Capitola. In addition, several water districts are working on strategies to address water supply shortages.
23	Program 4.1: Retain existing regulatory programs regarding Mobile Homes, including: mobile home rent control, land use restrictions to limit conversions to mobile home parks to other uses, and regulations related to sham conversions.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	These regulatory features remain in place and are ongoing.
24	Program 4.2: Retain the Condominium Conversion Ordinance (County Code Chapter 14.02) to protect rental housing stock.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	Significant strengthening of the condominium regulations was accomplished with the certification by the Coastal Commission of Ordinance No. 4844 in 2007. The ordinance remains in place.
25	Program 4.3: Develop methods to streamline and simplify the land use regulations as they apply to non-conforming residential structures.	Preserve and improve existing housing units and expand affordability within the existing housing stock	2010-2011	Ordinance 5119 amended regulations in Chapter 13.10 (Zoning Ordinance) of the Santa Cruz County Code and policies in Chapter 2 (Land Use) and Chapter 8 (Community Design) of the Santa Cruz County General Plan regarding nonconforming uses and structures, to allow existing legal nonconforming uses and structures in all zone districts to continue, to be maintained and improved, and facilitate repair after catastrophic events, while requiring discretionary review for extensive modifications to nonconforming uses or structures as appropriate to address potential impacts to public health, safety and welfare.
26	Program 4.4: Continue to implement programs intended to assist low income households to maintain quality units in mobile home parks through the RDA's mobile home Coach Change-out Program and the Mobile Home Rehabilitation Program.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	The County is focusing its current CalHome Owner Occupied Rehabilitation Grant on mobile home replacement. In addition, the County received a new \$1 Million award specifically for mobile home replacement.
27	Program 4.5: Maintain a central database that includes an inventory of affordable housing, affordable housing stock characteristics, and household and unit data for the County's affordable housing units, including inclusionary units and other affordable units built by non-profit and for-profit developers. Make such information available to interested parties who may need it for funding applications and program descriptions or for those seeking affordable housing opportunities.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	Database created in 2007, maintenance of database is challenging with reduced Housing Section staffing due to loss of redevelopment.
28	Program 4.6: Explore regulatory options for recognizing and legalizing hotels/motels that have over time been converted to permanent occupancy.	Preserve and improve existing housing units and expand affordability within the existing housing stock	2010-2014	The Planning Department has compiled a list of the locations of hotels/motels that have been converted to permanent occupancy and is working on a "Permanent Room Housing (PRH) Overlay district similar to that used by the City of Santa Cruz to regulate Single Room Occupancy (SRO) units. These properties will be considered for investment if appropriate housing funding becomes available, to facilitate legal conversion and rehabilitation as needed for permanent residential occupancies, including permanent supportive housing.
29	Program 4.7: Continue to develop strategies to preserve all affordable units with expiring restrictions, including Measure J units and HUD-assisted affordable housing units.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	The Housing Section actively maintains and takes steps to preserve units at risk of losing affordability restrictions.

Attachment: HCD Forms Table C, 2015 Annual Housing Element Progress Report (2145 : 2015 General

	A	B	C	D
30	Program 4.8: Continue to implement the Affordable Housing Preservation Program to preserve the affordability restrictions of individual affordable units faced with foreclosure by acquiring units prior to the trustee sale or other actions.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	On-going. A number of units were purchased to preserve affordability restrictions, and many have now been re-sold to income qualified buyers.
31	Program 4.9: Continue the County First Time Homebuyer Loan Program and the Rental/Mortgage Assistance Program.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	The FTHB inventory continues to be serviced by the Housing Section, which calculates repayment amounts and records restrictions under the Resale Subsidy Program. The County has received Mortgage Assistance funding through the State HOME, Cal Home, and BEGIN programs and will continue to seek grant funding as it becomes available.
32	Program 4.10: Continue to require that tenants' security deposits earn interest that is payable to the tenant on an annual basis or at the time tenancy ceases.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	On-going.
33	Program 4.11: Maintain programs to assist lower income residents in securing housing entry costs (rental deposit and security costs) and short term rental assistance when the tenant faces eviction due to lack of rent payment as a result of one-time cash-flow problems.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	The County continues to fund homeless prevention programs including rental deposits and short term rental assistance utilizing the redevelopment re-use funds in the Low and Moderate Income Housing Asset Fund as well as State HOME grant funds.
34	Program 4.12: Maintain the existing requirements that owners of units deemed uninhabitable must pay relocation assistance to affected tenants.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	On-going
35	Program 4.13: Develop Policies for regulating the conversion of existing housing units to vacation rentals in order to limit the impact of such conversions on the stock of housing and on the integrity of single family neighborhoods.	Preserve and improve existing housing units and expand affordability within the existing housing stock	2010-2011	A vacation rental ordinance, regulating, inter alia, the conversion of existing housing units to vacation rentals was approved by the County Planning Commission, Board of Supervisors, and the Coastal Commission and became effective in late 2011. For areas in Live Oak and Seaside/Aptos the ordinance include limitations of the percentage of vacation rentals per block and within the overall areas, and vacation rental permits must be renewed every five years.
36	Program 4.14: Explore program options available to replace housing units removed by non-residential development.	Preserve and improve existing housing units and expand affordability within the existing housing stock	2011-2013	Limited levels of non-residential development have occurred over the past 10 years, thus replacement housing of this type has not been an issue.
37	Program 4.15: Explore opportunities to expand housing rehabilitation program to address dilapidated farmworker housing and substandard housing in existing neighborhoods.	Preserve and improve existing housing units and expand affordability within the existing housing stock	2011-2013	The County no longer has staff qualified to operate a housing rehabilitation program but does use available funding for manufactured home replacement, as mentioned above. Also, through contracts with non-profit agencies, existing housing can be rehabilitated for affordable housing purposes. One recent example is the 12-unit Lotus Apartments in Live Oak.
38	Program 5.1: Implement Program 2.6 (allowing that units that are 500 square feet of habitable area or smaller in size be counted, for the purpose of calculating density under the General Plan and County ordinances on RM zoned sites, as 0.5 unit) in a manner that expands housing opportunities for special needs housing populations.	Promote housing equal opportunity and production of special needs housing units	On-going	On-going; under consideration as strategies to implement the SSSC are developed. See Programs 2.6 and 3.5
39	Program 5.2: Continue to seek all available sources of financing for affordable housing opportunities for the special needs households in the County. Specifically target the following known sources: <ul style="list-style-type: none"> <li>- Governor's Homeless Initiative</li> <li>- Joe Serna, Jr. Farmworker Housing Grant Program</li> <li>- Modesto Home Park Resident Ownership Program (MPROP)</li> <li>- Multifamily Housing Program (MHP)</li> <li>- CalHome</li> <li>- Home Investment Partnerships Program (HOME)</li> </ul>	Promote equal housing opportunity and production of special needs housing units	On-going	On-going

Attachment: HCD Forms Table C, 2015 Annual Housing Element Progress Report (2145) - 2015 General

	A	B	C	D
40	<p>Program 5.3: Review policies that affect group homes, transitional housing, and the full range of licensed healthcare programs and facilities in order to:</p> <ul style="list-style-type: none"> <li>- Determine whether or not local land use regulations can be changed to encourage additional use of residences or construction of new facilities for these purposes;</li> <li>- Determine long term sustainability of existing group home facilities for lower income individuals and consider providing incentives needed to sustain existing facilities and develop additional facilities to meet the County's needs; and</li> <li>- Ensure that local requirements conform with State Land Use Law regarding group homes, transitional housing and shelters, especially the number of beds triggering a discretionary permit.</li> </ul>	Promote housing equal opportunity and production of special needs housing units	2010-2012	This program was envisioned to move forward in cooperation with the County Health Department. At this time, there are insufficient staff resources to proceed, in light of higher priority activities consuming available staff time.
41	<p>Program 5.4: Continue support of programs to address the needs of local homeless populations, including:</p> <ul style="list-style-type: none"> <li>- Supporting and funding the Emergency Winter Shelter Program which provides shelter to homeless persons during the winter months;</li> <li>- Supporting efforts of the Countywide Continuum of Care Coordinating Group to address the housing and service needs of people who are homeless. These include emergency, transitional and permanent supported housing, and supportive services such as employment support, case management, and treatment for health, substance abuse, and mental illnesses; and</li> <li>- Identifying potential sites for and potential financial contributions to the construction of transitional facilities and replacing the National Guard Armory in Santa Cruz County in accordance with the priorities established in the Ten Year Strategic Plan for the Homeless.</li> </ul>	Promote housing equal opportunity and production of special needs housing units	On-going	The County currently participates in a multi-jurisdictional program to fund the Emergency Winter Shelter Program in north and south Santa Cruz County. The County is the lead agency for the Countywide Continuum of Care Coordinating Group. The community is currently working to implement key programs developed through the homeless strategic plan, "All In", which was adopted by the Board of Supervisors on March 24, 2015.
42	<p>Program 5.5: Explore options for increasing the supply of permanent, affordable, and accessible housing for people with disabilities, including:</p> <ul style="list-style-type: none"> <li>- Encouraging housing projects sponsored by the County to maintain separate waiting lists for accessible units ensuring they are offered first to people who need units adapted for use by people with physical disabilities, and</li> <li>- Encouraging housing developers, including developers of affordable housing projects, to build units that meet the needs of physically disabled households.</li> <li>- Partnering with the Mental Health Services Act Housing Fund along with the Continuum of Care process, the Housing Action Partnership</li> </ul>	Promote housing equal opportunity and production of special needs housing units	On-going	On-going. MHSA funding has been successfully incorporated into several recent affordable housing projects.
43	<p>Program 5.6: Sustain and expand residential facilities and other affordable housing options available to foster children, youth who are aging-out of the foster care system and other children and youth in need of special services.</p>	Promote housing equal opportunity and production of special needs housing units	On-going	The County funded a acquisition/rehab supportive housing project, that includes former foster youth. Move-in will occur March 2015.
44	<p>Program 5.7: Continue to support programs that address the needs of the local elderly populations through:</p> <ul style="list-style-type: none"> <li>- Supporting the Shared Housing Program for seniors and other households in Santa Cruz County;</li> <li>- Continuing to provide information on "Home Equity Conversion," currently provided by the Santa Cruz County Housing Authority;</li> <li>- Exploring options for retaining existing housing for the elderly and nursing homes;</li> <li>- Exploring options for expanding the inventory of nursing homes/board and care homes in new locations; and</li> <li>- Retaining and maintaining existing senior-only mobile home parks in the County and facilitate improvements to ensure retention of senior-only status, and encourage maintenance of existing mobile homes consistent with State and federal laws.</li> <li>- Encouraging senior housing by increasing density for smaller units through Program 2.6 (i.e. counting units less than 500 square feet as .5 unit on RM zoned sites) and through density bonus provisions pertaining to senior housing, reducing parking requirements, and allocating RDA funding as matching funds for senior projects that qualify for federal and/or state funding</li> </ul>	Promote housing equal opportunity and production of special needs housing units	On-going	A 40-unit senior affordable rental housing development funded with LMHF received its discretionary approvals and remaining financing, and construction of the project began in March 2016. D49

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	A	B	C	D
45	<p>Program 5.8: Encourage the development of larger-sized units (i.e. 3 or more bedrooms), as appropriate, in multi-family developments. Specifically, continue to commit Redevelopment Low and Moderate Income Housing Funds to projects applying for State and federal financing in order enhance their competitiveness and feasibility. Many multi-family housing financial tools such as federal Low Income Housing Tax Credits and the State's Multifamily Housing Program are weighted in favor of projects that provide units of 3 or more bedrooms.</p>	Promote housing equal opportunity and production of special needs housing units	On-going	Two projects were funded, successfully competed for Tax Credit financing, and construction has been completed. Larger units are included within the 88-unit Minto/Schapiro Knolls project and within the 40-unit Miller/Aptos Blue project.
46	<p>Program 5.9: Support programs that serve the housing needs of individuals with mental health issues, including:</p> <ul style="list-style-type: none"> <li>• Supporting proposals for a variety of housing opportunities for people with mental illnesses, consistent with the Olmstead Act that requires that people with psychiatric disabilities have the opportunity to live in the least restrictive level of care possible;</li> <li>• Working with the Health Department to identify and consider development of a facility that includes a locked perimeter enabling people who require this feature to continue to safely live in our community;</li> <li>• Supporting and facilitating the programs of the Human Services Department and the Health Services Agency to provide additional crisis treatment facilities, transitional housing, social rehabilitation programs, permanent supportive housing beds, and Skilled Nursing beds for people who are elderly and have a mental illness.</li> <li>• Coordinating with the Health Services Agency Mental Health and Substance Abuse Services to develop housing projects and programs targeted for people with mental illness as defined by the Mental Health Services Act.</li> </ul>	Promote housing equal opportunity and production of special needs housing units	On-going	The Planning Department implements the Mental Health Services Act (MHSA) in coordination with County Health Services Agency Mental Health by identifying projects that set aside units for MHSA-eligible residents. Three such projects have been completed and another one will begin construction this year.
47	<p>Program 5.10: Promote additional incentives to expand the supply of housing for farmworkers by amending the Zoning Ordinance to allow for the creation farmworker housing on agriculturally zoned parcels, pursuant to Section 51230.2 of the California Government Code;</p>	Promote housing equal opportunity and production of special needs housing units	2010-2011	Draft ordinance amendments have been prepared, and CEQA environmental review is underway. The new farmworker housing regulations are contained within a larger amendment package, which must be approved by the Board of Supervisors and then the CA Coastal Commission, therefore final adoption is not anticipated to occur until FY 16-17.
48	<p>Program 5.11: Encourage developers of affordable housing projects to pursue funding sources that would allow incorporating units that meet the needs of farmworker households by continuing to provide local matching funds for such projects that come forward with HCD funding through the Joe Serna Jr. Farmworker Housing Grant Program.</p>	Promote housing equal opportunity and production of special needs housing units	On-going	On-going
49	<p>Program 5.12: Adopt an ordinance to allow homeless shelters as a principally permitted use in the Public Facilities (PF) zone and define appropriate management and development standards, similar to those imposed for other uses in the zone district.</p>	Promote housing equal opportunity and production of special needs housing units	Before end of 2010	The Board of Supervisors adopted an ordinance implementing this program in December 2010, which was certified by the Coastal Commission in 2011 and is in effect countywide.
50	<p>Program 5.13: Consider allocating a portion of in-lieu fees and/or housing rehabilitation funds for farmworker housing.</p>	Promote housing equal opportunity and production of special needs housing units	2012	Loss of Redevelopment Housing Funds limits the County's ability to further this goal, however the Housing Section has on-going conversations with developers and owners of farm worker housing, including the potential to use CDBG funds for this purpose. LMHF Re-use monies and the new Affordable Housing Impact Fee revenues can be considered for support to farmworker housing projects.
51	<p>Program 5.14: Support services and programs that address the needs of the physically disabled population, regardless of income level:</p> <ul style="list-style-type: none"> <li>• Consider policy changes that would provide for priority processing of multi-family housing units that significantly exceed the accessibility standards of the California Building Code.</li> <li>• Develop a program to provide funding assistance for accessibility improvements for moderate and lower income households.</li> <li>• Work with the Commission on Disabilities to develop and maintain an inventory of accessible units in the community.</li> <li>• Promote visibility of all housing units in the County through public information and education targeting applicants for building permits.</li> <li>• Pursue funding sources including HOME funds and Section 8 vouchers, which can be targeted to households in need of accessible housing options.</li> </ul>	Promote housing equal opportunity and production of special needs housing units	2010-2014	Lack of resources have hindered housing rehab efforts, however, whenever possible accessibility enhancements are included in projects. Most recently, the County improved accessibility of ground floor units it purchased to preserve affordability restrictions.
52	<p>Program 6.1: Continue to implement existing policies that encourage the design of energy-efficient projects.</p>	Promote energy efficiency in existing and new residential structures	On-going	On-going

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53	Program 6.2: Adopt a Green Building Program to govern new home construction and remodels to encourage energy-efficiency, use of recycled or sustainably-produced products, improved indoor air quality, and reduced resource demands. Promote compliance with this program by making the requirements easy to understand and follow, and by offering Green Building Awards to projects that achieve a very high level of sustainability.	Promote energy efficiency in existing and new residential structures	2009-2010	A Green Building Program was adopted by the Board of Supervisors in 2009, which now has been replaced by adoption of the new California Building Code and its "CalGreen" provisions.
54	Program 6.3: Explore programs to finance the retrofit of existing affordable housing projects to improve energy efficiency.	Promote energy efficiency in existing and new residential structures	On-going	On-going

Sites Designated for Rezoning to --R Combining Zone District

Site Name	APN	Street Address	Supervisory District	Acreage	Potential Units	Units Built
Nigh	029-021-47	5940 Soquel Ave	1 - Leopold	5.0	100	--
Erlach	037-101-02 037-061-66 037-061-04	3250-3420 Cunnison Lane	1 - Leopold	5.1	102	--
Peer-Clares	042-011-06	280 State Park Dr.	2 - Friend	4.0	80	--
Aptos Blue (formerly Miller)	039-471-09	7839 Soquel Drive #A	2 - Friend	2.0	40	40
Schapiro Knolls (formerly Minto)	051-511-35	Minto Road	4 - Caput	4.4	88	88
Atkinson	048-211-25 048-221-09	56 Atkinson Lane	4 - Caput	10.0	26	--
			<b>Updated TOTAL</b>	<b>26.5</b>	<b>530</b>	<b>128</b>

