

CITY OF SANTA CRUZ

DRAFT 2014-2023

HOUSING
ELEMENT



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1 Introduction

1.1 Introduction

Santa Cruz is a thriving community of approximately 63,440¹ residents. Bordered by the Santa Cruz Mountains, the Monterey Bay, and environmental preserves, the City of Santa Cruz is known for its vibrant tourism base, cultural amenities, diverse housing opportunities, and high quality of life. These characteristics distinguish Santa Cruz as one of the most livable and sought-after communities in the Monterey Bay Area.



The City benefits from a range of amenities that distinguish Santa Cruz from other jurisdictions in the county: it's Central Business District, a growing connection with Silicon Valley, and an emerging base of technology, financial, and health-related employment. The City is home to the University of California at Santa Cruz (UCSC), many private schools, and a breadth of cultural institutions. The City is also known for its social activism, both in the community and nationwide.

With these amenities comes a high demand for housing, as people from many backgrounds and income levels seek to share the benefits the City offers. After the peak of an expansive housing cycle coinciding with relative ease in mortgage loan qualifying, the median price for an owner-occupied housing unit decreased 18.8 percent from \$779,200 in 2008 to \$632,600 in 2013.² This decrease in home values followed a similar national trend in financial instability. However, during this same period, rents increased 16.5 percent to an average of \$1,465. Even with this relatively recent downturn in the housing market, housing prices have escalated again since 2013 and finding "affordable housing" remains a struggle for residents. Housing affordability is not only a problem for Santa Cruz, but for the entire Monterey Bay and San Francisco Bay Areas.

These market conditions have long-term implications for Santa Cruz. Lower income residents often live in subsidized units and have limited housing choices. This creates a condition where upper income households who own homes and lower income persons who have subsidized units remain in the City. However, moderate income families and the City's workforce, including teachers, public safety workers, nurses, and others, leave the community entirely, or find affordable housing elsewhere and commute to work in Santa Cruz. This trend impacts the quality of schools, affects traffic and commuting patterns, and makes it difficult for employers to attract and retain employees.

The City is home to a significant population of students attending U.C. Santa Cruz as well as Cabrillo College in Aptos. Students struggling to find affordable housing must often live with several other students in single-family homes, decreasing the supply of available housing and resulting in the

¹ 2013 American Community Survey

² Ibid.

displacement of families and the City's workforce. This emphasis the need to provide for housing appropriate to student needs to ensure an adequate supply of housing necessary to retain families and workers in the community.

If Santa Cruz is to maintain its social and economic diversity, it must remedy the conditions described above. In turn, the primary challenge for the 2014-2023 Housing Element is to accelerate the ability to develop suitable and affordable housing as a means to that end.

In addressing the community's housing needs, Santa Cruz must also balance competing goals of the General Plan. For example, Santa Cruz attaches great importance to protecting its environmental and cultural amenities and resources. The desire is reflected in permanent greenbelts that preserve important habitat and open space areas. In keeping with this commitment, Housing Element goals and policies continue to protect the City's unique environment.

The City recently updated its General Plan to the year 2030. A key goal of the General Plan 2030 is to promote a sustainable and compact community within defined urban boundaries. Thus, the City must increasingly look at creative transit-oriented housing, such as redeveloping underutilized sites within the Downtown and along major corridors, increasing density, and facilitating housing at key opportunity sites. Although industrial areas of the City could also accommodate housing, the City's economic health depends on maintaining an industrial base that can generate job opportunities for residents and the tax base to support City services.

Santa Cruz must also address infrastructure and environmental issues that potentially constrain the production of new housing and the quality of life for Santa Cruz residents. These include the need to conserve the community's water supply, to address pressing congestion and traffic issues, and to repair or replace aging infrastructure and public facilities.

Although the 2014-2023 Housing Element helps shape the built environment in Santa Cruz, it also serves to define and implement the City's broader social goals. The Housing Element encourages a living environment in which people of all walks of life and circumstances can flourish in the community. Thus, the Housing Element must address the housing and supportive needs of residents, the vitality of neighborhoods, and other issues affecting the health and well-being of residents.

In summary, the Housing Element addresses a range of challenges for the 2014-2023 planning period:

1. Maintaining the diversity of the community by addressing the acute need to increase the supply of housing appropriate to the workforce and demographics of Santa Cruz;
2. Improving the feasibility of developing workforce, special needs, and affordable housing, and higher density projects;
3. Improving neighborhoods in the community; and
4. Protecting the City's environment.

1.2 Statutory Authority for the Housing Element

The Housing Element is mandated by Sections 65580 to 65589 of the California Government Code. State law requires that each city identify and analyze existing and projected housing needs and prepare goals, policies, programs, and quantified objectives to further the development, improvement, and preservation of housing. To that end, State law requires that the housing element:

- Identify adequate sites to facilitate and encourage housing for households of all economic levels, including persons with disabilities;
- Remove, as legally feasible and appropriate, governmental constraints to housing production, maintenance, and improvement;
- Assist in the development of adequate housing for low- and moderate income households;
- Conserve and improve the condition of housing, including existing affordable housing; and
- Promote housing opportunities for all persons.

The City of Santa Cruz 2014-2023 Housing Element is designed to comply with the California Government Code by including the following major components:

1. Analysis of the City's demographic, housing, and special needs characteristics.
2. Review of potential market, governmental, and environmental constraints that impact the City's ability to address its housing needs.
3. Analysis of land, financial, and organizational resources available to address the community's housing goals.
4. Evaluation of the City's accomplishments toward meeting the goals and objectives of the prior 2007-2014 Housing Element.
5. Housing strategies to address the City's identified housing needs, including housing goals, policies, and programs.

1.3 Relationship to Other General Plan Elements

Balancing housing goals with other City goals and policies of the General Plan is important. State law requires that a General Plan be internally consistent, so that no conflicts exist among the elements of the plan. Consistency requires that policies and implementation measures in the General Plan do not conflict with one another, but rather support one another to achieve the vision of the General Plan.

The City adopted the General Plan 2030 in June 2012. The 2014-2023 Housing Element has been developed to be consistent with the accepted principles and goals of the Santa Cruz General Plan 2030. The City will continue, throughout the update process, to maintain consistency between General Plan 2030 and the 2014-2023 Housing Element.

1.4 Public Participation

State law requires local governments to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe that effort" (Section 65588(c) of the Government Code). To that end, the City provided

the following venues for residents, interested parties, and elected officials to recommend housing strategies and comment on the 2014-2023 Santa Cruz Housing Element.

Community Outreach

The City provided a number of opportunities for the public to participate in the Housing Element update. Participation began with a presentation at the Planning Commission describing the Housing Element and the update process. This was followed by a City Council Housing Study Session, which included participation by non-profit and for-profit housing developers, local lenders, representatives of other jurisdictions' Planning Departments as well as City leaders and department heads. This meeting was open to the public and televised on the local station. A second City Council Housing Study Session was held approximately two months later to follow up on issues raised at the first session and to accept further input into general housing issues. Multiple presentations before the Planning Commission provided opportunities to collect public input. Presentations were also provided at several local Chamber of Commerce meetings, the Rotary Club, a Senior Citizens group, Spanish-language presentations after church services at two local churches, and the Santa Cruz Association of Local Realtors Government Relations Committee. Input was also solicited at three farmers markets in the area. A website was also established for the Housing Element update that included announcements of public participation opportunities, links to staff reports and the draft Housing Element, and the opportunity to email comments to the City regarding the Housing Element, as well as City contact information.

Comments received at public participation opportunities, as well as those provided by mail and email, were incorporated into the City's policies and programs. The comments overwhelmingly supported the need for more housing citywide, particularly affordable housing at all levels. Many suggestions mirrored policies and programs already in place, but several suggestions led to the inclusion of new implementation measures.

Housing Strategy

The 2007-2014 Housing Element contains an impressive array of policies, goals, and objectives, with a substantial number of programs and implementation measures to assist in attaining the goals and objectives. While many of the programs from the 2007-2014 Housing Element are ongoing, some are finite and were completed during the 2007-2014 planning period. Other programs were affected by the dissolution of redevelopment and the significant drop in federal funding for affordable housing during the period. The City's strategy for the 2014-2023 planning period is based on accomplishing the maximum benefit with the limited resources available during this period, as well as working toward attaining further resources to meet the housing needs of the residents of the City.

Public Hearing and Review

In addition to public outreach solicited at the June and August 2015 City Council Housing Study Sessions and two Planning Commission meetings, the Draft 2014-2023 Housing Element was brought to the Planning Commission on September 3, 2015 for recommendation of approval to City Council and to City Council on September 29, 2015 for approval to submit the Draft 2014-2023 Housing Element to the State Department of Housing and Community Development.

2 Existing Housing Needs

2.1 Population, Employment, and Housing Characteristics

To address the current and future housing needs of Santa Cruz residents, a comprehensive assessment of the housing needs must be conducted. This section addresses trends and interrelationships between people, economics, and the housing stock.

Population Trends

Santa Cruz's housing needs are determined in part by population growth and change in the community, economic and market conditions, and the availability and affordability of housing. To provide a context for addressing housing needs in Santa Cruz, this chapter discusses population characteristics, and describes and analyzes housing opportunities available to residents.



Santa Cruz is the oldest and largest city in Santa Cruz County. Population growth has slowed in recent decades due to the scarcity of vacant land, the presence of regional growth control measures, and demographic change. Table 2.1 shows the population growth trend from 1990 through 2010. Between 1990 and 2000, the population of Santa Cruz increased by an annual average of approximately 1.1 percent. Between 2000 and 2010, the annual average population growth was 0.98 percent, a slight decrease in growth.

Table 2-1: City of Santa Cruz Population Growth Trends

City of Santa Cruz Population Growth Trends				
Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
1990	49,040			
2000	54,593	5,553	11.3%	1.13%
2010	59,946	5,353	9.8%	0.98%
Source: 1990, 2000, 2010 Census				

Other jurisdictions within Santa Cruz County had varying population growth trends between 2000 and 2010, shown in Table 2.2. The City of Capitola and the unincorporated County had population decreases, with Capitola's population

decreasing by 1.1 percent and the unincorporated county decreasing by 4.14 percent. In contrast, the City of Watsonville had the largest population growth rate of 15.7 percent, while the City of Santa Cruz had the second highest rate of 9.8 percent. Scotts Valley had a very moderate growth rate of 1.7 percent.

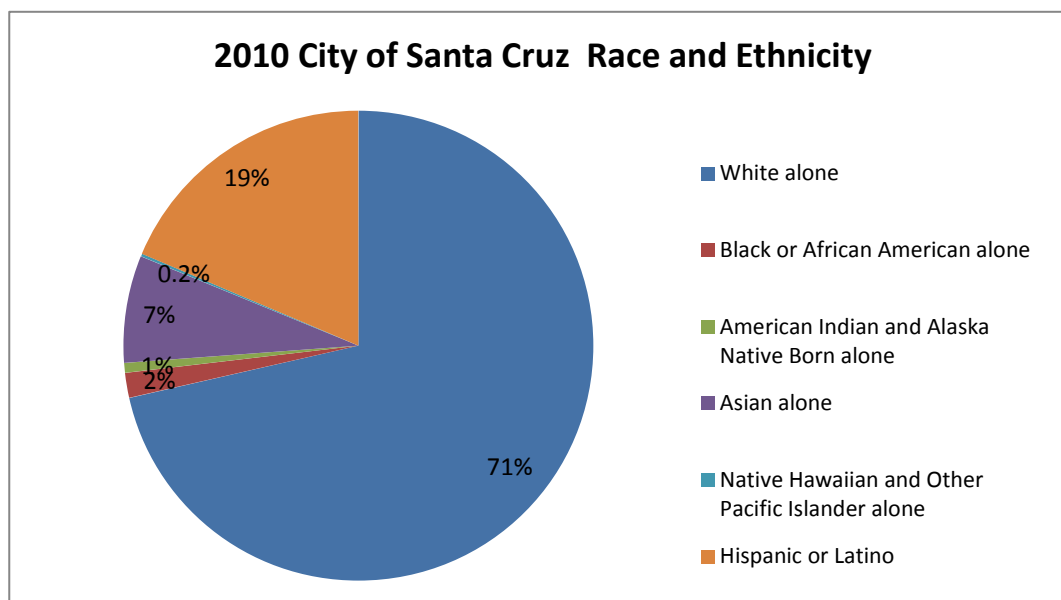
Table 2-2: Population Trends of Neighboring Jurisdictions

Population Trends - Neighboring Jurisdictions				
Jurisdiction Name	2000	2010	Change (2000-2010)	
			Number	Percent
City of Santa Cruz	54,593	59,946	+5,353	+9.8%
Unincorporated Santa Cruz County	135,345	129,739	-5,606	-4.14%
Capitola	10,033	9,918	-115	-1.1%
Scotts Valley	11,385	11,580	+195	1.7%
Watsonville	44,249	51,199	+6,950	15.7%
Source: RENA Data Package				

Race

The population of the City of Santa Cruz is predominately white, with 71 percent of the population identified themselves as white in the 2010 U.S. Census. Hispanics or Latinos make up the next largest portion of the population, with 19 percent of the population identifying as Hispanic or Latino in the 2010 U.S. Census. Asians make up 7 percent of the City's population. Chart 2.1 shows the racial and ethnic

Chart 2-1: Race and Ethnicity – Santa Cruz 2010



Source: 2010 US Census

has been steadily increasing as a total percentage of population; from 14 percent in 1990, to 17 percent in 2000, to 19 percent in 2010. The Asian and Pacific Islander population has also been gradually

makeup of the City of Santa Cruz according to the 2010 U.S. Census.

While the City remains predominately white, the population has become more diverse over the years. Since 1990, the Hispanic population

increasing, from 4 percent in 1990 to 5 percent in 2000 and to 7 percent in 2010. The Black or African American population in the City has remained at 2 percent since 1990, see Table 2-3.

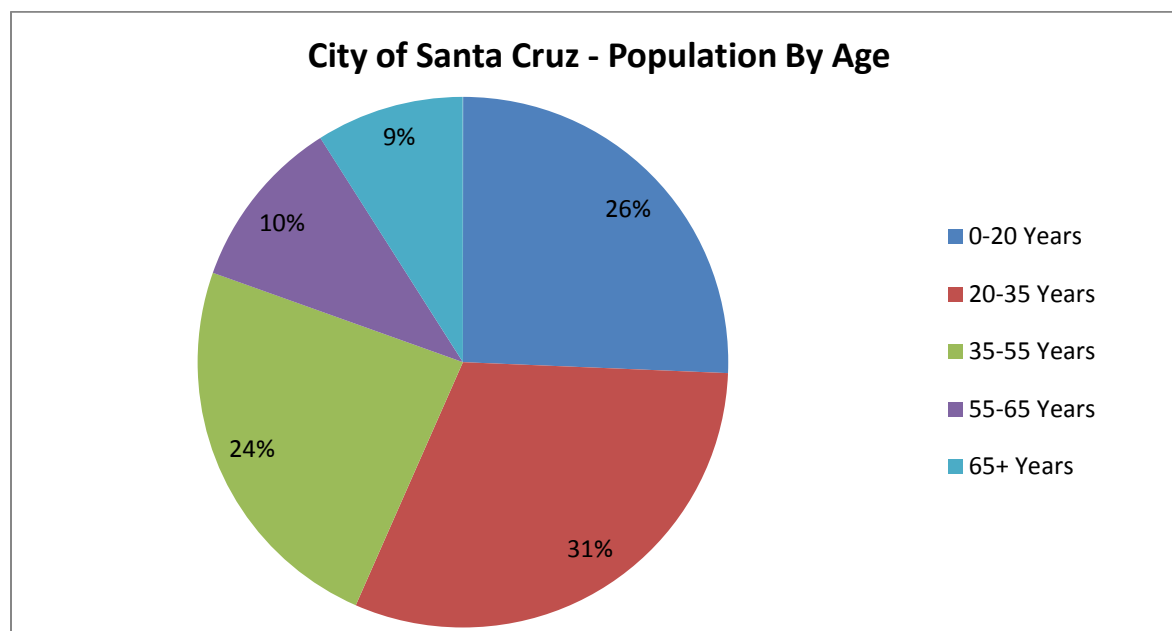
Table 2-3: City of Santa Cruz – Race and Ethnicity 2000-2010

City of Santa Cruz - Race and Ethnicity 2000-2010						
Race/Ethnicity	2000		2010		Change	Percent Change
	Number	Percent of Total	Number	Percent of Total		
White alone	39,304	72%	42,562	71%	3,258	8%
Hispanic or Latino	9,491	17%	11,390	19%	1,899	20%
Asian/Pacific Islander	2,667	5%	4,196	7%	1,529	57%
Black or African American alone	871	2%	1,199	2%	328	38%
Other	2,260	4%	599	1%	-1,661	-73%
Source: U.S. Census 2000, 2010						

Age

Over the last decade, as a percent of total population, the number of children (under 15) has decreased from 14.4 percent of the total population in 2000 to 11.3 percent in 2010. The college-aged population (15-25) has increased from 23.5 percent to 31.4 percent while the working-age population, from 25 to 54, has decreased from 47.3 percent to 37.1 percent. The population between 55 and 74 has also increased, from 6.1 percent of total population in 2000 to 10.3 percent in 2010, while the oldest portion

Chart 2-2: Population by Age- Santa Cruz 2010



Source: U.S. Census 2010

of the population, those over 75, has decreased slightly from 4.5 percent of total population in 2000 to 4 percent in 2010. In addition, the median age decreased from 31.7 to 29.9 years of age, a reduction of 1.8 years. Chart 2.2 and Table 2.3 illustrate the population changes by age group.

Santa Cruz is home to the University of California, Santa Cruz (UCSC), with a total student enrollment of 17,200 and a faculty and staff population of 3,884. In addition, Cabrillo College in nearby Aptos had a student enrollment of approximately 15,700 students in 2010. Although 2000 data was not available for the student population at UCSC, in 2004 it was approximately 15,000 students. This indicates an increase of 2,200 students by 2010, for an average annual increase of approximately 2.1 percent from 2004 to 2010. The student population attending Cabrillo College has remained steady at approximately 15,500 students.

Table 2-4: Population by Age

Population by Age				
Age	2000		2010	
Group	Number	Percent	Number	Percent
0-5 years	2,664	4.9%	2,358	3.9%
5-9 years	2,563	4.7%	2,276	3.8%
10-14 years	2,619	4.8%	2,153	3.6%
15-19 years	5,054	9.3%	7,504	12.5%
20-24 years	7,751	14.2%	11,354	18.9%
25-34 years	9,343	17.1%	8,133	13.6%
35-44 years	8,458	15.5%	6,900	11.5%
45-54 years	8,024	14.7%	7,203	12.0%
55-59 years	2,067	3.8%	3,822	6.4%
60-64 years	1,383	2.5%	2,958	4.9%
65-74 years	2,196	4.0%	2,853	4.8%
75-84 years	1,764	3.2%	1,583	2.6%
85+ years	703	1.3%	849	1.4%
Total	54,593		59,946	
Median Age	31.7		29.9	
Source: U.S. Census 2000, 2010				

The changes in population illustrate what has long been described anecdotally: that students (the 15-24 year old population) come to the University and then are unable to stay due to the lack of jobs and the high cost of housing. As young people starting careers and families (the 25-34 year old population), young professionals, and young families move out of the area, the grade school-aged population (0-14 year olds) also decreases. Older working people and retirees (55-74 year-old population) are able to stay because they are either established in their careers and have stable employment or they own their homes and are paying substantially lower housing costs than current buyers or renters. The very slight (0.5 percent) decrease in older retirees (75 years and

older) may reflect those on fixed incomes who don't own homes leaving as the increase in housing costs exceeds their incomes.

Conclusions

As the population has grown and become more diverse, the City's housing needs have become more complex. Population data suggests a growing demand for affordable student, young person (25-34 years old), and older worker/young retiree (55-74 years) housing. The City has seen a decrease in the working-

age population and families with children. The senior population (75 years and older) has slightly decreased, but there is less change in this demographic than in others.

In addition to the need for student-age housing, improving housing opportunities for young adults who currently have limited housing choices within the City may encourage students and young people who grew up in Santa Cruz to remain or return to become part of the City's workforce.

While jobs are also an issue for this demographic, it's likely that more people in this age group would choose to stay in Santa Cruz and commute to work or accept lower paying jobs if housing was available and affordable. As many of these young people are our potential entrepreneurs and educated workforce, it is important to provide housing that would entice them to stay.



Employment Trends

The local and regional economy has an important impact on housing. Employment growth increases the local workforce and results in an additional demand for housing from those seeking to relocate to Santa Cruz. At the same time, the type of housing needed depends on the wages earned and household characteristics of the workforce.

Table 2-5: Employment by Industry

Employment by Industry			
	Persons Employed	Percent of Workforce	Median Salary
Civilian employed population 16 years and over	29,964	100.00%	\$29,453
Agriculture, forestry, fishing and hunting	413	1.38%	\$19,181
Construction	1,702	5.68%	\$40,170
Manufacturing	1,940	6.47%	\$70,343
Wholesale trade	528	1.76%	\$48,409
Retail Trade	3,508	11.71%	\$18,389
Transportation and warehousing	652	2.18%	\$29,741
Utilities	169	0.56%	\$105,149
Information	569	1.90%	\$45,436
Finance and insurance	556	1.86%	\$42,093
Real estate and rental and leasing	465	1.55%	\$42,550
Professional, scientific, and technical services	2,758	9.20%	\$51,065
Administrative and support and waste management services	901	3.01%	\$32,164
Educational services	6,333	21.14%	\$27,282
Health care and social assistance	2,488	8.30%	\$32,656
Arts, entertainment, and recreation	731	2.44%	\$12,708
Accommodation and food services	3,348	11.17%	\$16,128
Other services, except public administration	1,787	5.96%	\$16,265
Public administration	1,116	3.72%	\$75,786

Source: ACS DP-03 2008-2012

Historically, professional and related employment has been the biggest industry in the City of Santa Cruz. The City also has a strong tourism industry. According to the 2010 American Community Survey, which does not include government jobs, the industry currently providing the most jobs in Santa Cruz is educational services, employing 21.14 percent of the workforce as shown on Table 2.5. The next largest industries are retail trade (11.71 percent) and accommodation and food services (11.17 percent).

Top employers for the City include the University, the County of Santa Cruz, the City of Santa Cruz, Plantronics, and the Santa Cruz Beach Boardwalk, shown in Table 2.6. According to the 2012 American Community Survey, 63.8 percent of the work force is comprised of private wage and salary workers, while 24.9 percent are government workers. The remaining 11.2 percent are self-employed in own not-incorporated businesses.

Table 2-6: Top Employers in Santa Cruz

Top Employers in the City of Santa Cruz		
Employer	# of Employees	Industry
University of California, Santa Cruz	3,884	State Educational Institute
County of Santa Cruz	2,154	Local Government
City of Santa Cruz	1,234	Local Government
Plantronics	529	Technology Manufacturing
Santa Cruz Beach Boardwalk	347	Amusement Park
Costco Wholesale Corporation @149	252	Retail Sales
Women, Infants, and Children (WIC)	223	Federal government agency
Sycamore St. Child Development Center	219	Human Services
Threshold Enterprises, Ltd.	213	Nutritional supplement manufacturer
New Teacher Center	211	Non-profit teacher training
Nuevo Dia Child Development Center	203	Childcare and preschool facility
Meals on Wheels	203	Social service organization
Santa Cruz Nutritionals	200	Nutritional supplement manufacturer
Source: City of Santa Cruz Business License Database		

According to the Economic Census of the United States (Table 2.7), the industries that grew the most between 2002 and 2012 (in terms of annual payroll) are Administrative and Support and Waste Management and Remediation Services (140 percent growth), Educational Services (87 percent growth), and Other Services (except public administration) (84 percent growth). The annual payroll for Information; Real Estate and Rental and Leasing; and Professional, Scientific, and Technical Services decreased between 2002 and 2012 by 59 percent, 32 percent, and 20 percent respectively.

Table 2-7: Change in Annual Payroll of Major Industry Types (2002-2012)

Change in Annual Payroll of Major Industry Types 2002-2012						
Annual payroll (\$1,000)						
Industry type	2012	2007	Percent change 2007-2012	2002	Percent change 2002-2007	Percent change 2002-2012
Manufacturing	64,223	\$69,026	-7%	\$79,663	-13%	-19%
Wholesale Trade	70,084	\$62,177	13%	\$82,868	-25%	-15%
Retail trade	81,683	\$95,003	-14%	\$77,736	22%	5%
Information	19,533	\$14,376	36%	\$47,805	-70%	-59%
Real estate and rental and leasing	8,344	\$11,655	-28%	\$12,222	-5%	-32%
Professional, scientific, and technical services	74,290	\$96,889	-23%	\$93,014	4%	-20%
Administrative and support and waste management and remediation services	27,558	\$18,733	47%	\$11,473	63%	140%
Educational services	8,616	\$4,298	100%	\$4,610	-7%	87%
Health care and social assistance	103,988	\$101,190	3%	\$64,455	57%	61%
Arts, entertainment, and recreation	23,461	\$20,633	14%	\$18,454	12%	27%
Accommodations and food services	74,729	\$55,392	35%	\$49,401	12%	51%
Other services (except public administration)	48,237	\$29,161	65%	\$26,205	11%	84%
Source: 2002, 2007, and 2012 Economic Survey of the United States						

The industries that have shown the most growth over the ten-year period between 2002 and 2012 are all relatively low-paying industries while those that have decreased are better paying, although not the highest salaried.

Income

The Median Family Income (MFI) is estimated and published annually by the U.S. Department of Housing and Urban Development (HUD). The MFI is based on a Metropolitan Statistical Area or County MFI and adjusted for Census Current Population and American Community Surveys and Bureau of Labor Statistics data. The HUD MFI is used to determine eligibility for all government housing assistance programs nationwide. Santa Cruz is in the Santa Cruz-Watsonville Metropolitan Statistical Area (MSA). The 2015 MFI for Santa Cruz-Watsonville MSA is \$87,000. Table 2.8 shows the HUD annual MFI since 2000. As shown, while incomes have increased overall, the rate of growth has been very volatile and has been severely negative in some years. As noted, the MFI is an area-wide median, not specific to Santa Cruz; however, it reflects the general family income amount and change over time for the region.

Table 2-8: Median Family Income

Median Family Income		
Year	Median Family Income	Rate of Change
2000	\$61,700	
2001	\$65,500	6.2%
2002	\$69,000	5.3%
2003	\$74,600	8.1%
2004	\$75,300	0.9%
2005	\$75,300	0.0%
2006	\$75,100	-0.3%
2007	\$81,300	8.3%
2008	\$79,900	-1.7%
2009	\$83,800	4.9%
2010	\$84,200	0.5%
2011	\$85,200	1.2%
2012	\$87,000	2.1%
2013	\$73,800	-15.2%
2014	\$77,900	5.6%
2015	\$87,000	11.7%
Source: HUD Median Family Income Data		

According to the American Community Survey, in 2013, the Median Family Income in the City of Santa Cruz was \$81,192 and the mean family income was \$106,527. According to online mortgage calculators, a family with a median income in Santa Cruz could afford to buy a house costing between \$300,000 and \$350,000 while the median home price is between \$650,000 and \$725,000. Unless a family is able to pay a substantial down payment, they would need to have an income well over the median or even the mean income to qualify to buy a house in Santa Cruz.

Conclusions

Employment trends indicate a strong need for moderate- and low income housing to support the housing needs of persons employed by the retail and accommodations and food service industries within the City. The demand for affordable homes and apartments is likely to remain very high, while the supply is likely to remain tight. With over 20 percent of the City's households having low, very low, or

extremely low incomes, the demand for affordable housing is unlikely to change in the near or even mid-term future. Many of the jobs available in the City ordinarily do not provide the income needed to buy a new home in the City. Therefore, affordable rental housing is the highest need.

Household Trends

Household formation can be influenced by population growth, adult children leaving the home, through divorce, and with the aging population. Between 2000 and 2010, the City of Santa Cruz increased by 1,215 households or 5.9 percent, as shown in Table 2.9.

Table 2-9: Household Growth Trends (2000-2010)

Household Growth Trends (2000 - 2010)			
Year	Households	Numerical Change	Percent Change
2000	20,442		
2010	21,657	1,215	5.9%
Source: 2000 and 2010 U.S. Census			

Although the number of households increased between 2000 and 2010 by 5.9 percent (from 20,442 to 21,657), the number of family households decreased from 10,401 in 2000 (50.9 percent of total households) to 10,005 in 2010 (46.2 percent of total households). Table 2.10 shows the growth trends from 2010-2015 for the City of Santa Cruz. Between 2010 and 2015 the number of households grew by 219 homes.

Table 2-10: Household Growth Trends (2010-2015)

Household Growth Trends (2010-2015)			
Year	Households	Numerical Change	Annual Percent Change
2010	23,316		
2011	23,351	35	0.15%
2012	23,372	21	0.09%
2013	23,410	38	0.16%
2014	23,472	62	0.26%
2015	23,535	63	0.27%
Source: California Department of Finance E-5 City/County Population and Housing Estimates			

Tenure is the term used to describe whether a household rents or owns their residence. Tenure can be affected by such factors as housing cost (including interest rates, land supply, cost of development, and development constraints); housing type, meaning single-family versus multifamily units; housing availability; income status; job availability; and consumer preference.

Over the past 10 years, renter households have outpaced owner households in Santa Cruz. In 2010, 43.3 percent of households owned their homes and

56.7 percent rented while in 2000, 46.5 percent owned homes and 53.5 percent rented. Home-ownership numbers dropped both in percentage and number. Between the 2000 and 2010, the number of homeowners decreased by 105 households (a 1.1 percent drop in the number of homeowners). While homeownership decreased, rental households have continued to increase, as shown in Table 2.11. The number of renter households increased by 6.2 percent from 2000 to 2010. This is a recent change as in 1990, 47 percent of households owned their homes and 53 percent rented, almost identical to the proportions in 2000.

Table 2-11: Household by Tenure

Household By Tenure				
2000			2010	
	Number	Percent	Number	Percent
Owner	9,480	46.5%	9,375	43.3%
Renter	10,915	53.5%	12,282	56.7%
Total	20,395	100.0%	21,657	100.0%
Source: U.S. Census, 2000 and 2010				

Although the change from 2000 to 2010 isn't huge, it does indicate an unsettling trend away from homeownership. The same trend can be seen for the State of California, which showed a 1 percent decrease in homeownership. Statewide, 55.9 percent of households owned their homes and 44.1 percent rented in 2010 while 56.9 percent were owners and 43.1 percent renters in

2000. Overall, this trend reflects the increased cost of buying a home as a percentage of total income. In Santa Cruz, the trend also reflects changes in the population, as the college-aged population increases and the working-age population decreases.

Conclusion

Santa Cruz is projected to experience continued household growth throughout the planning period. Currently, 59.5 percent of households earn less than the median income. As a result, the demand for affordable homes and apartments is likely to remain high, while the supply is likely to remain tight. Increasing the number of housing units, particularly affordable units, may help to meet the needs of the population now and in the future. Providing more affordable ownership units may help to increase home-ownership, which may encourage the working age population to settle in Santa Cruz. Those early in their careers are more likely to be renting, both because their incomes are lower and because they

may be less likely to settle permanently, wanting to be free to move for better career opportunities. Providing ownership housing for young people and families with children may encourage the working population to settle in Santa Cruz.

2.2 Overcrowding and Overpayment

A continuing priority in Santa Cruz is enhancing the quality of life. One important measure of quality of life is the extent of “housing problems” in the community. According to HUD, housing problems refer to the prevalence and severity of overcrowding and overpayment. This section describes the prevalence of both types of housing problems in Santa Cruz.

Overcrowding

Overcrowding is typically defined as more than one person per room, based on the Census Bureau’s definition of “room,” which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms. Severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding can result when there are not enough adequately sized units within a community, or when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

According to the American Community Survey, in 2013, Santa Cruz had a total of 21,154 households. Table 2.12 shows number and percentage of overcrowded households in 2013. As indicated in Table 2.12, overcrowded households represented 3.0 percent of the total households or 643 households. Of the 643 overcrowded households in 2013, 527 households or 82 percent were renters. While the total number and percentage of overcrowded households is relatively small, renters are significantly disproportionately overcrowded as compared to homeowners.

Table 2-12: Overcrowded Households (2013)

Overcrowded Households (2013)						
	Owner		Renter		Total Overcrowded	
Persons per Room	Households	Percent	Households	Percent	Households	Percent
1.00 or less	8,821	98.7%	11,690	95.7%	20,511	97.0%
1.01 to 1.50	82	0.9%	287	2.3%	369	1.7%
1.51 or more	34	0.4%	240	2.0%	274	1.3%
Total	8,937	42.2%	12,217	57.8%	21,154	100%
% Overcrowded by Tenure	116	1.3%	527	4.3%	643	3.0%
Source: 2013 American Community Survey						

It may also be that the definition of overcrowding is not sufficient for the specific type of housing within the City. There is a relatively large number of bungalows, which typically have a living room, a dining room, a kitchen, two bedrooms, and one bathroom. Under the Census definition of overcrowding, five

people could live in a bungalow and it wouldn't be considered overcrowded while the reality is that five people would be extremely crowded in such a house. In addition, there are many houses that were originally constructed as summer vacation rentals. These homes were never intended as year-round housing, but as a space for a family on vacation, who would be spending the majority of their time outdoors and away from the house. These extremely tiny houses may have a living room, kitchen, and two bedrooms, which would not be considered overcrowded with a four person household by the Census definition, but would also be extremely crowded in reality. Due to the prevalence of this type of housing in the City, it's possible that the number of overcrowded units is underestimated.

Overpayment

Housing overpayment is another response to lack of housing choice. In response to a mismatch between household income and housing costs (i.e., a unit of the right size at the right price cannot be found), residents may choose to pay more for housing (overpayment) rather than to live in a smaller housing unit (overcrowding). Overpaying for housing is considered to be a housing problem in that it leaves a household with limited financial resources to pay for other necessities of life. Overpayment also leaves low income households more vulnerable to the risk of homelessness should the household experience an unanticipated loss of income or increase in expenses.

HCD defines overpayment as a household paying 30 percent or more of gross income for mortgage or rent, plus housing-related costs. Rental housing costs include utilities and homeowner's costs include property insurance and real estate taxes as well. In most urban communities in California, it is not uncommon to find residents overpaying for housing. However, since overpayment is greatest amongst the most vulnerable residents, maintaining a reasonable level of housing cost burden is an important City goal.

Housing overpayment continues to be a critical housing issue for Santa Cruz residents, as shown in Table 2.13. According to the 2013 American Community Survey, of the total 21,154 households in Santa Cruz, 10,644 households, over 50 percent, were overpaying for housing. A lower percentage of owner households, 35 percent, were overpaying as opposed to 61.5 percent of renter households. Of the total number of households overpaying, 7,513 or 71 percent were renters. This strongly corresponds to the income rates of owners versus those of renters. Almost 80 percent of households that own homes have annual household incomes over \$50,000 as opposed to less than 41 percent of renter households at that income level. Of all renters, over 33 percent have an annual household income of less than \$20,000; just over 14% have annual incomes of \$20,000 to \$35,000; and almost 12 percent have incomes of \$35,000 to \$50,000.

Table 2-13: Housing Cost as a Percentage of Household Income

Housing Cost as a Percentage of Household Income						
Income Range	Total Households	% of Total Owner or Renter Households	0-19% of HH Income	20-29% of HH Income	30+% of HH Income	% of HH Overpaying
Owner-Occupied Units: SF3- H97						
\$0-19,999	623	7.0%	90	132	401	64.4%
\$20,000-34,999	580	6.5%	132	90	358	61.7%
\$35,000-49,999	589	6.6%	200	128	261	44.3%
\$50,000+	7,145	79.9%	3,410	1,624	2,111	29.5%
Subtotal	8,937	100%	3,832	1,974	3,131	35.0%
Renter-Occupied Units: SF3- H73						
\$0-19,999	4,053	33.2%	785	140	3,128	77.2%
\$20,000-34,999	1,718	14.1%	63	116	1,539	89.6%
\$35,000-49,999	1,457	11.9%	39	303	1,115	76.5%
\$50,000+	4,989	40.8%	1,530	1,728	1,731	34.6%
Subtotal	12,217	100%	2,417	2,287	7,513	61.5%
Total Households	21,154		6,249	4,261	10,644	50.3%
Source: American Community Survey (2013)						

As might be expected, high percentages of low income renters are overpaying for housing. Of renters with income under \$20,000, over 77 percent overpay for housing. Almost 90 percent of renters with incomes between \$20,000 and \$35,000 overpay for housing, while 76.5 percent of renters with incomes of \$35,000 to \$50,000 overpay for housing, and 34.6 percent with incomes over \$50,000 overpay for housing. The interesting anomaly shows renters earning just above the lowest income level are the most likely to be overpaying than those at the lowest level.

Table 2-14: Percentage of Low Income Households Overpaying for Housing

Percentage of Low Income Households Overpaying for Housing		
Owner-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent
2,445	1,355	55.4%
Renter-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or More of HH Income	Percent
8,450	6,225	73.7%
Source: CHAS data (2010)		

Table 2.14 illustrates the percentages of low income rental and ownership households overpaying for housing in 2010. According to the Comprehensive Housing Affordability Strategy (CHAS) data, 55.4 percent of owner households overpaying were lower income, earning 80

percent or less than the annual median income, whereas 73.7 percent of renter households overpaying were lower income.

Table 2.15 illustrates the numbers and percentages of lower income households with housing problems, particularly overpayment or cost burden. In general, this data also indicates that for owners and renters, the lower the income, the more likely a household is to be overpaying. Interestingly, the same anomaly shows in this data as in the data from Table 2.13. Of renters with incomes of less than 30 percent of median family income (extremely low income), 81.8 percent were overpaying while 84.6 percent of renters with incomes above 30 percent MFI but below 50 percent MFI (very low income) were overpaying. While there is no data to explain this anomaly, it's possible that it may be due to those with extremely low incomes having more access to housing subsidies than those with very low incomes. For households with incomes of greater than 50 to 80 percent of median family income, 55.4 percent of renters overpay for housing. At the lowest income level, less than 30 percent of MFI, almost 73 percent are paying over 50 percent of their income for housing. With this much of the family's income spent on housing, there is very little remaining for other expenses.

Table 2-15: Housing Problems for Lower Income Households

Housing Problems for Lower Income Households			
	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	4,015	765	4,780
% with any housing problems	81.8%	71.2%	80.1%
% Cost Burden >30%	81.8%	68.0%	79.6%
% Cost Burden >50%	72.9%	54.9%	69.9%
Household Income >30% to <=50% MFI	1,920	665	2,585
% with any housing problems	87.0%	55.6%	78.9%
% Cost Burden >30%	84.6%	55.6%	77.2%
Household Income >50% to <=80% MFI	2,210	1,060	3,270
% with any housing problems	64.5%	51.4%	60.2%
% Cost Burden >30%	55.4%	51.9%	54.1%
Source: CHAS Data- Housing Problems Output (ACS 2008-2012)			

Conclusion

The fact that overcrowding is much less prevalent than overpayment seems to indicate that residents make the choice to pay more for housing within the City rather than to increase their household size. For rental units, this may be controlled more by landlord restrictions on the number of residents allowed per unit than by the tenants' choice; however, renters still have the choice of moving elsewhere for less expensive housing. While this may not be feasible for some renters, particularly students at the University, there are areas within a reasonable commute with lower housing and rental prices. As vacancy rates, adjusted for seasonal rentals, are extremely low (approximately 4 percent), it appears that people are willing to pay more of their

incomes to live in Santa Cruz.

Programs encouraging development, particularly the development of affordable rental housing, would most likely alleviate overcrowding and overpayment by providing more housing choices. A variety of programs to expand affordability and to increase the numbers and types of housing units are included in the Housing Plan. As the City's financial resources have been limited due to the demise of

redevelopment and the decrease in federal funding of the HOME and CDBG programs, the City will focus those limited resources by encouraging public-private partnerships and leveraging local resources with State and federal funding opportunities. The City will continue its inclusionary housing and single-family rehabilitation programs to help address overpayment in owner households.

2.3 Extremely Low Income Households Housing Needs

Extremely low income is defined as households with income less than 30 percent of area median income. The area median income for a family of four in Santa Cruz County is \$87,000 according to the HUD annual income limits. An income of \$30,250 or less for a family of four qualifies as extremely low. A single-person household with an income of \$21,200 or less qualifies as extremely low income. Households with extremely low incomes have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered to be extremely low income households with an annual income of approximately \$17,000 or less. The following are examples of occupations with wages that could qualify as extremely low income.

Existing Needs

In 2012, approximately 4,780 extremely low income households resided in the City, representing 22.3 percent of the total households.³ Most (84 percent) extremely low income households are renters and experience a high incident of housing problems. For example, 80.1 percent of extremely low households faced housing problems (defined as cost burden greater than 30 percent and/or overcrowding and/or without complete kitchen or plumbing facilities) and 79.6 percent were in overpayment situations.

Table 2-16: Examples of Occupations that Provide Extremely Low Incomes

Examples of Occupations that Provide Extremely Low Incomes	
Occupation	Median Annual Income
Farmworkers	\$18,950
Fast Food Cooks	\$19,100
Hotel and Motel Desk Clerks	\$20,850
Laundry and Dry Cleaning Workers	\$19,210
Parking Lot Attendants	\$20,930
Ushers, Lobby Attendants, and Ticket Takers	\$18,540
Waiters and Waitresses	\$19,960
Source: Bureau of Labor Statistics, Santa Cruz County Data	

As 99.2 percent of all occupied housing units within the City of Santa Cruz have complete plumbing facilities and 98.2 percent have complete kitchen facilities, overpayment and overcrowding are the more pervasive problems.⁴ While approximately 3.5 percent of total housing units within the City are overcrowded, it's very likely that most, if not all, of the overcrowded

units are occupied by low income residents.⁵ At a recent public housing meeting in Santa Cruz, a suggestion was made that the City concentrate on providing housing for extremely low income households as this was the most difficult housing to provide. It was expressed that increasing the

³ Comprehensive Housing Affordability Strategy (CHAS) data, 2008-2012.

⁴ U.S. Census Bureau American Fact Finder, 2009-2013 American Community Survey 5-Year Estimate.

⁵ Ibid.

number of extremely low income units would free up units affordable to households with higher income levels that are currently housing extremely low income households.

Projected Needs

According to the latest CHAS data (2008-2012), a total of 4,780 households within the City are extremely low income households (households earning 30 percent or less of Area Median Income). To calculate the projected housing needs, the City assumed 50 percent of its very low income regional housing need are extremely low income households. As a result, from the very low income need of 180 units, the City has a projected need of 60 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 likely have disabilities and special needs. To address the range of needs, the City will promote a variety of housing types, including single-room occupancy (SRO) units and supportive housing.

With respect to single-room occupancy units, the City has adopted provisions in its Zoning Code (Section 24.12.1000) to allow the development of SRO uses. Provisions in the City's SRO ordinance include: (1) the requirement for a management plan containing management policies, maintenance plans, rental procedures, tenant rules, and security procedures; (2) twenty-four-hour on-site management for projects with twelve or more units; and (3) a unit size between 150 and 400 square feet. In addition, there are a number of requirements related to common areas and facilities, open space, and storage areas.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City regulates supportive housing as a residential use, provided supportive services are subordinate to the residential use.

To address the housing needs of extremely low income households, the City will identify and meet with nonprofit builders who specialize in building housing for extremely low income households and supportive housing. This effort is designed to:

- Build a long-term partnership for development;
- Gain access to specialized funding sources, including applying for funding sources that support a broader range of households;
- 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, multi-family supportive, single room occupancy, and shared housing.

As part of this effort, the City will work with its nonprofit partners to develop housing for extremely low income households. Activities could include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements, and providing concessions and incentives.

The following programs are dedicated to finding low income families affordable housing:

HOME Program - As an entitlement jurisdiction, Santa Cruz receives funding from the federal Home Investment Partnership (HOME) Program. HOME funds must be targeted to lower income families and can be used to promote housing production, rental assistance, housing rehabilitation, and homeownership assistance. To secure HOME funds, the City must provide matching contributions of 25 percent for rental assistance, rehabilitation, or new construction. The City used to receive about \$550,000 annually, of which 10 percent is used for administration. This amount has been reduced by about 60 percent. In 2015, the City will receive \$240,000 in HOME funds

City of Santa Cruz Affordable Housing Trust Fund - The City also has an Affordable Housing Trust Fund (AHTF) that receives funding from fees that are paid by developers in lieu of providing actual affordable units under the City's Inclusionary Housing Program. The City has always preferred that the affordable units be provided on-site rather than receiving in-lieu fees to be used elsewhere for affordable housing development. The two reasons for this preference are that 1) affordable units provided within market rate developments spread affordable housing throughout the City, and 2) typically, in-lieu fees do not equal the amount of funding needed to create the same number of inclusionary units within an affordable housing project. The average annual intake of in-lieu fees has been about \$100,000 per year.

2.4 Housing Stock Characteristics

Santa Cruz is committed to providing opportunities for residents to find suitable housing. A diverse mix of both conventional and specialized housing helps ensure that all households (regardless of income level, age group, or family status) have the opportunity to find housing that meets their needs. This section describes the type, condition, availability, cost, and affordability of housing in Santa Cruz.

Housing Conditions and Characteristics

The age of a community's housing stock can provide an indicator of overall housing condition. A housing condition analysis was performed by looking at housing type and year built. Data was collected from

Table 2-17: Housing Characteristics

Housing Characteristics				
Housing Type	Sound Structure	Minor Repairs Needed	Moderate Repairs Needed	Substantial Repairs Needed
Single-Family detached or attached	970	2,347	5,889	5,059
2 to 4 units	20	400	1,253	837
5 or more units	46	1,102	2,332	772
Mobile home	349	123	241	7
Total	1,385	3,972	9,715	6,675
Percent	6.40%	18.3%	44.7%	30.7%
Source: U.S. Census 2000, California Department of Finance, Estimated City Population and Housing Estimates 2014 and City of Santa Cruz Data				

the City of Santa Cruz Building Department and the 2000 U.S. Census. It was assumed that the older the home, the more dilapidated and in need of repair it was. Although this assumption

has obvious fallacies as many of our historic homes and other older buildings are kept in excellent condition, it gives a broad prospective that is skewed toward the negative. Four categories were given for the structural stability and repairs needed: Sound, Minor, Moderate, and Substantial. If a home was built before 1949, it was considered to be in need of substantial repairs; homes built between 1950 and 1979 were considered in need of moderate repairs; homes built between 1980 and 1999, in need of minor repairs; and homes built after 2000 were considered sound. The findings of the housing condition analysis are shown in the following table (Table 2.17).

The data shows approximately 31 percent of the homes within the City are over 75 years old and potentially in need of substantial repairs. As this conclusion is based simply on the age of the structure, it is considered to have a high margin of error given that a number of the older homes in the City have been well-maintained and are not in need of this level of repair.

Conclusion

The City's housing stock is in relatively good condition. As a more complete evaluation of the housing condition was not available for this period, the City cannot make a definite conclusion on the overall condition of the housing stock; however, roughly two thirds of the housing stock is more than 40 years old and may require more regular maintenance and repairs. Programs that assist lower income homeowners with home maintenance and repairs should continue to be an important part of the City's housing program.

The City takes a proactive approach toward housing conditions through its housing rehabilitation programs. The City has used Community Development Block Grant (CDBG) funds to provide rehabilitation assistance. Over the last housing element, period 145 units were rehabilitated. The goal of the 2014-2023 period is for the rehabilitation of 150 more units, including rental properties. The goal shall remain to target both smaller and larger projects, with the hope and intent to find additional funding.

Programs assisting apartment owners with rehabilitation and maintenance should also continue. Ideally, these programs would target smaller (2-4 unit) complexes as well as the larger (5+ unit) complexes; however, there is limited federal funding available for the rehabilitation program and more units can be rehabilitated for the same cost in larger complexes than in smaller complexes.

Existing Housing Characteristics

The number of housing types in all categories continues to grow within the City of Santa Cruz. Tables 2.18 and 2.19 show the growth of each housing type for different housing periods between the years 2000-2010 and 2010-2014. Table 2.18 shows the percent change from 2000-2010 using data from the Census, while Table 2.19 shows data from the Department of Finance for the period from 2010-2014. Both tables show an increase in all types of housing. Between 2000 and 2010, the number of single-family homes increased by 10.6 percent, while multi-family homes increased by 5.9 percent. According to the data from the Department of Finance, housing growth increased at a slower rate between 2010 and 2014, but still shows consistent growth, with complexes with five or more units growing at the highest rate.

Table 2-18: Housing Units by Type (Census Data)

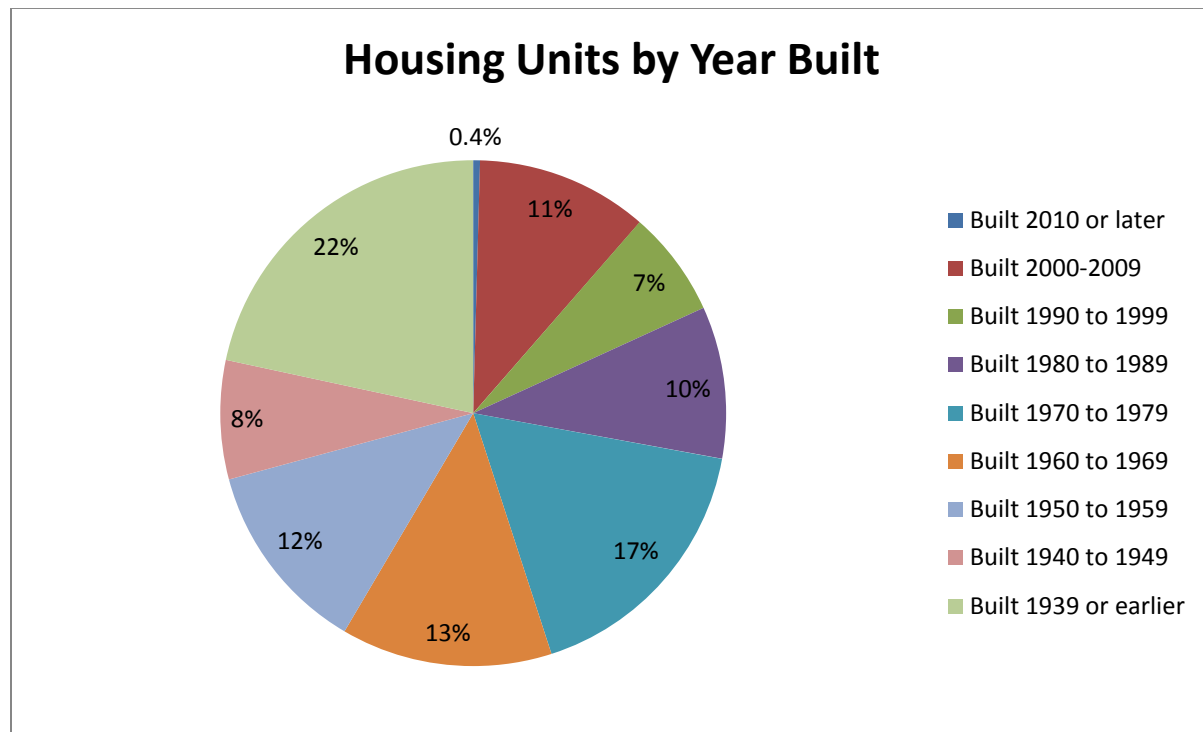
Housing Units by Type (Census Data)						
	2000		2010		Change	
Unit Type	Number	Percent	Number	Percent	Number	Percent
Single Family	14,008	65.1%	15,497	66.5%	1,489	10.6%
Multi Family	7,056	32.8%	7,470	32.0%	414	5.9%
Mobile Home	440	2.0%	349	1.5%	-91	-20.7%
Totals	21,504	100.0%	23,316	100.0%	1,812	8.4%
Source: U.S. Census 2000, 2010, RHNA Data						

Table 2-19: Housing Units by Type (Department of Finance)

Housing Units by Type-Department of Finance E-5 Report						
	2010		2014		Change	
Unit Type	Number	Percent	Number	Percent	Number	Percent
Single-Family	15,497	66.5%	15,597	66.4%	100	0.64%
Two to Four	2,587	11.1%	2,589	11.0%	2	0.08%
Five + Units	4,883	20.9%	4,937	21.0%	54	1.11%
Mobile Home & Other	349	1.5%	349	1.5%	0	0.0%
Totals	23,316	100.0%	23,472	100.0%	156	0.67%
Source: Department of Finance E-5 County/State Population and Housing Estimates						

Approximately 11 percent of the total housing stock in the City has been built since 2000, 7 percent between 1990 through 1999, and 18 percent of the housing stock was constructed within the last 25 years. Chart 2.3 shows the percentage of housing stock built during each decade. Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking complete plumbing (less than 1 percent of housing units in Santa Cruz lack complete

Chart 2-3: Housing Units by Year Built



Source: American Community Survey 2013

plumbing facilities), and constructed before 1940 without diligent maintenance. In the City, renter households are more likely to live in units that are overcrowded or lacking complete plumbing facilities. In addition, 22 percent of total housing in Santa Cruz was built before 1940. This supports the need for rehabilitation programs to assist both renter and homeowner housing.

Table 2.20 shows the year structures were built by Census Tract number for the City. This table identifies which tracts may have the highest concentrations of substandard housing. As shown in the table, over 70 percent of the housing in Tracts 1002, 1006, and 1008 were built prior to 1970, with Tract 1006 having almost 90% built prior to 1970.

Table 2-20: Year Structure Built, by Census Tract

Year Structure Built, by Census Tract					
Census Tract #	Built 2000 or Later	1970-1999	1969-Earlier	Total Housing Units	% of Units in Census Tract Built Prior to 1970
1001	57	261	472	790	60%
1002	111	717	1,895	2,723	70%
1003	95	421	811	1,327	61%
1004	20	289	151	460	33%
1005	164	1,428	668	2,260	30%
1006	31	121	1,232	1,384	89%
1007	100	309	685	1,094	63%
1008	266	689	2,208	3,163	70%
1009	221	839	1,283	2,343	55%
1010	551	1,486	1,745	3,782	46%
1011	222	616	1,522	2,360	64%
1012	239	415	692	1,346	51%
1214.1	19	465	457	941	49%
1214.3	251	739	426	1,416	30%
1215	85	1,551	1,267	2,903	44%
Total	2,432	10,346	15,514	28,292	55%

Source: American Community Survey (2013) Year Structure Built

Residential Construction Trends

An average of 112 units was constructed per year in the City between 2007 and 2014 for a total of 899 housing units. Of the new homes, 50 percent were conventional single-family units, and 46 percent were multi-family units in large complexes containing structures with more than five units. Approximately 150 accessory dwelling units were constructed during this period, either as additions to existing single-family residents or as detached second units. Approximately 10 of these second units were constructed in conjunction with a single-family home.

As of June 1, 2015, there are eight pending housing developments in the City. Combined, these projects will add an additional 314 housing units to

Table 2-21: Housing Permits Issued 2007-May 1, 2015

Housing Permits Finaled 2007- April 15, 2015				
Year	Single-Family	2-4 units	5+ Units	Total
2007	101	16	15	132
2008	119	4	150	273
2009	28	6	132	166
2010	31	0	16	47
2011	31	0	0	31
2012	33	0	13	46
2013	60	5	25	90
2014	44	6	64	114
2015	9	2	0	11
Total	456	39	415	910

Source: City of Santa Cruz Permit Database

the City's housing stock. These units range from 350 to 1400 sq. ft. in size and will offer a variety of price ranges for both renters and potential owners.

Table 2-22: Pending Housing Developments

Pending Housing Developments				
Developer/ Development Name/Address	Number/Type of Units	Unit Size (sq. ft.)	Price Range	Status*
1930 Ocean St. Extension	40 condo units	NA	NA	A
1013 Pacific Ave.	18 condo units	NA	NA	A
555 Pacific Ave.	94 SOUs	450-650 sf	14 inclusionary	A
1804-1812 Ocean St. Extension	11 Townhomes	NA	15% inclusionary required	A
1547 Pacific Ave.	63 units	350-1165 sf	market rate	A
350 Ocean St.	63 apartments	NA	NA	A
716 Darwin St	15 apartments	820-1400 sf	market rate	A
211 Mora St	10 apartments	NA	NA	UC
*Status: C = Complete; UC = Under Construction; A = Approved (Tentative or Final Map)				
Source: City of Santa Cruz Permit Database				

Vacancy Trends

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of 5 percent is sufficient to provide choice and mobility.

Table 2-23: Vacancies

Vacancies	
Total:	23,353
Occupied	20,990
Vacant	2,363
For rent	300
Rented, not occupied	332
For sale only	289
Sold, not occupied	0
For seasonal, recreational, or occasional use	904
For migrant workers	0
Other vacant	270
Source: 2013 American Community Survey	

In 2013, the American Community Survey reported a vacancy rate of 10.1 percent. The State Department of Finance (DOF) Population Research Unit publishes an annual estimate of population, housing units, vacancy, and household size for all incorporated cities in the State.

In 2015, the DOF estimated the vacancy rate for all housing units in the City was 6.7 percent. However, the DOF estimate is for all housing unit types and does not exclude seasonal, recreational, or occasional use.

Table 2.23, Vacancy Rates, shows the characteristics of the City's vacant housing units per the 2013

American Community Survey. When for-sale-only and seasonal recreational or occasional use units are subtracted from the total number of housing units vacant, the City's vacancy rate is 5 percent. There is no reliable comprehensive source for residential vacancy rates. A private company, RealFacts, tracks vacancy rates for large (50+ unit) apartment buildings and reports a June 2015 vacancy rate of 5 percent, which is consistent with the adjusted ACS data.

Housing Cost and Affordability

One of the major barriers to housing availability is the cost of housing. In order to provide housing to people of all income levels in the community, a wide variety of housing opportunities at various prices should be made available. The Census Bureau collects information on median home values and median rents for the City of Santa Cruz; the information is shown in Table 2.24. The median home values for the City increased \$284,400 between 2000 and 2010, an average increase of 6.9 percent per year. The American Community Survey data indicates that the median home value in Santa Cruz was \$777,800 in 2007. The median value fell to of \$636,400 in 2012, a drop of 3.6 percent per year from the 2007 median price.

The rental market did not follow this trend. According to U.S. Census data, between 2000 and 2010, the median gross rent increased from \$941 to \$1,304 per month, an increase of 3.9% per year. The American Community Survey for the period from 2007 to 2012 showed that rents rose from a median of \$1,224 per month in 2007 to a median of \$1,465 per month in 2012, an average annual increase of 3.9 percent. So although the median home value fell during the recession, rental rates in the City of Santa Cruz continued to rise at a steady rate.

Table 2-24: Median Home Value/Rent 2000-2012

Value/Rent	2000 U.S. Census	2010 U.S. Census	2000-2010 Average Annual Percent Change	2007 American Communities Survey	2012 American Communities Survey	2007-2012 Average Annual Percent Change
Median Home Value	\$411,900	\$696,300	6.9%	\$777,800	\$636,400	-3.6%
Median Gross Rent	\$941	\$1,304	3.9%	\$1,224	\$1,465	3.9%
Sources: U.S. Census 2000 and 2010. ACS 2007, 2010, and 2012						

The Community Rentals Office of the University of California, Santa Cruz monitors and keeps an extensive database of rentals within the City. Table 2.25 shows the median market rents for different housing types for 2014 according to this database.

Table 2-25: Current Median Rents- Santa Cruz

Current Median Rents	
Bedroom Type	Median Market Rents
Studio	\$983
One-Bedroom	\$1,403
Two-Bedroom	\$2,038
Three-Bedroom	\$2,886
Four-Bedroom	\$3,723
Source: UCSC Community Rentals- Rental Cost Statistics January 1, 2014-December 31-2014	

While the median sale price for residential property in the City continues to grow, it is growing at a lesser pace than that of some of the surrounding cities. The City of Capitola had a 22.6 percent increase between August 2009 and August 2010. The City of Scotts Valley had a 9.2 percent increase, while the City of Santa Cruz had the lowest increase at 8.5 percent.

Table 2-26: Regional Median Sales Price

Regional Median Sale Price			
City	Median Sale Price		Percent Change
	August 09	August 10	
Capitola	\$520,000	\$672,000	22.6%
Santa Cruz	\$566,140	\$619,000	8.5%
Scotts Valley	\$572,950	\$631,100	9.2%
Source: Santa Cruz County Association of Realtors, Inc.			

Conclusion

Since 2000, home prices and rents in the City have increased at a faster rate than household income. Many households in the City spend more than a third of their income on housing. The number of households that can comfortably afford the median priced home in the City has

declined since 2000. Programs to assist moderate income first-time buyers and lower income renters could help narrow the affordability gap.

2.5 Units At-Risk of Conversion to Market-Rate Units

California Housing Element law requires all jurisdictions to include a study of all low income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the housing element. As this Housing Element covers a ten-year period, the analysis and study are not divided.

There are three general cases that can result in the conversion of public assisted units:

Prepayment of HUD Mortgages: Section 221(d)(3), Section 202 and Section 236 — Section 221 (d)(3) is a privately-owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below-market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low income elderly tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.

Opt-outs and Expirations of Project-Based Section 8 Contracts — Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD. Usually, the likelihood of opt-outs increases when the market rents exceed the contract rents.

Other — Expiration of the low income use period of various financing sources, such as Low income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG), HOME, and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. The qualified project period in the City's bond financed multifamily properties is 15 years. Density bonus units expire in either 10 or 30 years, depending on the level of incentives. Only one density bonus property was found with a 10-year affordability term. Also, properties funded through the City of Santa Cruz Redevelopment Agency generally require an affordability term of at least 20 years and often in perpetuity.

At-Risk Housing

The following inventories include all government assisted rental properties in the City. Generally, the inventory consists of HUD, the City's Economic Development Department, Santa Cruz County multi-family bonds and density bonus properties. Target levels include the very low income group and the low income group. A total of 1,668 assisted housing units were identified in the City of Santa Cruz.

Table 2-27: Inventory of Public Assisted Homes (2015)

Inventory of Public Assisted Homes (2015)						
Rental Project Name/ Address	Owner/Operator	Type	Affordable Units	Total Units	Gov. Fund. Source	Expiration
SENIOR HOUSING						
Arbor Cove 84 Blackburn St	Neary Lagoon Senior Housing, Inc.	Senior	35	35	HUD Sec. 202	9/30/14; 9/30/32; 12/31/51
Garfield Park 721 Bay St	Garfield Park Village, LP	Senior	94	94	HUD Sec. 202	5/31/15; 5/31/34
San Lorenzo Park 134 Dakota Ave	San Lorenzo Park Apartments	Senior	77	77	HUD Sec. 221(d)(4)	3/31/15; 3/31/32
La Posada 609 Frederick St	Posada Associates	Senior	119	150	HUD Sec. 221(d)(4)	4/30/15; 4/30/18
Gault Street 211 Gault St	Mercy Housing	Senior	36	37	Meas. O/ HUD Sec. 202/811	6/30/15; 7/12/84
El Centro 1108 Pacific Ave	Centro Partners/ Mercy Housing	Senior	44	45	LIHTC; RDA	2023; 2024
DT Villas/ Washington 612 Washington St	Mercy Housing	Senior	5	5	CALDAP	In Perpetuity
TOTAL-Seniors		7	410	443		

Rental Project Name/ Address	Owner/Operator	Type	Affordable Units	Total Units	Gov. Fund. Source	Expiration
SPECIAL NEEDS						
Monarch Housing 143 Bixby St	Monarch Housing Project	Special Needs	4	4	HOME	2024
Grace Commons 1041 Cayuga St	Grace Commons, Inc.	Special Needs	14	15	Meas. O/ HUD Sec. 202/811	9/30/14; 9/30/15; 10/26/61
Nuevo Sol 111 Barson St	South County Housing Corporation	Special Needs	13	14	HUD Mod. Rehab.; fee waiver	2051
Jessie Street Apt. 314 Jessie St	Mid-Peninsula Coalition Belle Haven, Inc.	Special Needs	13	14	Meas. O/ RDA	In Perpetuity
BY BEDS						
Front St. Residential Care 126 Front St	Front Street Inc.	Special Needs	47	47	FEMA 403	2027
SCAP House 223 Darwin St	CFSC Inc.	Special Needs	5	5	FEMA 403	2022
Total-Special Needs		6	96	99		
MULTIFAMILY						
Riverfront Apts. 146 Blaine St	Santa Cruz Riverfront Association	Multifamily	70	71	HUD Sec. 8	3/31/15; 3/31/18
Broadway (HA) 1223 Broadway	Santa Cruz Housing Authority	Multifamily	5	5	Public Housing	In Perpetuity
Neary Lagoon Coop 75-99 Chestnut St	Mercy Housing	Multifamily	94	95	LIHTC; RDA	In Perpetuity
Grandview (HA) 81 Grandview St	Santa Cruz Housing Authority	Multifamily	15	15	Public Housing	2012
La Fonda (HA) 301 La Fonda	Santa Cruz Housing Authority	Multifamily	12	12	Public Housing	In Perpetuity
Mission Gardens 90 Grandview St	Santa Cruz Mission Gardens	Multifamily	50	50	HUD S8 State Agency; LIHTC; CHFA; RDA	12/31/31; 2063
Sycamore Commons 125 Sycamore St	Mercy Housing	Multifamily	59	60	LIHTC; RDA	In Perpetuity
505 Leibrandt St	Patsy Baran	Multifamily		7	HOME; RDA	2030
Nueva Vista 124 Leibrandt St	Mercy Housing Cal XV	Multifamily	47	48	LIHTC; CHFA; RDA	2058
1010 Pacific 1010 Pacific Ave	1010 Pacific Investors	Multifamily	44	112	LIHTC; RDA	8/7/1958

La Playa 304 Riverside Ave/ 216 Leibrandt St	Mercy Housing	Multifamily	8	8	LIHTC; RDA	2024
Downtown Villas / Washington St 612 Washington St	Mercy Housing	Multifamily	5	5	CALDAP	In Perpetuity
Pacific Shores 1280 Shaffer Rd	Santa Cruz Shaffer Road Investors	Multifamily	83	206	LIHTC; RDA	8/7/1958
Tannery 1030/1040 River St	Artspace Projects, LLC	Multifamily	99	100	Meas. O; LIHTC; HCD MFHB; AHTF; RDA	In Perpetuity
Riverwalk Apts 110 Lindberg St	For-the-Future Housing	Multifamily	20	21	LIHTC; AHTF; Dev. Agreement	2069
TOTAL-FAMILY		14	611	815		
SRO						
Gularte Building 1114 Pacific Ave	Rodger Crissman Successor Trust	SRO	4	24	Red Cross/CALDAP	2023
Palomar Inn 1344 Pacific Ave	Palomar Associates	SRO	97	97	CALDAP	2024
Saint George 1520 Pacific Ave/833 Front St	Green Valley Corporation	SRO	71	124	CALDAP	2023
Heiner House 301 Elm St	Front Street Inc.	SRO	5	5	CALDAP	2024
Redwoods Commons 1606 Soquel Ave	Redwoods Commons, LLC	SRO	7	36	Meas. O; AHTF; State AHTF Grants	In Perpetuity
TOTAL-SRO		5	184	286		
RESTRICTED FEE WAIVER ADU			46	46		
TOTAL		34	1301	1643		
Source: City of Santa Cruz Planning and Economic Development Departments July 2015						

A total of 443 units in the developments listed in Table 2-27 are dedicated to elderly (people 62 and over). All affordable housing projects for the elderly can be accessed by a wheel chair. Other developments are designed for low and very low income families special needs, and individuals or couples.

The California Housing Partnership Corporation (CHPC) is a private, nonprofit organization created by the California Legislature in 1987 to assist nonprofit and government housing agencies to create, acquire, and preserve housing affordable to lower income households. According to CHPC, eight federally assisted rental housing projects are currently at risk of conversion in Santa Cruz within the next ten years. One of these projects is a public housing project, so is not at risk of conversion. Two

additional projects have recently entered into long-term agreements to extend the affordable housing provisions until 2032 and 2063. The remaining five projects provide a total of 316 affordable units in the City and are shown in Table 2.28. Of these five projects, two are considered by CHPC to be at high risk; however, one of these projects, La Posada, is a Section 8 project that regularly renews its HUD contract every five years. The other project, Riverfront Apartments, has renewed its HUD Section 8 contract for the last several renewal periods but is considered to be at higher risk of conversion.

Table 2-28: Summary of At-Risk Units

Summary of At-Risk Units							
Project Name	Address	No. of Units	Type of Subsidy	Program Type	Current Owner	Earliest Date of Expiration	Risk Level
Gularte Building	1114 Pacific Ave.	24	State	SRO	Rodger Crissman Successor Trust	2023	Low
La Posada	609 Fredrick St.	119	Federal	Senior	Posada Associates	2013	High
Palomar Inn	1344 Pacific Ave.	97	State	SRO	Palomar Associates	2010	Low
Santa Cruz Riverfront Apartments	148 Blaine St.	71	Federal	Multifamily/ Senior	Santa Cruz Riverfront Association	2018	High
SCAP House	223 Darwin St	5	Federal	Special Needs	CFSC Inc.	2022	Low
Total	7	331					
Source: City of Santa Cruz, Economic Development July 2015, RHNA Data							

Cost of Replacement vs. Preservation

The best ways to ensure that no assisted units convert to market rate within the planning period are either to acquire and preserve all at-risk units or to construct new housing to replace those units. Either of these methods will ensure affordable controls and price restrictions are extended to at-risk households under current federal, State, and local programs. In Santa Cruz, the cost of preserving assisted units is estimated to be less than that required to replace the units through new construction. Land prices, land availability, and construction costs are generally the limiting factors to development of new affordable housing.

Table 2-29: Rehabilitation Costs

Rehabilitation Costs	
Fee/Cost Type	Cost per Unit
Acquisition	\$325 per sq. ft.
Rehabilitation	\$250 per sq. ft.
Financing/Other	15% of acquisition and rehabilitation costs
Source: Trulia.com, June 2015	

In order to provide a cost analysis of preserving at-risk units, costs must be determined for rehabilitation, new construction, or tenant-based rental assistance.

1. Rehabilitation– The primary factors used to analyze the cost of preserving low income housing include: acquisition, rehabilitation, and financing.

Actual acquisition costs depend on several variables such as condition, size, location, existing financing, and availability of financing (governmental and market). The following are estimated per unit preservation costs for the City, according to research conducted by City staff.

2. **New Construction/Replacement** – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using local information and data. The construction of new housing can vary greatly depend on factors such as location, density, unit sizes, construction materials, and on-site and off-site improvements. The following table describes new construction costs for a typical garden style apartment in Santa Cruz.

Table 2-30: New Construction/Replacement Cost

New Construction/Replacement Cost	
Fee/Cost Type	Cost per Unit
Land Acquisition	\$542 per sq. ft.
Construction	\$200-300 per sq. ft.
Financing/Other	15% of land acquisition and rehabilitation cost
Source: Trulia.com June 2015	

The rehabilitation of existing units instead of new construction is the most cost-effective approach toward the preservation of at-risk units. It should be noted however, that at-risk units may also be preserved through tenant-based rental assistance.

Preservation Options

Various strategies can help ensure that the affordable units remain affordable to the intended income group for as long as feasible. Four options for preserving units are summarized below.

Transfer of Ownership: Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to preserve the at-risk units. By transferring property ownership to a nonprofit organization, low income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. Feasibility depends on the apartment owner's willingness to sell the project, the existence of qualified nonprofit corporations interested in acquiring the project, and funding availability.

Within the Santa Cruz area, there are several entities that are actively maintaining affordable housing projects. In addition to the Housing Authority of Santa Cruz County, both Mercy Housing California and Mid-Peninsula Housing have a number of projects. Of the eligible entities approved by HCD, these are the most likely to have an interest in acquiring ownership of at-risk projects or assisting with incentives to extend affordability requirements.

Rental Assistance: Rental subsidies using State or local funding sources can be used to maintain affordability of at-risk units. Rent subsidies can be structured to mirror HUD's Section 8 program, whereby the rent subsidy is the difference between what tenants can afford (30 percent of household income) and HUD's estimate of fair market rents. The feasibility of this alternative depends on the availability of non-federal funds.

Incentive Package: The City could provide an incentive package to the property owner in return for an extension of affordability controls. Incentives could include writing down the interest rate on any

remaining loan balance, providing low-interest rehabilitation loans in return for extending the affordability of the project, or other strategies. The feasibility of this strategy depends upon the funds available to the City and the willingness of the property owner to extend the affordability agreement in exchange for incentives. The variations in incentives and costs cannot be estimated because they depend on the owner's preferences and market conditions at that time. This approach was used in the past with the Riverfront Apartments to renew their contract with HUD for another five years. The City will continue to work in partnership with interested property owners to develop and provide incentive packages to extend affordability controls.

Housing Replacement: Should the aforementioned housing preservation strategies prove infeasible, the City could also replace the affordable units lost. The cost of developing housing depends upon a variety of factors, including density, size of the units, location, land costs, and type of construction.

Potential funding sources to preserve or replace at-risk housing include HOME, CDBG, Affordable Housing Trust Funds (AHTF), and Successor Agency tax increment funds. The City now receives less than \$250,000 annually in HOME funds and approximately \$500,000 in CDBG funding. AHTF, which is made up of in lieu inclusionary payments, varies widely as the City prefers to have developers provide onsite inclusionary housing. Annual contributions vary widely but over an extended period, average approximately \$100,000 annually. Currently, all funds have been committed or are targeted for projects. Successor Agency tax increment funds have been absorbed into the General Fund and are fully allocated. It is possible that funding from these sources may be available in future years.

3 Special Housing Needs

In Santa Cruz, residents with special circumstances or needs may encounter greater difficulty in finding decent and affordable housing or receiving fair housing treatment. These circumstances may include employment and income, family type, disability, or other similar characteristics. Special need groups include seniors, persons with disabilities, families with children, homeless persons, college students, farmworkers, and others.

Recognizing that people from different walks of life have different housing needs, State and federal laws encourage cities to provide a continuum of housing. The following discussion describes and analyzes the housing needs of each group. Data from the 2010 U.S. Census as well as estimates from the American Community Survey have been used to determine the size of special needs groups in Santa Cruz. Where data was unavailable, service providers and government agencies supplemented the Census with local surveys and other data.

3.1 Persons with Disabilities

Persons with disabilities in Santa Cruz face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities, needs affordable, conveniently-located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other modifications to meet individual's specific physical needs.

The majority of persons with disabilities live on incomes that are significantly lower than those of the non-disabled population. Many disabled individuals live on small fixed incomes that severely limit their ability to pay for housing. The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States lives in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small fixed pension provided by Social Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which does not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities often experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

Description of Need

The Americans with Disabilities Act (ADA) defines disability as a "physical or mental impairment that substantially limits one or more major life activities." According to the 2009-2013 American Community Survey 5-Year Estimates, of the civilian non-institutionalized population, 4,862 or 8 percent of the City of Santa Cruz's residents have one or more disabilities. The Survey estimates that 1,662 of the City's adult disabled population have an independent living difficulty.

As noted previously, the disabled are frequently limited to very small incomes. Almost 25% of those with a disability in Santa Cruz live below the poverty level, with 7.9 percent of the disabled population living at or below 50 percent of the poverty level and 33.5 percent living at or below 125 percent of the

poverty level. For the general population, 21.6 percent live below the poverty level, 12.7 percent live at or below 50 percent of the poverty level, and 24.7 percent live at 125 percent of the poverty level.

Table 3-1: People with Disabilities Living in Poverty

People with Disabilities Living in Poverty			
	125% of Poverty Level	100% of Poverty Level	50% of Poverty Level
With any Disability	33.5%	24.8%	7.9%
No disability	24.7%	21.6%	12.7%
Source: 2009-2013 American Community Survey 5-Year Estimates			

Persons with disabilities may find it difficult to work, even when their disability doesn't preclude them from entering the labor force. Disabled persons make up 7 percent of the City's labor force, with

approximately 47 percent of adult disabled population in the labor force as opposed to 69 percent of the total adult population. Unemployment is higher for the disabled in the workforce than those with no disability, with 12.6 percent of the disabled in the workforce unemployed as opposed to 6.5 percent of those without a disability.

Table 3-2: Disabled Employment

Disabled Employment				
Civilian Non-institutionalized Population 18-64 Years of Age	46,910			
In Labor Force	32,165	68.6%	% of pop in LF	
Total Disabled	2,236	7.0%	% of LF disabled	
Disabled In Labor Force	1,057	47.3%	% of Disabled in LF	
Employed	924	87.4%	% of Disabled in LF employed	
Unemployed	133	12.6%	% of Disabled in LF Unemployed	
Not in Labor Force	14,745	31.4%	% of pop not in LF	
Disabled Not in Labor Force	1,179	52.7%	% of Disabled not in LF	
Source: 2011-2013 American Community Survey 3-Year Estimates				

The living arrangements for persons with disabilities depend on the type and severity of the disability. Many persons with disabilities live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical or other conditions that require supervision. Accessible housing can also be provided via senior housing developments. Table 3-3 provides data related to the housing types for persons with developmental disabilities in the City of Santa Cruz.

Table 3-3: Persons with Developmental Disabilities by Housing Type

Persons with Developmental Disabilities by Housing Type							
Zip Code	Home of Parent/ Family/ Guardian	Independent/ Supportive Housing	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total Residents
95060	108	33	<10	0	0	<10	>141
95061	<10	<10	<10	0	0	<10	>0
95062	111	52	27	0	<10	<10	>190
95064	<10	<10	0	0	0	0	>0
95065	36	<10	0	0	0	0	>36
Total	>255	>85	>27	0	<10	<30	

Source: State of California Department of Development Services 2015

While some disabled persons are able to live independently without help, a significant number either need help to care for themselves physically or need help to live independently. Table 3-4 illustrates the need for self-care and independent living assistance. The table indicates that almost 2,000 persons over 18 years of age need assistance; however, the number may actually be lower as some of those who have self-care difficulties also have independent living difficulties.

Table 3-4: Population with Self-Care and Independent Living Difficulty

Population with Self-Care and Independent Living Difficulty		
	Number	% of Total Population
Total Population 18 years and over	52,600	
Self-Care Difficulty		
18-64 years	288	0.55%
64 years and over	397	0.75%
Total Self-Care Difficulty	685	1.30%
Independent Living Difficulty		
18-64 years	571	1.09%
64 years and over	668	1.27%
Total Independent Living Difficulty	1,239	2.36%
Total Need	1,924	3.66%

Source: 2011-2013 American Community Survey 3-Year Estimates

Physical Disabilities

To address the needs of the disabled, the City implements a variety of housing production and assistance programs. For new construction, the City's building code requires new housing to comply with the Fair Housing Act. In addition, the Santa Cruz Municipal Code is in compliance with all requirements of the California Building Code as it relates to accessibility as well as complying with HUD's visitability recommendations.

People with disabilities may need help in maintaining or retrofitting homes. The City offers grants to homeowners to retrofit homes, which may include improved accessibility. There are also exceptions in the City's zoning ordinance to allow accessibility improvements to existing homes that may not comply with the normal setback requirements. Any structure or guardrail necessary to enable entrance to first-floor units is allowed to

protrude into setbacks. The County Housing Authority provides vouchers to qualified renters with an elderly/disabled household member.

For those requiring a more supportive living environment where medical care and nursing services may be provided, the City permits licensed residential care facilities throughout the community.

Mental Disability

According to the 2000 Census, the latest Census that included this data, 2,759 residents of Santa Cruz suffer from a “mental” disability, which may include people with psychiatric disabilities. People with such disabilities face a number of difficulties finding suitable housing due to the shortage of appropriate housing, limited income, or even discrimination. Persons with a psychiatric disability are protected by ADA and are entitled to fair housing treatment.

Table 3-5: Persons with Disabilities by Disability Type

Persons with Disabilities by Disability Type		
	Number	Percent
Total Disabilities	14,155	100.0%
Total Disabilities for Ages 5-64	10,404	73.5%
Sensory Disability	891	6.3%
Physical disability	1,910	13.5%
Mental disability	2,302	16.3%
Self-care disability	593	4.2%
Go-outside-home disability	1,395	9.9%
Employment disability	3313	23.4%
Total Disabilities for Ages 65 and Over	3,751	26.5%
Sensory Disability	609	4.3%
Physical disability	1,198	8.5%
Mental disability	457	3.2%
Self-care disability	492	3.5%
Go-outside-home disability	995	7.0%
Source: RHNA Data (2000 Census)		

The City supports the County and its contract agencies that provide services to people with persistent and serious psychiatric disabilities. These agencies include Encompass Community Services (formerly Santa Cruz Community Counseling Center), Mental Health Client Action Network, and Front Street Inc. The County’s system of care provides beds in crisis facilities, transitional housing, social rehabilitation programs, board and care, and permanent supportive housing. While these care providers are able to

assist a vast majority of this demographic, the remainder must compete at a distinct disadvantage for housing.

Part of the shortage of psychiatric disability housing is due to federal reimbursement rates. According to the National Alliance for Mentally Ill, rates for those with psychiatric disabilities were considerably lower (by roughly \$1,000 per month) than those for persons with developmental disabilities. This disparity discourages the development of housing for persons with psychiatric disabilities, making it difficult to integrate people with these difficulties into a residential setting.

Strategies and Programmatic Responses to Meet Projected Needs

Just as there are a variety of types and degrees of disabilities, there are a variety of different housing needs for the disabled population. Appropriate housing for persons with mental or physical disabilities includes very low cost units in large or small group home settings (near retail services and public transit); supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs; crisis shelters; and transitional housing.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of 5 units under construction after September 15, 1985, conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the Act.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. As noted previously, the City allows homeowners to build ramps to single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to intrude into the standard setbacks, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance.

The housing needs of several other categories of disabled persons, including developmentally disabled persons and the mentally ill, are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing that provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group living quarters; others are capable of living independently if affordable units are available.

Non-profit developers report that there is a need for jurisdictions to fast-track the permitting process for these projects, as well as waive or defer fees as they operate on limited budgets. Examples of fee waivers include school fees, since these residences do not house children. The City's Affordable Housing Incentives Ordinance allows for fee deferral prior to the issuance of a Certificate of Occupancy.

Group home living quarters for a variety of specific disabled clientele groups have traditionally been found intermixed within the residential neighborhoods in Santa Cruz. Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zones. Larger single-family homes may be purchased or leased by the supporting agency and house a small group of disabled

clients along with support personnel. Care facilities with seven or more persons are also permitted in all residential districts and several commercial districts, subject to a conditional use permit.

In addition, in the City's discussion with service providers as part of the outreach related to the update of the City's Housing Element, some developers have found that current City parking requirements are costly and burdensome. Compliance with general parking requirements adds costs to development, particularly for the lower income, non-driving population residing near convenient public transportation. The City provides exceptions to the parking requirements for projects that accommodate senior citizens and persons with disabilities through the conditional use permit process.

3.2 Elderly

In order to maintain a satisfactory quality of life, residents of Santa Cruz must have access to housing that suits their varying needs during each stage of their lives. As people age, they often find themselves facing additional housing problems they may not have had to cope with previously. Senior households have special housing needs primarily due to three major concerns: physical disabilities/limitations, income, and health care costs.

The 2013 American Community Survey (ACS) data indicated that 14.1 percent of the population in the United States was 65 and older. The number of elderly persons as a percentage of total U.S. population is expected to continue to increase due to the aging of the "Baby Boom" generation, lower birth rates in recent years, and extended life expectancies. It is expected that persons aged 65 years and older will comprise 22 percent of the nation's population by 2030.

According to the 2000 Census, 15.3 percent of the City's 20,442 households were age 65 or older. In 2010, the number of elderly households increased from 3,135 to 3,708, an increase of less than 2 percent over the ten-year period. Of the population for whom poverty status was determined, 21.9 percent of the total population was at or below poverty level while only 8.4 percent of the population 65 or older was at or below poverty level. This indicates that in general, the older population is better off than the general population. This assumption is supported by the number of homeowners amongst this population.

Table 3-6: Household by Age

Households by Age				
Householder Age	Total Households 2000	% of Total	Total Households 2010	% of Total
Up to 64 Years	17,307	84.7%	17,949	82.9%
65 Years +	3,135	15.3%	3,708	17.1%
Total	20,442	100.0%	21,657	100.0%
Source: US Census 2000, 2010				

In Santa Cruz, 61.5 percent of senior households (or 2,564) owned a home in 2012 according to the American Community Survey, as opposed to 43.3 percent of the total population.

Because of physical and/or financial limitations, senior homeowners may have difficulty with regular home maintenance or meeting mortgage payments. To help, the City financially supports the Senior

Shared Housing Program, which matches up seniors with others who share the expense of housing. The City also offers low-interest loans to finance home repairs, including energy conservation and accessibility improvements.

Table 3-7: Elderly Householders by Tenure by Age

Elderly Householders by Tenure by Age					
Householder Age	Owners	% of Age Group	Renters	% of Age Group	Total
65-74 years	1,361	68.9%	615	31.1%	1,976
75 plus years	1,203	54.9%	990	45.1%	2,193
TOTAL	2,564	61.5%	1,605	38.5%	4,169
Source: RHNA data, 2012 ACS 5-Year Estimates					

Approximately 38.5 percent of senior households (1,605) in Santa Cruz were renters in 2012. Of these senior renters, 1,180 or 79.2 percent have incomes under 80 percent of the

Median Family Income as opposed to 45 percent of senior homeowners. To address their needs, Santa Cruz facilitated the construction of several projects over recent decades. Currently, there are 443 affordable rentals within the City restricted for very low and low income senior households, in addition to a number of other affordable units that aren't restricted to seniors only.⁶ As a result, about 28 percent of all senior households who rent live in subsidized units. Since 2000, the City has assisted three affordable rental projects—Gault Street Senior Housing, Santa Cruz Riverfront Apartments, and San Lorenzo Park Apartments—in extending the life of affordability controls for seniors. These projects provide a total of 143 units for seniors.

The City also permits housing for seniors requiring more supportive living environments within residential and some commercial zoning districts. These include six residential care facilities for the elderly that provide more than 197 beds in Santa Cruz.⁷ The City is committed to the continued support of the development of accessible and affordable rental housing for seniors, and supportive

Table 3-8: Elderly Households by Income and Tenure

Elderly Households by Income and Tenure				
Income Level	Elderly Owner Households	Percentage	Elderly Renter Households	Percentage
<=50% MFI	755	25%	845	57%
>50% to <=80%	565	18%	335	22%
>80% to <=100%	365	12%	150	10%
> 100%	1,400	45%	160	11%
TOTAL	3,085		1,490	
Source: HUD, RHNA data, 2012 ACS 5-Year Estimates				

services and other current programs in the City (e.g., new construction, loans, and services) that support this development. A 48-unit residential facility for the memory-impaired was approved in March 2013 and site preparation for the facility has begun.

⁶ Senior Network Services Santa Cruz, 2009

⁷ State of California Care Licensing Division, 2015

In addition to the services provided within the City, there are a number of County-wide services for seniors in Santa Cruz County. There are over 1,000 additional subsidized housing units for seniors in the County as well as a number of congregate living and assisted living facilities. The Senior Network Services provides access to a number of other services, including home help, family caregiver support, counseling on money management, care management, and health insurance counseling and advocacy.

3.3 Large Families

Large family households are defined by U.S. Census Bureau as households containing five or more persons. Due to the limited supply of affordable, adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating housing to suit their needs. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low incomes of some larger families, results in many large families living in overcrowded conditions.

Households with five or more persons may be made up of families or of unrelated persons living together. In Santa Cruz, people often choose to share housing to cut down on costs. These households would not necessarily meet the intent of the large family household definition as they would be willing to live individually or in smaller groups if housing costs allowed, so would not choose to live in a large dwelling unit that was relatively more expensive than a smaller dwelling unit on a per-person basis.

Analysis of Need

According to the 2009-2013 American Community Survey 5-Year Estimates, 46.9% of households in Santa Cruz are family households and 53.1% of households are non-family households. Almost one third of householders, 31.7%, live alone while 23.2% live with related children under 18 years of age. As shown in Table 3.9, large households account for 7.1% of total households in the City of Santa Cruz (1,518 households).⁸ There are 950 large households that live in rental housing (7.9% of renters live in households with 5 or more persons) and 568 large households who own their homes (6.0% of all owner-occupied housing), which indicates that large households are only slightly more likely to be renters than home owners. As these statistics don't distinguish between large households made up of family members and households of unrelated people sharing common living spaces, it's possible that the difference is attributable to student or other unrelated persons sharing housing.

Table 3-9: Household Size by Tenure

Household Size by Tenure						
	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	8,846	94.0%	568	6.0%	9,414	43.9%
Renter	11,061	92.1%	950	7.9%	12,011	56.1%
TOTAL	19,907	92.9%	1,518	7.1%	21,425	100.0%

Source: RHNA Data (2007-2011 ACS)

According to US Census data, there has been a very slight increase in large households between 2000 and 2010. The 2000

⁸ 2009-2013 American Community Survey 5-Year Estimates.

Census found 1,706 large households while the 2010 Census enumerates 1,741 large households, an increase of 35 households or 2%.

Table 3-10: Existing Housing Stock, Number of Bedrooms by Tenure

Existing Housing Stock, Number of Bedrooms by Tenure						
Number of Bedrooms	Owner Households		Renter Households		All Occupied Housing Units	
	Number	Percent	Number	Percent	Number	Percent
0 BR	55	0.6%	1,244	10.5%	1,299	6.2%
1 BR	402	4.4%	3,330	28.1%	3,732	17.8%
2 or 3 BR	7,002	76.6%	6,256	52.8%	13,258	63.2%
4+ BR	1,682	18.4%	1,019	8.6%	2,701	12.9%
TOTAL	9,141	100.0%	11,849	100.0%	20,990	100.0%
Source: 2009-2013 American Community Survey 5-Year Estimates						

Of the available housing stock within Santa Cruz, 12.9% or 2,701 units have four or more bedrooms.⁹ Of these units, 1,682 are owner-occupied and 1,019 are rental units. Theoretically, the City has sufficient large housing stock to more than meet the needs of the large

family households; however, not all the larger homes are occupied by large family households. While the vast majority of households, 96.4%, have one or fewer occupants per room, 3.5% having 1.01 or more persons per room.¹⁰ It is likely that a significant proportion of that 3.5% of households are large family households living in smaller units than is preferable for their household size. It's probable that the reason for this is related to income levels and the cost of housing.

Table 3-11 shows household size in relation to income. In the City of Santa Cruz, 89.2% of households have one to four people while 10.8% have five or more people. Of the 1,338 large households, 628 or 47 percent have household incomes below 80% average median income. It is unlikely that large families with lower incomes are able to afford the cost of the larger housing units in the City, so that a large percentage of those large families with lower incomes are likely living in overcrowded situations or are overpaying for housing, or both.

Table 3-11: Household Size by Income

Household Size by Income						
Income Level	1- 4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Below 50% of AMI	2,129	17.2%	298	2.4%	2,427	19.6%
51% to 80%	1,708	13.8%	330	2.7%	2,038	16.5%
81% and above	7,204	58.2%	710	5.7%	7,914	63.9%
TOTAL	11,041	89.2%	1,338	10.8%	12,379	100.0%
Source: CHAS Data						

Single-parent families with children and large families have the greatest difficulty finding affordable housing, and they also may

⁹ Ibid.

¹⁰ Ibid.

face housing discrimination. Landlords may try to charge higher-than-required security deposits, restrict children to a certain portion of an apartment complex, limit the overall number or proportion of families with children in a complex, advertise to other types of tenants, or simply not rent the units at all to these groups. Such practices are discriminatory and illegal.

Meeting the needs of families in Santa Cruz requires a multi-faceted approach involving a range of homeownership opportunities, provision of affordable rental units, rental assistance, and provision of child care.

3.4 Female Headed Households

The number of women rearing children alone in America has changed over the years. From 1970 to 1980, the number of female householders with children under 18 ("single mothers") increased by 83 percent while the number of households in general increase by 27 percent. As a percentage of total households, single-mother households increased from 4 percent to 4.7 percent in that period. From 1980 to 1990, single-mother households increased by 6.7 percent. While as a percentage of total households, single mother households increased by approximately 0.16 percent from 1990 through 2000 and dropped by 0.7 percent in 2010, as a percentage of households with children, single-mother households have increased steadily from 8.2 percent in 1960 to 23.6 percent in 2010, with the largest rate of increase between 1970 and 1980. The difference here indicates that while households with children have decreased as a percentage of all households over this period, the percentage of female-headed households with children as a percentage of total households with children has increased steadily.

Table 3-12: Female Heads of Households with Children in U.S./Santa Cruz

Female Heads of Households with Children in U.S./ Santa Cruz						
Year	1960	1970	1980	1990	2000	2010
United States						
No. of female HH w/children (x 1,000)	2,099	2,971	5,445	6,599	7,571	8,419
No. of HH (x 1,000)	52,799	63,401	80,776	93,347	104,705	117,538
% of Female HH to HH	3.98%	4.69%	6.74%	7.07%	7.23%	7.16%
Santa Cruz						
No. of female HH w/children				1,666	1,205	1,025
No. of HH				18,121	20,442	21,657
% of Female HH to HH				9.19%	5.89%	4.73%
Source: U.S. Census 1960 - 2010						

The national trend of more single-mother households has not held true in the City of Santa Cruz. Since 1990, both the number of female-headed households and the percentage of female-headed households as a percentage of total households and a percentage of households with children have decreased (see Table 3.12). From 1990 to 2010, the number of female-headed households dropped from 1,666 to 1,025, a 38.5 percent decrease. As a percentage of total households with children, female-headed

households decreased from 9.2 percent in 1990 to 4.7 percent in 2010 and as a percent of families with children, female-headed households dropped from 16.9 percent to 10.2 percent.

Table 3-13: Families with Children and Female Headed Households in the U.S./Santa Cruz

Families with Children and Female Headed Households in U.S./Santa Cruz						
Year	1960	1970	1980	1990	2000	2010
United States						
Families w/ children (x 1,000)	25,690	28,812	31,022	32,289	34,605	35,705
Female HH w/children (x 1,000)	2,099	2971	5445	6599	7571	8419
% of Families w/children w/Female Heads of HH	8.17%	10.31%	17.55%	20.44%	21.88%	23.58%
Santa Cruz						
Families w/ children				9,872	10,401	10,005
Female HH w/children				1,666	1,205	1,025
% of Families w/children w/Female Heads of HH				16.88%	11.59%	10.24%
Source: U.S. Census						

Single parent households, particularly female-headed single-parent households, generally have lower incomes and higher living expenses, often making the search for affordable, decent, and safe housing more difficult. In addition to difficulties faced by these households in finding and maintaining affordable housing, these households also typically have additional special needs relating to access to day care/childcare, health care, and other supportive services.

Description of Need

The economic problems facing female-headed households have serious policy implications with respect to housing. Of the 650 families with incomes under the poverty level reported in the 2011 ACS, 315 (48 percent) were female-headed households. While this number of households represents only 1.5 percent of the total number of households in the City, it is a particularly vulnerable group whose needs should be recognized in the City's housing strategies.

In 2011, 8 percent (1,730) of households in the City of Santa Cruz were headed by females and 18 percent of these households live below the poverty level. Of the total number of female-headed households, 66.5 percent had children under the age of 18. The difficulties that female heads of household encounter in obtaining affordable housing for themselves and their minor children can lead to homelessness. The Task Force on Family Diversity has reported that homeless single-parent households are often headed by females under 25 years old with 2 or 3 young children.

Table 3-14: Female-Headed Households

Female-Headed Households			
Householder Type	Number of Households	Percent of all Households	Percent of Female Headed Households
Total Householders	21,425	100.0%	NA
Total Female-Headed Householders	1,730	8.1%	100%
<i>Female Heads with Children under 18</i>	1,151	5.4%	66.5%
<i>Female Heads without Children under 18</i>	615	2.9%	35.5%
Total Families Under the Poverty Level	650	3.0%	NA
Female-Headed Households Under the Poverty Level	315	1.5%	18.2%
Source: RHNA Data (2007-2011 ACS)			

Projected Housing Needs for Female-Headed Households

Unlike housing for special needs groups such as the elderly and the disabled, there are no specific set-asides for female-headed households and they must compete with other low income families for affordable housing. Therefore, increasing the number of affordable units available overall is the best strategy to address the needs of female-headed households. As female-headed households account for 48% of households living below the poverty line, affordable housing for extremely low income families would be the most effective housing to address this special needs group.

Strategies and Programmatic Responses to Meet Projected Needs

The City of Santa Cruz supports the production of affordable rental and for-sale housing through its inclusionary program. State and federal funds are also used to subsidize the production of affordable rental housing. The County Housing Authority administers the Section 8 Rental Assistance program, which provides vouchers to the very low income households.

To specifically address both the housing needs and the supportive service needs of female-headed households, additional family housing should be developed and include childcare facilities to allow single mothers to secure gainful employment outside the home.

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as other low income households. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

3.5 Farmworkers

Farm workers are identified as a special needs group due to low wages, overcrowding, and substandard housing conditions. According to the 2013 American Community Survey, the City of Santa Cruz has 187 persons, less than one percent of its population, working in Farming, Forestry, or Fishing occupations.

Farmworkers may make up a portion of this occupational group. While there are no agricultural land uses within the City limits, there are a few functioning organic farms operating on residentially zoned land in the Golf Club Drive area. These farms are limited to a few acres and do not provide a significant number of jobs that would necessitate farm worker housing on site. Instead, any need for farm worker housing is addressed through overall affordability housing opportunities.

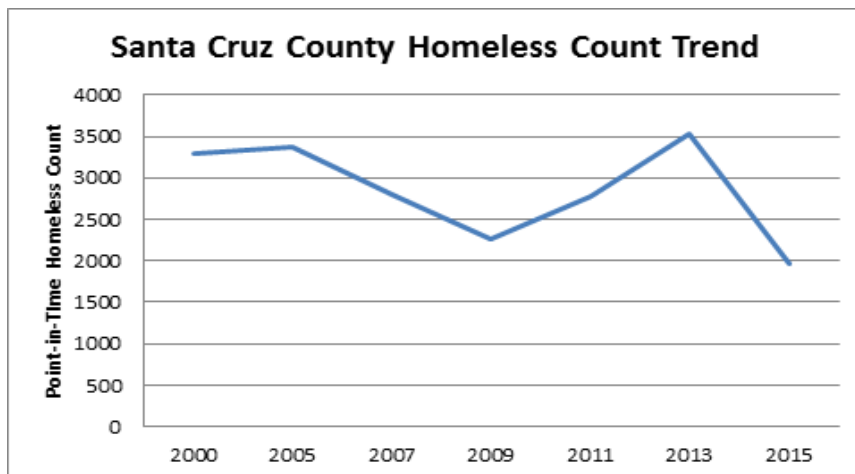
3.6 Families and Persons in Need of Emergency Shelters

Homeless persons are those in need of temporary or emergency shelter. They are individuals who generally lack fixed incomes and regular nighttime residences. Some are in need of short-term (immediate crisis) shelter, while others have long-term (chronic) needs. The homeless represent a broad category including single men and women, couples, families, displaced youths without parents, and seniors. They can include individuals who are victims of economic dislocation, physically disabled, teen parents with children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farm labor workers.

All jurisdictions across the United States receiving federal funds to provide housing and services for those experiencing homelessness are required by the US Department of Housing and Urban Development (HUD) to conduct a Point-in-Time count of sheltered and unsheltered homeless persons sometime during the last ten days of January every two years. Santa Cruz County's most recent Point-in-Time survey was conducted between daybreak and 11 a.m. on January 22, 2015; the results of this survey are shown in the following tables.

Between 2013 and 2015, the County experienced a significant decrease in homelessness; the population decreased by 1,562 persons or 56 percent. The subpopulation which decreased the most within this time was single unsheltered individuals 25 years or older. Although a portion of this decrease can be ascribed to the end of the recession, the overall trend since 2000, with the exception of the recession years, has been a decrease in homelessness. Chart 3-2 shows the long-term trend.

Chart 3-1: Santa Cruz County Homeless Count Trend



Source: Santa Cruz County Point-in-Time Homeless Survey

Table 3-15: Homeless Census Results by Household Type and Age Group – County Wide

Homeless Census Results by Household Type and Age Group - County Wide								
	Street Count		Emergency Shelter Count		Transitional Housing Count		Total	
	2013	2015	2013	2015	2013	2015	2013	2015
Persons in Families	201	206	149	115	194	160	544	481
Under 18 years old	90	109	93	63	109	95	292	267
18-24 years old	48	14	10	5	10	13	68	32
25 years or older	63	83	46	47	75	52	184	182
Single Individuals	2,694	1,148	253	281	45	54	2,992	1,483
Under 18 years old	127	28	6	2	0	0	133	30
18-24 years old	790	221	9	11	15	10	814	242
25 years or older	1,777	899	238	268	30	44	2,045	1,211
Total	2,895	1,354	402	396	239	214	3,536	1,964
Source: Santa Cruz County Point-in Time Homeless Census and Survey (2015)								

Of the 1,964 homeless persons in Santa Cruz County, 42 percent of the population, or 731 persons, reside in the City of Santa Cruz. Table 3-16 shows how the City compares with the County as a whole. Homelessness in the City has followed the County trend and decreased by 520 people, roughly one-third of the total net change for the entire County.

Table 3-16: Homeless Census Population by Jurisdiction

Homeless Census Population by Jurisdiction									
Jurisdiction	Unsheltered			Sheltered			Total		
	2013	2015	Net Change	2013	2015	Net Change	2013	2015	Net Change
Santa Cruz - City	892	497	-395 (-44%)	459	334	-125 (-27%)	1,351	831	-520 (-38.5%)
Santa Cruz - County	2,895	1,354	-1,541 (-53%)	641	610	-31 (-0.5%)	3,536	1,964	-1,572 (-44.5%)
Source: 2015 Santa Cruz County Homeless Census & Survey									

The majority of the homeless population in the County and City of Santa Cruz are individuals not in families; there were only 10 persons in families found in the City during the 2015 Point-in-Time Census. Of the unsheltered population in the City, the vast majority, 98 percent, were individuals.

Table 3-17: Unsheltered Homeless Census Population by Jurisdiction and Family Status (2015)

Unsheltered Homeless Census Population by Jurisdiction and Family Status (2015)										
Jurisdiction	Individuals			Persons in Families			Total Persons			
	2013	2015	Net Change	2013	2015	Net Change	2013	2015	Net Change	Percent Change
Santa Cruz - City	887	487	-400	5	10	5	892	497	-395	-44%
Santa Cruz - County	2,694	1,148	-1,546	201	206	5	2,895	1,354	-1,541	-53%
Source: 2015 Santa Cruz Homeless Census & Survey										

The needs of homeless families and individuals are as varied as the reasons for their homelessness. Homeless people may have insufficient employment and credit history to obtain housing. Even with employment, the high cost of housing may preclude a homeless person from obtaining housing or cause them to cycle in and out of homelessness. According to the Point-in-Time survey, during this period, the major obstacle to obtaining permanent housing was the inability to afford rent (61%), followed by no income or job (59%). While not being able to afford rent was a major obstacle in both 2013 and 2015, other factors cited were rated significantly differently in those years. While moving costs were cited by 46 percent in 2013, only 33 percent cited moving costs as a major obstacle in 2015. Housing availability, on the other hand, was cited by 27 percent in 2015 but only 19 percent in 2013.

While specific factors that contribute to homelessness may vary by time and individuals, homelessness remains a persistent social issue in the City.

Table 3-18: Obstacles to Obtaining Permanent Housing

Obstacles to Obtaining Permanent Housing (Top Five Reasons)		
Santa Cruz - County	2013	2015
Can't Afford Rent	59%	61%
No Job/Income	65%	59%
No Money for Moving Costs	46%	33%
No Housing Availability	19%	27%
Bad Credit	20%	17%
Source: 2015 Santa Cruz Homeless Census & Survey		

The portrait that emerges for the homeless is one of diversity. The homeless come from a wide range of backgrounds and have a range of housing and supportive service needs. The City of Santa Cruz recognizes the diversity of needs of homeless people and participates in inter-jurisdictional and local efforts to comprehensively address these needs. Transitional and supportive housing is allowed by right in a variety of residential zoning districts. The City has a long history of working to provide for its homeless population. In 1991, a Needs Assessment

identified gaps in the continuum of services for homeless people. In 1995, the City Council adopted a resolution declaring the existence of a shelter crisis. In 1996, a Continuum of Care Coordinating Group comprised of all County jurisdictions, nonprofits, and other interested parties worked together to prepare the County's 5-Year Strategic Plan on Homelessness, 2003-2007, and went on to prepare the 10-Year Strategic Plan on Homelessness 2003-2013, released in 2005. The plan addressed: 1) Outreach and Intake; 2) Emergency Shelter; 3) Transitional Housing; 4) Permanent Supportive Housing; and 5)

Case Management and Supportive Services. Moreover, the Strategic Plan placed a significant emphasis on prevention efforts. The most recent version of the Strategic Plan, “All In – Toward a Home for Every County Resident, the Santa Cruz County Community Strategic Plan to Prevent, Reduce, and Eventually End Homelessness,” was released in early 2015.

Locally, the Homeless Services Center, located along Coral Street in Santa Cruz, is the centerpiece of the City’s programs to serve residents who are homeless. This Center expanded several times through the 1990s and plays the key role in providing services to people who are homeless. Today, the complex contains: the 30-bed River Street Shelter, built in 1988, for persons with substance abuse or psychiatric issues; the Homeless Community Resource Center, which provides meals, showers, case management, employment assistance, and mail service; and the Homeless Persons Health Project, which provides medical assistance for people who are homeless. The Page Smith Community House provides transitional living options. In 2002, the City approved the Homeless Services Center Master Plan. Since that time, the City has implemented this plan, which resulted in the development of a new Emergency Family Shelter Facility (offering up to 80 beds for families with children), new offices for the Homeless Persons Health Project, a new storage building, and renovation of the existing Day Services Center. The existing River Street Shelter and Page Smith Community House continue to provide existing services for homeless clients. The River Street Shelter has also been modified to double its prior capacity.

The 42-bed Paul Lee Loft Shelter, built in 2008, replaces services previously provided by the Interfaith Satellite Shelter Program. The rapid rise in transportation costs made the church-based program difficult to sustain. Built with funds from the City of Santa Cruz Community Development Block Grant and with assistance from Habitat for Humanity volunteers, the new shelter provides 14 beds for women and 32 beds for men

In 2012, the Homeless Service Center shifted its focus from managing homelessness with shelter to ending homelessness with permanent housing. Homeless Services Center was one of the first agencies in the country to realign its programs with the best practices of the Housing First model, proven to be the most effective, cost-efficient, sustainable, and humane intervention to homelessness. Under this model, people experiencing homelessness are housing as quickly as possible and supported by case management services. These services connect people to community resources to help overcome barriers that might threaten their housing stability and result in another episode of homelessness.

In 2012, Homeless Services Center also became the fiscal sponsor for 180/180, a multi-agency initiative in Santa Cruz County, to help homeless men, woman, and families turn their lives around. By 2014, 180/180 had housed 205 individuals and as a result of their success adopted a new name 180-2020 and a new goal to end chronic homelessness in Santa Cruz County by 2020. HSC case managers and volunteer housing navigators help individuals move into permanent housing with the support services they need to stay housed, thereby changing lives and improving our community.

Their latest addition is the Recuperative Care Center (RRC), which opened in January 2014 and is operated through a partnership between HSC and the County Homeless Persons’ Health Project, which is also located on the HSC campus. RCC serves up to 12 homeless adults each night who have been

discharged from the hospital, providing meals, housekeeping, security, medication management support, and clinical social work and housing case management. RCC is supported by Dominican Hospital/Dignity Health, Watsonville Community Hospital, Central California Alliance for Health, and Hospice Santa Cruz.

In addition to the projects and programs discussed above, the City helps support following:

180/2020 – This program is a multi-agency community initiative in Santa Cruz County to help men, woman, and families who have experienced long-term homelessness turn their lives around. The program helps to move long-term homeless individuals and families into permanent housing with the supportive services they need to stay housed. Building on the success of the first initiative (180/180), the program has adopted a new goal to end chronic homelessness in Santa Cruz County by 2020.

Community Action Board (CAB) – For 50 years, CAB has been fighting poverty and improving lives. CAB has 6 programs that assist low income residents to move out of poverty, focusing on four service areas: job training and employment services; housing and homeless services; immigration and legal assistance; and community building. These programs assist over 9,000 low income people with emergency sustaining/self-sufficiency services and serve an additional 7,000+ with requests for information and referrals. Over three quarters of CAB's clients have family incomes of less than 100 percent of the Federal Poverty Guidelines and at least a quarter of their clients have less than 150 percent of the Guidelines.

Downtown Accountability Program – This program, which started in April 2014 with the goal of reducing public drunkenness, drug use, and trespassing, has been hugely successful, with a 67 percent success rate among those who have participated. The program brings together police, prosecutors, a judge, drug and alcohol rehab service providers, and others to identify chronic offenders and connect them with drug and mental health care providers.

Encompass – A nonprofit agency serving Santa Cruz County since 1973 and formerly called Santa Cruz Community Counseling Center, Encompass builds on the strength of people working together to create a healthy change in people's lives and community. In the last year, Encompass served over 8,000 Santa Cruz residents with culturally sensitive, bilingual services. These services included: child and family development programs; youth services; community recovery services; and community support services. Programs are funded through a variety of sources including government entities at the school district, city, county, and state levels. Funds for services also come from foundations, corporations, service clubs, third party insurers, and individual clients.

Homeless Garden Project (HGP) – In May 1990, the Citizens Committee on Homelessness began a new project by opening the gates of an organic garden on Pelton Avenue in Santa Cruz. In 1994, they expanded to a 1.5 acre parcel at Natural Bridges Farm, where the Project currently resides. In 1998, the City of Santa Cruz adopted a Master Plan for a 614-acre open space greenbelt at Pogonip which would include a nine-acre permanent site for the Homeless Garden Project. Necessary management, operation, and site plans have begun and once key issues such as determining a source of water and a

capital campaign to fund the gardens are resolved, building will begin. The HGP provides job training, transitional employment, and support services to the homeless.

Homeless Management Information System (HMIS) – This is a collaborative project of the Santa Cruz County Continuum of Care Homeless Action Partnership, Community Technology Alliance, the County of Santa Cruz Planning and Human Services Departments, and participating Partner Agencies. HMIS is a computerized data collection application designed to capture information about homeless people and homeless programs over time. HMIS is mandated by HUD for all communities and agencies receiving HUD Continuum of Care homeless assistance funds. HMIS is essential to efforts to streamline client services and inform public policy. HMIS will enable homeless service providers to collect uniform client information over time. Analysis of information gathered through HMIS is critical to accurately calculate the size, characteristics, and needs of the homeless population; these data are necessary to service and systems planning and advocacy. Through HMIS, homeless people benefit from improved coordination in and between agencies, informed advocacy efforts, and policies that result in targeted services. Analysis of information gathered through HMIS is essential to the preparation of a periodic accounting of homelessness in Santa Cruz County, which may include measuring the extent and nature of homelessness, the utilization of services and homeless programs over time, and the effectiveness of homeless programs

Homeless Action Partnership (HAP) – The Homeless Action Partnership (HAP) is the name of the collaboration in Santa Cruz County that acts as the HUD mandated Continuum of Care. The U.S. Department of Housing and Urban Development requires communities that seek funding under the McKinney-Vento Homeless Assistance Act to come together as a community and develop a strategy to prevent and end homelessness in their area. The HAP is a collaboration of the five jurisdictions in Santa Cruz County (the County and the Cities of Santa Cruz, Watsonville, Capitola and Scotts Valley) along with homeless housing and services providers. The HAP brings in about \$1.7 Million each year as housing subsidy and supportive services. The Continuum of Care system components include prevention, emergency shelter, transitional housing, permanent affordable and permanent supportive housing, supportive services at each stage, specialized programs and outreach for each homeless subpopulation, and integration with “mainstream” programs.

Project Homeless Connect – This program originated in San Francisco in 2004 when Mayor Gavin Newsome challenged his county workers to create a better system of care for the homeless community. The one-day service model they created proved extremely effective and since its inception, Project Homeless Connect has spread to more than 220 cities and 3 different countries, including Santa Cruz in 2010. In order to provide an integrated system of care, Project Homeless Connect focuses on each aspect of homelessness, providing everything from California identification and disability benefits to clean socks and warm meals. Hundreds of individuals, corporations, nonprofits, and government agencies provide PHC and its clients with services such as dental care, eyeglasses, family support, food, HIV testing, housing, hygiene products, medical care, mental health services, substance abuse treatment, SSI benefits, legal advice, California identification cards, voice mail, employment counseling, job placement, wheelchair repair, veterinary services, and more.

Santa Cruz County Serial Inebriate Program (SIP) – This program gives individuals chronically arrested for public intoxication the choice to go to treatment, serve a jail sentence, or challenge the charges at trial. The aim is to assist people to get healthy and reduce the draw on public resources.

All In – Toward a Home for Every County Resident, the Santa Cruz County Community Strategic Plan to Prevent, Reduce, and Eventually End Homelessness – This plan builds on the

community’s original strategic plan, the Ten Year Plan to End Homelessness, and reaffirms the ambitious goals of that plan while expanding the scope and commitment to aid the most vulnerable County residents. All In has eight strategic priorities (cross-systems and population specific) that reflect the most innovative thinking both locally and nationally on how best to address homelessness and its results. All In uses the evidence-based Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) to match individuals and families to the most appropriate housing and service intervention available.

Winter Shelter (Armory) – This program provides shelter to homeless individuals and families during the cold and rainy months of the year through collaboration between the Homeless Service Center, the Salvation Army, and the National Guard Armory.



3.7 College Students and Faculty

Santa Cruz is home to the University of California, Santa Cruz (UCSC) with an enrollment of more than 17,000 students. In addition, Cabrillo College, located in Aptos, enrolls approximately 15,000 students. Students represent a large special need group who, because of their income level, require a variety of housing accommodations. In addition, faculty and staff serving at UCSC and Cabrillo also require appropriate housing. Although Cabrillo’s student population has a general impact on Santa Cruz’s housing market, it is more broadly based and also more likely to include people already living in the area. For those reasons, this section deals with the specific impacts of UCSC, as its student population generally comes from outside the area to attend UCSC and is much more likely to live within the City.

Based upon the UCSC Long-Range Development Plan, enrollment is expected to reach 19,500 students by 2020. The 2005-2020 LRDP allows an additional 4,500 students plus associated faculty and staff above the level considered in the previous LRDP. However, this projection is subject to State funding, off-campus enrollments, and a variety of factors that affect student enrollment. Although subject to considerable variability, increased enrollment underscores the need to provide adequate student and faculty housing given the high cost of housing in Santa Cruz.

In its housing planning activities, UCSC must consider the preferences and choices of students and employees. During the first two years, undergraduates often choose on-campus housing to take advantage of support services, proximity to classes, and student life. Some also live with their families and commute to campus. Older students, married students, and graduates more often prefer to live in

the community. In addition, the provision of affordable UCSC-owned faculty and staff housing can attract quality employees.

In August 2008, the City, UCSC, and community groups settled litigation regarding UCSC's Long-Range Development Plan (LRDP) 2005-2020 by approving a Comprehensive Settlement Agreement. The Comprehensive Settlement Agreement in part addresses growth in enrollment and University-related housing through 2020 for an enrollment of 19,500. The agreement allows the campus to continue growing graduate enrollment. UCSC is required to provide housing to accommodate 67 percent of new-student enrollment above 15,000 within four years of reaching that enrollment. At a total enrollment of 19,500, which is unlikely to occur earlier than the 2020-21 academic year, UCSC would provide university housing for 10,125 students.

The settlement agreement also stipulates that UCSC will not acquire or build more than 225 beds in the City (off-campus), in addition to the 354 existing beds (579 maximum total).

Currently, UCSC can provide housing accommodations to over 50 percent of its population, relying upon the City to house the remaining students. According to a 2014 UCSC Student Housing Market Study, nearly all students who rent in the off-campus market live within the City of Santa Cruz.

Table 3-19: UCSC Existing Housing Supply

UCSC Existing Housing Supply				
College Facility	Buildings	Built	Built Capacity	Benchmark Capacity
Cowell College	10	1966	612	825
Stevenson College	11	1966	435	644
Crown College	10	1967	606	874
Merrill College	5	1968	685	742
Crown/Merrill Apartments*	-	1986	-	-
Porter College	8	2004	707	816
Kresge College	11	1793	329	352
Oaks College	12	1973	549	709
College Eight	10	1989	598	801
College Nine	8	2002	681	876
College Ten	3	2002	407	557
College Nine/Ten Apartments**	-	2000	-	-
Transfer Community	1	1971	408	473
The Village	19	1979	153	153
Redwood Village	5	1988	112	146
University Town Center	5	2000	112	128
Graduate Student Housing	4	1986	80	82
Camper Park	42	1984	42	42
Family Student Housing	41	1971	199	196
Total	205		6,715	8,416
*Capacities are part of Crown College and Merrill College				
**Capacities are part of College Nine and Ten				
Source: 2014 UCSC Student Housing Market Study				

As summarized in Table 3-19, UCSC provides a variety of housing accommodations that reflect the housing needs and preferences of students, faculty, and staff. The building capacity of these facilities was originally 6,715 students; however, through a series of modifications, its temporary adjusted capacity is now 8,396 students. The facilities' benchmark capacity is designed to provide housing for 8,416 students.

Faculty and staff are not exempt from the difficulties found in the local housing market. A major recruitment tool for the University is its

academic reputation and location; however, the University faces challenges in recruiting and retaining top talent due to the expense and limited inventory of the local housing market. The housing affordability challenge affects a wide range of employees, including newly hired junior faculty, senior faculty with families, and staff of all levels.

The University employs 3,884 people and provides 239 employee housing units. Roughly 79 percent of these units are offered for sale and 21 percent offered for rent. On average, the for-sale residences cost employees \$352,500, \$587,000, and \$668,500 for two-, three- and four- bedroom units. Measure O affordable units are priced between \$1,065 for a one bedroom and \$1,199 for a two bedroom per month. Currently, 62 percent of all employee housing is occupied by faculty and 38 percent by staff.

Demand is typically high for these units, but is largely dependent upon campus-wide hiring trends. Occupancy levels have historically averaged 96 percent for rental units; however, during 2008-2013 these levels dropped to 92 percent as a result of decreased hiring. Occupancy within the for-sale units has historically been 96 percent with an annual turnover of about 5 units.¹¹ At this time, there is land set aside for additional employee housing, but there are no immediate plans to build.

¹¹ University of California, Santa Cruz, Employee Housing Market Analysis

4 Housing Resources

Santa Cruz is committed to providing housing opportunities to all segments of the community to allow its diversity to flourish. A central function of the Housing Element is to encourage a sufficient level of housing production to meet the community's needs. This chapter analyzes the resources available for the development, rehabilitation, and preservation of housing in Santa Cruz. The following sections discuss the City's share of the regional housing needs, the availability of land to accommodate new housing, and the availability of financial and administrative resources to assist in implementing housing programs.



4.1 Regional Housing Needs Assessment (RHNA)

California law requires each city and county, when preparing its State-mandated Housing Element, to adopt local housing programs to meet its "fair share" of housing needs. Every eight years, the State, in concert with the Association of Monterey Bay Area Governments (AMBAG), develops housing need projections for each jurisdiction in Santa Cruz and Monterey Counties. This process is called the Regional Housing Needs Allocation (RHNA) Plan.

Regional Housing Needs

AMBAG allocates the region's housing need to each community in the region based on planning factors in the Government Code. These include: 1) market demand for housing; 2) employment opportunities and commuting patterns; 3) availability of suitable sites and public facilities; 4) type and tenure of housing; 5) loss of assisted housing units; and 6) over-concentration of lower income households. Taking these and other factors into account, AMBAG allocated 747 units to the City of Santa Cruz for the period from 2015-2023.

Table 4-1: Regional Housing Need Allocation

Regional Housing Need Allocation	
Income Category	New Construction Need
Very Low (0-50% of AMI)	180
Low (51-80% of AMI)	118
Moderate (81-120% of AMI)	136
Above Moderate (over 120% of AMI)	313
TOTAL UNITS	747
Source: RHNA Data	

Housing Production

The US Census defines a housing unit as "a house, an apartment, a mobile home or trailer, or a group of rooms or a single room occupied as separate living quarters . . . in which the occupant lives separately from any other person in the building and has direct access from outside the building or through a common hall." Correctional facilities, nursing

homes, schools, hospitals and wards, treatment centers, licensed care homes, dorms, emergency shelters, military quarters, and similar quarters are not counted as independent housing units.

Table 4-2: Large Projects Approved, Permitted, and/or Built January 1, 2014 to May 1, 2015

Table 4-3: Remaining Need Based on Units Built/Under Construction (as of May 1, 2015)

From the time the Housing Element planning period began on January 1, 2014 until May 1, 2015, a total of 692 new housing units were constructed or in the pipeline for construction, with 7 units demolished to make way for some of the new units (See Table 4-3 and Appendix A). Of these units, 282 are affordable at some level, either by agreement or by density. This leaves a total of 55 housing units to be developed (assuming all approved units are built) and a need for 152 affordable units to meet the City's RHNA numbers. Therefore, an important component of the Housing Element is the identification and evaluation of sites to accommodate the City's remaining share of its affordable housing needs.

The City assists the construction of affordable housing for families, seniors, and other special needs groups in the community. Between January 2014 and April 2015, a total of 541 multifamily units have been built, are under construction, are approved, or have submitted applications for development (see Table 4-4). Included in these units are 94 small ownership units (SOUs), a 19-unit co-housing project, and 161 units that combine residential and live/work units.

The following describes recent projects built within the community.

Project examples:

Walnut Commons (190 Walnut St). Completed in 2014, this project is a sustainable infill project in the downtown neighborhood. The 3-story condominium complex is designed as a co-housing project, with both shared and individual spaces. The goal of the project is to create a downtown, urban, multigenerational co-housing project with a more intimate community feel than is typical in a condominium development. The project is designed for LEED certification. The relatively small units are affordable by density, with one inclusionary unit for a low income tenant or tenants.

Riverwalk Apartments (110 Lindberg St.) The Riverwalk Apartments project is a 21-unit affordable development with a mix of one-, two-, and three-bedroom apartments and includes a common room and substantial common outdoor area. The developer utilized the density bonus process to provide less than the required private open space per unit (the amount of common open space is significantly more than required, which helps to balance the minimal private open space). This project provides 18 very-low income units and 2 low income units, with one on-site manager's unit. This project was completed in early 2015.

708 Frederick St. This mixed use project, completed in early 2015, contains 22 smaller residential units on the second and third floors, with a combination of one and two bedrooms. The ground floor contains amenities for the residents as well as office space. This project is located close to transportation and shopping. There are 3 inclusionary units in the project and the remaining units are affordable by density.

555 Pacific. This project in the downtown area is currently in the plan-review phase. The mixed use project consists of a four-story building with ground floor commercial, below-grade parking, and three stories of small ownership units, 94 units in total, in a combination of studio and one-bedroom units. The project includes an additional story beyond the zoning allowance that was approved through the Planned Development process based on the provision of a large number of SOUs, a housing type that is needed in the City. Fourteen or fifteen of the units are required to be inclusionary (the developer may pay an in lieu fee for the fraction of a unit, allowing 14 inclusionary units). The remaining units will be affordable by density.

Remaining need

Table 4-3 shows the residential projects that have been built, are under construction, or have approved building permits since January 2014. In addition to these projects, a significant number of housing units are in the pipeline, with approved or submitted Planning permits or submitted building permits that

Table 4-4: Units Built, Under Construction, Approved, and/or Applied From January 2014-May 2015

Units Built, Under Construction, Approved, and/or Applied From January 2014 - May 2015					
	SFD	ADU	2-4	5+	Total
Planning Applied	0	0	0	187	187
Planning Approved	9	4	4	75	92
Bldg. Permit Submitted	19	15	2	157	193
Bldg. Permit Issue	19	18	2	32	71
Construction Completed	27	22	7	90	146
TOTAL	74	59	15	541	689
Source: City of Santa Cruz Permit Data Base					

have not yet been approved as of April 2015 (see Table 4-4). A total of 689 residential units are in the pipeline, with 282 of these units being affordable at some level (see Appendix A). While some of these units may not be constructed during the planning period, it is very likely that more units will be constructed than have been allocated through the RHNA process. Table 4-4 provides number and type of housing

units built, under construction, approved, or with application since January 2014. Appendix A provides the details of each development, number of units, affordability, and method for determining affordability.

4.2 Inventory of Land Suitable for Residential Development

State law requires that the Housing Element identify adequate sites with appropriate zoning and development standards and with services and facilities, including sewage collection and treatment, domestic water supply, and septic tanks and wells, to facilitate and encourage the development of a variety of housing types for all income levels in order to meet the City's housing goals. Such sites can be credited toward the City's regional housing production goals set by AMBAG for the 2014-2023 planning

Table 4-5: Vacant Land Potential

Vacant Land Potential		
Number of Units	Number of Parcels	Total Potential Units
1 (+/-ADU)	139	238
2	21	42
3	30	90
4	6	24
5 to 8	11	69
10 to 19	8	111
over 20	5	225
Total	220	799
Source: City of Santa Cruz Permit Data Base		

period. The public improvements for City of Santa Cruz are virtually built out, reaching all parcels within the City limits. New sewer and water connections are available upon request and no wait or prioritization is necessary for new housing units.

For this Housing Element update, the City conducted an inventory of potential housing sites using the City's Geographic Information System (GIS), the 2007-2014 Housing Element, and the County Assessor's database. The General Plan and Zoning Ordinance were used to determine the potential development capacity of each site. City staff first screened each site to identify environmental

constraints. Where environmental constraints were identified, the development capacity was reduced accordingly. It should be noted that almost all of the parcels in the inventory are infill parcels and are surrounded by existing development similar to that anticipated for these sites. In general, the City's

remaining infill parcels have marginal environmental or physical constraints, although there are undeveloped parcels that have more significant constraints, which have discouraged development when there were other, more easily developable parcels available. The General Plan development capacity and zoning for each parcel directly relate to the zoning development standards. The zoning development standards for parcels within the City set the height limits and setbacks and do not include a floor area ratio (unless located in the central business district).

Housing Sites in Residential Zones

Single-family Residential

Santa Cruz has 220 vacant parcels that are zoned to allow residential uses comprising a total of 133 acres. The General Plan designations for these residential sites are primarily low, low-medium, or medium density residential, although there are also several high density residential and mixed-use designated properties. Taken together, these sites may yield 800 or more housing units (see Appendix B-Land Inventory).

Of the vacant land, 139 parcels would support only one housing unit due to the size of the parcel or to significant environmental constraints that would make further development difficult. Of these 139 parcels, 99 would be eligible for the addition of Accessory Dwelling Units (ADUs). This would allow a total of 238 housing units, including 99 ADUs, to be developed on these parcels

Table 4-6: Single-Family Parcels

Single-Family Parcels				
Zoning	# of Parcels < 4,500 sf.	# of Parcels > 4,500 sf.	Potential ADUs	Total # of Units
RS-1A	0	5	5	10
R-1-5	27	73	73	173
R-1-7	1	8	8	17
R-1-10	0	13	13	26
RL	7	0	0	7
RM	1	0	0	1
R-T(A)	1	0	0	1
R-T(D)	2	0	0	2
CC	1	0	0	1
Total	40	99	99	238
Source: City of Santa Cruz Permit Data Base				

There are a number of sites that are zoned for single-family development that are large enough to subdivide. Sites zoned R-1-5 that are large enough to subdivide could produce 289 housing units and large sites zoned R-1-10 could produce another 26 units.

While the majority of the main houses would likely be affordable only to above moderate income households, ADUs would be affordable to moderate income households due to average price or by agreement if the property owners chose to enter into an Affordability

Agreement to waive certain development fees.

Several large housing sites (including the Swenson and Golf Club Drive properties) will, based on existing General Plan designations and zoning, accommodate detached single-family homes, townhomes, and condominiums. The General Plan allows a range in density for projects on each parcel consistent with

their land use designation. However, clustering of units through the planned development (PD) process is encouraged to facilitate projects being built at the higher end of the allowable density range.

The General Plan 2030 recommended both land use designation and policy changes for the 20-acre Golf Club Drive area located north of the Harvey West industrial area. The changes would increase residential density in the area from Low Density Residential (1.1 – 10 DU/acre) to Low-Medium Density Residential (10.1-20 DU/acre). This 20-acre area was not included in the land inventory analysis for potential opportunity sites; however, the City continues to receive questions from potential developers regarding the property. The General Plan requires that an Area Plan be adopted for the parcels along Golf Club Drive prior to any future land divisions into more than three parcels and requires that any land division application processed prior to the adoption of an Area Plan not impede or detract from the future development potential of the remainder property.

Multi-family Infill

The City has a few remaining infill sites that can accommodate multifamily developments. There are 7.9 acres of residentially zoned, multifamily infill sites in the City that are undeveloped, which are generally modest in size. These sites are zoned R-L, R-M, and R-T and permit residential development at densities ranging from 10 to 30 units per acre. The majority of these sites are less than .5 acres. The 2014-2023 Housing Element proposes specific programs to encourage the development of these smaller sites at the higher densities. The objectives under Program 1.3, Alternative Housing Types, include the following:

- Examine development regulations to identify potential barriers to the development of alternative types of housing and, if such barriers are found, develop actions to remove or modify them as feasible.
- Create and/or revise development standards for co-housing, live/work, and other alternative and appropriate housing types that respond to Santa Cruz's diverse population and housing needs.

In addition, the objectives of Program 1.4, Planned Development Permits, include a re-examination of parking requirements and other regulatory constraints that may hinder the development of smaller lots.

- Examine parking requirements and other regulatory constraints that may deter the development of Planned Developments. Initiate study within 1 year of adoption of the Housing Element.

Finally, the City's General Plan 2030 encourages development to the highest densities allowed and allows specific residential use types to exceed the maximum densities designated by the General Plan land use designations.

- LU3.7 Encourage higher-intensity residential uses and maximum densities in accordance with the General Plan Land Use designations.
 - LU3.7.1 Allow and encourage development that meets the high end of the General Plan Land Use designation density unless constraints associated with site characteristics and zoning development standards require a lower density.

- LU3.8 Allow the following residential uses to exceed the maximum densities in this chapter:
 - o Single-room occupancy (SRO) units;
 - o Small ownership units (SOU);
 - o Accessory dwelling units (ADU)'
 - o Density bonus units; and
 - o Residential uses within areas designated High-Density Overlay District (HD-O).

The multi-family zoned sites noted above can accommodate a total of 163 multifamily units, which are anticipated to be affordable to moderate income households. For this planning period, it is assumed that 81 multifamily residential units (half of the potential yield) will be constructed. While the development trend in Santa Cruz during the recession was for approximately equal single-family and multi-family housing, it is anticipated that multi-family housing, SRO's, and SOU's will be developed at a faster rate than single family housing. Given the limited availability of these sites and anticipated development trends for the City, it is estimated that 50 percent of the sites will be developed within the planning period (See Appendix B).

Mobile Homes/Manufactured Housing.

A mobile home is any vehicle designed, used, or intended to be used generally for living and/or sleeping quarters which is capable of moving, being moved, towed or transported. A manufactured home is a complete single-family home, deliverable in one or more transportable sections. Pursuant to state law, the City permits manufactured housing and mobile homes on lots for single-family dwellings subject to a compatibility certificate.¹² The Zoning Administrator issues a certificate when the home meets the location and design criteria established for such uses in the Zoning Ordinance.

Accessory Units

Accessory dwelling units (ADUs) can provide affordable housing options for seniors and students as well as other individuals or couples. From 2007 through 2013, a total of 132 ADUs were constructed or legalized in the City, with another 40 ADUs built or under construction from January 1, 2014 to May 1, 2015. Based on recent trends, it is anticipated that approximately 15-20 ADUs will be built per year or a total of 175 for the 2014-2023 planning period. This is a conservative estimate and it is likely that the actual number of ADUs developed will be higher.



Accessory Dwelling Unit Prototype (ADU)

The City has continued to review and revise the Zoning Ordinance to remove impediments to development of ADUs and to help legalize existing illegal ADUs. ADUs that meet the same standards as the main dwelling unit are considered to be principally permitted uses in all single-family zoning districts as well as in four other residential districts. Single-story ADUs are also considered principally permitted uses. The development standards for ADUs have been carefully

considered to ensure that the standards protect adjacent uses while encouraging ADU development.

¹² Government Code, § 65852.3

Parking is minimized for the ADU and the covered parking requirement for the main dwelling unit is removed if an ADU is provided on the property. Reduced setbacks are allowed to encourage the conversion of existing structures to ADUs. Homeowners may reduce or eliminate building permit fees in exchange for agreeing to rent their ADU to lower income tenants. Non-affordability-restricted ADU rents can average about \$1,100 per month for a studio or one bedroom unit. The Zoning Ordinance requires that the property owner be a resident of either the main dwelling unit or the ADU.

Housing Sites in Mixed Use Zones

When establishing the greenbelt around the City during the 1990's, the community recognized that new housing would be accommodated within a dense urban core and along the major transportation corridors. To that end, the General Plan 2030 Land Use Element envisions the development of new housing along the four major transportation corridors (Mission St., Ocean St., Water St, and Soquel Ave.), and at other "opportunity sites." These corridors have been designated Mixed Use High Density, Mixed Use Medium Density, and Mixed Use Visitor Commercial. Table 4-7 shows the total acreage for these land use categories as well as their potential densities.

Table 4-7: Major Corridor Density

Major Corridor Density		
Land Use	Acres	Density (du/acre)
Mixed Use High Density	41	10-55
Mixed Use Medium Density	51	10-30
Mixed Use Visitor Commercial	38	0-55
Source: City of Santa Cruz General Plan 2030		

The major transportation corridors are currently zoned Community Commercial (C-C) and allow mixed use development including residential development with a density of 20-30 units per acres. This zoning district also allows the

development of SROs or SOUs (Single Room Occupancy or Small Ownership Units) that are not restricted by the underlying density and therefore can result in higher density projects.

Land use requirements for the C-C district include minimal setbacks and three stories in height. There are no restrictions related to FAR (See Table 6.1). Residential uses in this district, especially higher density housing, provide incentives that include low parking requirements. Currently, there are no restrictions on the percentage of development that can serve as housing on these corridors. Existing uses in the C-C districts are neighborhood-serving and residentially-based uses; this district does not allow industrial uses or other uses that would be serious impediments to residential development.

The City began an 18-month Corridor Rezoning Process in April 2015. This process will result in new zoning designations consistent with the General Plan 2030 designations and will create incentives for lot consolidation and mixed use development. The City has also put in place a development agreement process that can be utilized during the rezoning process that allows development to exceed the density in the zoning district in order to meet the goals of the new General Plan designation.

Major Corridors

In keeping with the General Plan's vision of promoting "Smart Growth" concepts, the Soquel, Water, Ocean, and Mission Street corridors are considered suitable for medium and high density apartments and single-room occupancy units (SROs). The Soquel, Water, Ocean, and Mission Street corridors have

16 acres of very underutilized sites consisting of surface parking lots and underperforming uses that could be utilized for housing. The 16 acres of very underutilized sites are included in the 80 acres Community Commercial (C-C) zoned land identified as “opportunity areas” located along major nodes and public transit corridors, with streetscape and supporting infrastructure. (See Appendix C, Map of Opportunity Areas)

As the parcels along the corridors are interdependent and function as a group, eight “nodes” or “Opportunity Areas” were identified. Each Opportunity Area is comprised of a mix of parcels: vacant, underutilized, or developed. The nodes were identified through the General Plan 2030 process and were selected for their proximity to major intersections, location on a major transportation corridor, and inclusion of underdeveloped sites. Planners and developers often use Improvement-to-Land-Value ratios¹³ to determine if the land is fully developed: the lower the ratio, the less valuable the existing improvements and the greater the opportunity for redevelopment. In the opportunity areas, 140 of the 271 parcels have improvement to land ratios of 1.0 or less. This represents the older buildings, vacant parcels, and existing single-story development of these underdeveloped areas.¹⁴ A map of the Opportunity Areas is provided as Appendix C.

In the period from 2007 through 2009, 76 units were approved or constructed along the major corridors (Table 4-8), not including the downtown or beach area. These projects typically include the consolidation of several smaller lots, utilization of the planned development permit and/or the density advantages of the SOU or SRO programs, and the removal of old structures.

Table 4-8: Corridor Development 2007-2009

Corridor Development 2007-2009			
Address	Number of Units	Size of Parcel	Density/ Units per acre
1606 Soquel Ave.	36	18,666 sq. ft.	77 units per acre
710 Soquel Ave.	9	6,745 sq. ft.	58 units per acre
1804 Mission St.	18	15,897 sq. ft.	49 units per acre
1024 Soquel Ave.	4	35,411 sq. ft.	5 units per acre
1101 Ocean St.	9	11,932 sq. ft.	32 units per acre
Total	76	Average Density:	44 units per acre
Source: City of Santa Cruz 2007-2014 Housing Element			

Recent corridor development is averaging 44 units per acre, a greater density than the 20-30 units per acre allowed under the C-C district. Although these projects demonstrate that new development can greatly exceed the density range of the C-C district, the estimated density for the development of the corridor for the purpose of the Housing Element is 33 units per acre.

This more conservative estimate will allow for setback and land use requirements, greater possibility of mixed use development, and the inclusion of on-site parking.

There is a total of 80 acres of land included in the corridor areas. Of those 80 acres, 16 acres (70 parcels out of 271) have an Improvement-to-Land Value (I/L) ratio of less than .30 and are considered very underutilized. Of the remaining parcels, 140 out of 271 have ratios less than 1.0, which is considered

¹³ The relative value of improvements to the value of unimproved property.

¹⁴ DC&E Land Use Background Report, 2008. City of Santa Cruz

moderately underutilized. Developed at a conservative 33 units per acre, the very underutilized parcels in the opportunity areas could yield a total of 528 units

Densities of 33 units per acre can produce low, very low, and extremely low income housing. However, it is likely that due to the location of such development, moderate income housing will also be constructed in these mixed-use developments.

Special Housing Opportunities

Santa Cruz provides a wide range of housing to meet the special needs of residents. A key City goal is to facilitate, to the extent feasible, the integration of special needs housing in neighborhoods so as to provide a more integrated living environment for all Santa Cruz residents. Table 4-9 and the following describe provisions that encourage special needs housing.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act and the Community Care Facilities Act¹⁵ both state that mentally, physically, or developmentally disabled persons, children and adults who require supervised care are entitled to live in general residential settings. To that end, State law requires

Table 4-9: Special Housing Needs

Special Needs Housing								
	Residential Zones					Other Zones		
	R-S	R-1	R-L	R-M	R-H	PF	I-G	E-A
Small Community Care Facilities*	P	P	P	P	P		SUP	D
Large Community Care Facilities*	SUP	SUP	SUP	SUP	SUP	D	SUP	D
Health Facilities-Psychiatric Disabilities		SUP	SUP	SUP	SUP	D		
Nursing Homes/Convalescent Homes		SUP	SUP	SUP	SUP	D	SUP	SUP
Small Family Day Care	P	P	P	P	P		P	AUP
Large Family Day Care	SUP	SUP	SUP**	SUP**	SUP**	D	SUP	D
Farmworker Housing				p***			D	SUP
Emergency Shelters	D	D	D	D	D	P	SUP	
Student Housing			SUP	SUP			SUP	
*Community Care Facilities include transitional housing and supportive housing.								
**Permitted by right in a single-family home or duplex.								
***Zoning Ordinance Amendment to allow by right currently underway.								
P=Permitted								
D=Permitted via use determination								
AUP=Administrative Use Permit required								
SUP=Special Use Permit required								
Source: City of Santa Cruz Municipal Code, 2015								

¹⁵ California Health and Safety Code, §1500 et. seq.; California Welfare and Institutions Code, §5000 et. seq.

communities to make adequate provisions for licensed community care facilities. A licensed community care facility is defined as providing non-medical residential care, daycare, or home-finding services for disabled children or adults.

State law requires that licensed care facilities serving six or fewer persons be treated as a residential use for purposes of zoning and be allowed by right in all residential zones. Communities cannot require more stringent development standards, fees, taxes, and permit procedures for community care facilities than required of the same type of housing (e.g., single-family homes) in the same zone. The City's land use policies, permitting procedures, and other applicable development processes for such facilities are consistent with State law.



Family Day Care

The State Legislature has declared that family day care for children should also be situated in residential surroundings to give children an environment conducive to healthy and safe development. Under State law, small family day care serving up to eight children must be allowed in all single-family homes subject to licensure by the State. Communities cannot prohibit large day care facilities serving up to 14 children on lots zoned for single-family dwellings, but can require a use permit subject to compliance with local ordinances regarding noise, traffic control, parking, spacing, and concentration.¹⁶

To facilitate and encourage the adequate provision of child care opportunities, the City permits small family day care homes by right in all single-family homes and duplexes. The City also permits by right large family day care homes licensed by the State in any single-family zone and in the R-L, R-M, and R-H districts. Small and large day care facilities are also allowed in some non-residential zones.

Health Facilities for Persons with Psychiatric Disabilities

In 1999, the United States Supreme Court ruled that unnecessary segregation of people with disabilities in institutions is a form of discrimination in violation of ADA, which requires that people with disabilities receive services in the most integrated setting possible. The Court did not use the word "housing" to define the most integrated setting possible, but rather used terms such as "community placements" and "less restrictive settings." The Olmstead case specifically addressed psychiatric disabilities, although the logic extends to persons with any form of disability.

Santa Cruz is unique in its approach to providing housing for people with psychiatric disorders. The City allows health facilities for inpatient and outpatient psychiatric care and treatment in all residential zones (except the R-S zone) pursuant to an administrative or special use permit. Only an administrative use

¹⁶ California Health and Safety Code, § 1597 et. seq.

permit and design permit is required in lower density residential zones, while a special use permit is required in higher density residential zones.

Emergency Shelters

SB 2 - Emergency Shelters and Transitional and Supportive Housing requires that jurisdictions provide a zone district where emergency shelters are allowed without a conditional use permit or other discretionary action. Emergency shelters are allowed by right in the PF (Public Facilities) zone districts. The PF district is comprised of 190 acres, of which most is adjacent to mass transit and services. Many other public services are provided within this zone district. Emergency shelters can also be allowed pursuant to the use determination process in any zone district. The Planning Commission allows, through a special use permit, any use determined to be of the same character as a principally permitted use that will not impair the present or potential use of adjacent properties.

SB 2 also requires that jurisdictions provide one or more zoning districts that explicitly allow both supportive and transitional housing types in all residential zones. During the previous planning period, the City amended its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Section 50675.2 of the Health and Safety Code. The Zoning Ordinance was also amended to allow transitional and supportive housing types as a permitted uses subject to only the same restrictions on residential uses in the same type of structure.

University Housing

The University of California, Santa Cruz (UCSC) offers both student and faculty/staff housing. According to the UCSC Long-Range Development Plan, the University has identified 228 acres intended for Colleges and Student Housing. The area occupies land to the east, north, and west of the academic core and in addition to expansion of new and existing colleges, will provide new undergraduate and graduate student housing and family student housing projects. Residential facilities may include both residence hall, apartment style, and various suite-type accommodations.

In addition to student housing, the UCSC offers employee housing options. Approximately 69 acres encompassing existing development and underdeveloped land has been designated as employee housing. Existing employee housing, including Ranch View Terrace, occupies approximately 42 acres. A second 27-acre area to the north has been designated for future development of employee housing.¹⁷ Additional employee housing could also be located on Campus Resource Land. The Housing Element, Objective 3.5, commits the City to continuing to work in cooperation with UCSC to encourage the provision of housing accommodations for, and which reflect the housing needs and preferences of, students, faculty, and employees. Dormitory-type units do not count toward the City's RHNA; however, individual units such as apartment-style housing (i.e. married student housing) and condominium or single-family units (i.e. faculty and staff housing) can be counted toward fulfilling the City's RHNA.

¹⁷ UC Santa Cruz Long-Range Development Plan 2005-2020

Farmworker Housing

As described in Chapter 2, less than one percent of the City of Santa Cruz population works in farming, forestry, or fishing occupations. There are two areas within the City that are zoned for agriculture. All of the properties with this zoning designation are owned by either the City (Moore Creek Preserve), the University of California, or the federal government. None of this land is used for farming. While Santa Cruz County is an agricultural county, the agricultural areas are to the south, with a limited amount of agriculture to the north. The need for farmworker housing within the City is, therefore, extremely limited if not non-existent. Any needed farmworker housing could be provided on properties listed on the City's Land Inventory.

Analysis of Sites and Zoning

This section shows how sites recently constructed and those proposed for new housing will meet the housing production goals remaining for the 2014-2023 planning period. Specifically, this section details the relationship between zoning and development standards (e.g., density and zoning), public assistance (e.g., regulatory incentives and financial assistance), and other factors that allow the City to achieve its housing goals.

Development Standards

The City's zoning and development standards are facilitating the construction of affordable housing. Redwood Commons and the Tannery Artist Lofts were built in higher density commercial/industrial zones at a density of 30 to 35 units per acre. In the aforementioned housing projects, 40 percent and 100 percent of the housing units are dedicated as affordable to extremely low, very low, and low income households respectively, which is much higher than the requirements of the City's inclusionary ordinance.

Projects in commercial zones are built at higher densities, yet are still affordable. Along the Water and Soquel corridors, SRO units are being built at 40 to 60 units per acre, with rents that are affordable to lower income households. In addition to increased densities, the City is committed to helping development happen. In 2009, the City Council gave a one-year extension to all existing planning permit approvals to help struggling developers affected by the 2008-2009 economic downturn.

Affordable Housing (Inclusionary) Ordinance

Developers are required to set aside 15 percent of units in new rental or for-sale projects with five or more units for targeted income groups; however, recent court decisions have effectively ended the inclusionary requirements for rental housing projects. Revisions to the City's Inclusionary Ordinance to conform to these court decisions are underway. The current ordinance is structured to encourage for-sale projects to meet inclusionary requirements with moderate income units.

The City's Inclusionary Housing Ordinance did not allow developers of multifamily rental projects to opt out of the affordable rentals with in-lieu fees and because of ongoing regulatory and financial assistance provided by the City of Santa Cruz, housing projects developed under this ordinance provided a significantly higher number of affordable units than required. There was legislation in 2013 vetoed by Governor Brown that would have allowed inclusionary requirements for rental projects. The Governor indicated that he wanted to see the legal resolution of the CBIA v. the City of San Jose case before

approving any new legislation; however, since the decision on that case was recently handed down (June 2015), new legislation on this issue may be approved in the next few years. The City will revise the Inclusionary Housing Ordinance to reflect changes in State law.

Regulatory and Financial Assistance

Due to the limited remaining vacant land for housing in Santa Cruz, the City must offer regulatory concessions to facilitate the production of housing. The City has processed Zone Changes, General Plan amendments, and planned development permits, granted parking reductions, and streamlined permit processing, as well as processed and approved density bonus applications. The Tannery, Redwood Commons, 111 Barson, and Grace Commons projects all received some level of regulatory concessions from the City.

The City has also supported affordable housing through infrastructure improvements, subsidized ground leases, City loans or grants, fee waivers, and other assistance. The City continues to support mortgage revenue bonds, low income housing tax credits, and federal financial assistance for affordable housing. The Tannery project, Redwood Commons, Grace Commons, and 111 Barson projects all received some level of financial assistance from the City

Table 4-10: Financial and Regulatory Assistance for Affordable Housing Projects

Financial and Regulatory Assistance for Affordable Housing Projects				
Financial Incentives	Grace Commons	111 Barson	Tannery	Redwood Commons
Mortgage Revenue Bond			✓	
Low Income Tax Credits			✓ 4%	
State MHP Funds		✓	✓	
State AHP Funds		✓		
CalHFA		✓		
City RDA	✓	✓	✓	
City HOME	✓			
City AHTF		✓		✓
Subsidized Ground Lease			✓	
City Fee Waivers	✓	✓	✓	✓
County In Lieu Fees		✓		
Federal Section 811	✓			
Regulatory Requirements				
High Density (CBD)				✓
Density Bonus	✓			
General Plan/Zone Change	✓		✓	
Priority Processing		✓		
Planned Developments	✓		✓	
Parking Modifications	✓	✓	✓	✓
Source: City of Santa Cruz, 2009				

Table 4-9 summarizes the recent major subsidized affordable projects in Santa Cruz and the development tools used to encourage and facilitate their development. Based on the above review of City assistance for affordable housing development in the form of zoning and development standards, regulatory and financial assistance, and development capacity on housing sites, it is evident that some assistance is necessary for the development of affordable housing.

Housing in Santa Cruz is typically affordable to

moderate- and above-moderate income households, and accessory and SRO units are affordable to lower income households. All sites proposed for single-family housing will likely be affordable to above moderate income households. By May 2015, more units in the above moderate income category had been proposed or constructed during this planning period than the RHNA for that affordability level (See Table 4-10).

Of a projected 57 accessory dwelling units and 541 multifamily units, about 50 percent will be affordable to lower income households based on market rents, sales price, and project density. When these units are credited toward the regional housing needs goals, a deficit of 72 very low income units remains, although it's likely that at least some of the 287 unit overage in the low income category will actually be very low income. See Table 4-10.

As discussed earlier, the City can realistically accommodate 133 multifamily units on vacant and underutilized sites along the corridors. Development activity since January 2014 indicates that a considerable amount of new multifamily housing is projected to be affordable to lower and moderate income households. While the total number of lower income units is anticipated to be in excess of the City's inclusionary requirements, there is projected to be a deficit in the very low income category. The City will work diligently with housing developers to reduce this deficit. Overall, the City can anticipate fully addressing its remaining housing needs.

Table 4-10 summarizes the City's ability to address its regional housing needs allocation by 2023.

Table 4-11: Remaining Need Based on Units Built/Under Construction/Approved

Remaining Need Based on Units Built/Under Construction/Approved					
RHNA Goal vs. Credits	RHNA Goal/ Produced	RHNA Goals by Affordability Level			
		Very Low	Low	Moderate	Above Moderate
RHNA Goals (2014-2023)	747	180	118	136	313
Housing Production (1/2014-4/2015)	692	24	311	199	158
Remaining Deficit (4/2015)	55	156	-193	-63	155
Source: City of Santa Cruz Permit Database, 2015					
*Included in Appendix E					

4.3 Financial Resources

Private-public partnerships are an important tool for developing and managing affordable housing. Santa Cruz has access to some local, State, federal and private resources. These resources, in tandem with nonprofit organizations, can help the City achieve its housing goals. This section describes the major funding sources used in Santa Cruz and the main nonprofits in the area.

Financial Resources

Local, State, and federal housing funds available to Santa Cruz include Community Development Block Grants, remaining Redevelopment funds, HOME funds, and other affordable housing funds that may be made available by the State in the future. Each is described below.

Community Development Block Grants (CDBG)

This federal program funds a range of community development activities including acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation and construction of housing; homeownership assistance; and clearance activities. The City used to receive approximately \$600,000 in CDBG funds annually, of which 15 percent was allocated to nonprofit service providers and 20 percent to program administration. In the past few years, the amount of CDBG funds allocated to the City has decreased. The 2015 allocation was approximately \$500,000.

Redevelopment Funding

Until the State dissolved redevelopment in 2011, the City's redevelopment funds were a major source of revenue for affordable housing. This is no longer an on-going source of funds; however, the City has \$7.3 million in frozen RDA housing bonds that may, at some point, become available to fund low income housing.

HOME Funding

As an entitlement jurisdiction, Santa Cruz receives HOME funds from the federal government. HOME funds must be targeted to lower income families and can be used to promote housing production, rental assistance, housing rehabilitation, and homeownership assistance. To secure HOME funds, the City must provide matching contributions of 25 percent for rental assistance, rehabilitation, or new construction. The City currently receives about \$250,000 annually, of which 10 percent is used for administration. This reflects a decrease from the approximate \$550,000 the City used to receive from HOME funds.

Administrative Resources

A number of public and nonprofit organizations in Santa Cruz County offer expertise in the construction and management of affordable housing or the provision of supportive services.

Housing Authority of the County of Santa Cruz.

The County Housing Authority provides housing assistance to the County's lower and moderate income residents; administers the Section 8 rental assistance program; and administers the Mortgage Credit Certificate Program, First Month's and Security Deposit Program, and various other programs. The Authority also manages public housing developments, including a limited number in the City of Santa Cruz.

Community Action Board of Santa Cruz County (CAB).

CAB administers programs to combat poverty in Santa Cruz and Monterey Counties. CAB offers energy/utility payment assistance; the Shelter Project; job training and employment services; immigration assistance; and community building. Under the Shelter Project, CAB operates five services for homeless people or those at risk of homelessness, including the Housing for Medical Emergencies Program, Motel Vouchers for homeless persons facing emergency medical situations, Emergency Rent Assistance to prevent eviction, the Message Center (voice mail), Shelter Hotline, and a Countywide Resource Guide.

Front Street, Inc. (FSI).

FSI is the primary provider of social rehabilitation facilities in Santa Cruz County. The nonprofit is committed to supporting its clients at the highest level of independence possible with board and care, independent housing, and wrap-around services. FSI began operating in 1990, when it took over the 47-bed Front Street board and care facility in Santa Cruz. FSI also operates the 15-bed Darwin House for persons with mental illness and/or chemical dependency.

Mercy Housing California.

Is a national nonprofit organization and is one of the largest affordable housing organizations. They participate in the development, preservation, management and/or financing of affordable, program-enriched housing across the country. Mercy Housing serves a variety of populations with housing projects for low income families, seniors, and people with special needs. They also acquire and renovate existing housing, as well as develop new affordable rental properties. Throughout California, they have developed 128 rental properties across 36 counties which serve low and very low income working poor families, seniors, and individuals. They have developed 10,942 affordable homes, including 7,940 in rental and 3,002 in homeownership. Mercy's properties in Santa Cruz include El Centro Residential (Senior), 1110 Pacific Avenue; Gault Street Senior, 211 Gault Street; La Playa Apartments (Family), 216 Leibbrandt Avenue; Lagoon Beach (Family), 540 13th Avenue; Neary Lagoon Partners (Family), 81 Chestnut Street; Nueva Vista Apartments (Family), 136 Leibbrandt Avenue; Sycamore St. Commons (Family), 125 Sycamore Street; and Washington Street (Family), 81 Chestnut Street.

Habitat for Humanity.

Habitat for Humanity is a nonprofit, ecumenical Christian ministry dedicated to decent, safe, and affordable housing for people in need, regardless of race or religion. Habitat builds and rehabilitates homes and offers them to very low income families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor, and public agencies or private individuals donate the land. To date they have built 41 homes within Santa Cruz County.¹⁸

South County Housing (SCH).

SCH is a nonprofit community development corporation that operates in Santa Clara, Santa Cruz, Monterey, and San Benito counties, building communities through affordable housing development, property management, and neighborhood development. Since it was founded in 1979, SCH has built nearly 2,873 units including apartments, single family homes, senior housing, co-housing (where several families share a kitchen, dining and living room), and single room occupancy. Where supportive services are available, SCH has built housing for families in transition and for homeless adults, as well as for individuals with developmental disabilities. The nonprofit also redevelops housing (e.g., mobile home parks) to provide home ownership opportunities to people with very low to moderate incomes. SCH projects in the City of Santa Cruz including one child care facility, three mobile home parks, nine multifamily units, and 2 single family units. In total they have 456 units in Santa Cruz County.

¹⁸ <http://habitat.org/about-us/>

Mid-Peninsula Housing Coalition (MPHC).

Mid-Peninsula is an established regional nonprofit organization that develops, manages, acquires, and rehabilitates affordable rental housing, with a focus on affordable family and senior rental apartments. MPHC has been involved in the preservation of affordable housing units that are at risk of converting to market rate uses. MPHC has one property in Santa Cruz at 314 Jessie Street. It is a two story apartment complex near downtown, convenient to shopping, transportation, and services. Originally built as a motel in the 1940s, it required extensive rehabilitation to make it suitable for permanent housing. Jessie Street now provides three single-room occupancy (SRO) studios and 10 one bedroom apartments for adults with mental disabilities and/or transitioning from homelessness.

Encompass (Formerly Santa Cruz Community Counseling Service)

A nonprofit agency serving Santa Cruz County since 1973, they offer a child development program (early childhood education, social services, and parent education to families with young children); youth services (related to school, family conflicts, substance use, homelessness, emotional turmoil, and juvenile justice involvement); community recovery services (residential and outpatient drug and alcohol recovery services for adults); and community support services (for individuals challenged by loss, poverty, and stigma associated with mental illness or experience as a foster youth). Encompass programs are funded through a wide variety of governmental entities at the school district, city, county, state, and federal levels. Funds for services also come from foundations, corporations, service clubs, third party insurers, and individual clients.

Encompass manages a range of affordable and special needs housing projects throughout the City and County. A few of the organization's many facilities in the City include the River Street Shelter (a 32-bed emergency shelter for homeless adult men and women); Pioneer House (community support services in the Harvey West area); and Front Street Residential Care Facility (a 47-bed residential care facility located at 126 Front Street on the southeastern edge of downtown Santa Cruz); and Grace Commons (1041 Soquel Avenue), 15 units of special-needs housing for residents with very low incomes.

For the Future Housing

For the Future Housing, Inc. (FTF) is an Affordable Housing Development Company specializing in the creation of Affordable Family, Senior, and Single Resident Occupancy (SRO) Housing Communities throughout CA. The principals of FTF have more than 75 years of experience in real estate development, construction and finance. FTF is affiliated with Michael Roberts Construction, Inc., (MRC) a CA General Contractor with extensive experience building high density infill apartments.

FTF partners with finance, architecture, engineering, construction, property management, and resident service providers to provide residential real estate projects. FTF actively pursues joint venture opportunities with for profit and nonprofit developers in multiple markets to provide affordable housing.

5 Land-Use Constraints

Various circumstances may constrain the City's ability to address its housing needs such as market factors, governmental regulations, environmental conditions, and infrastructural considerations. Moreover, housing goals may at times conflict with the need to promote other important City goals, such as the desire to provide open space and recreational facilities, protect environmental and historic resources, and maintain current service levels. These and other constraints affect the feasibility of constructing housing.



To that end, State law requires the Housing Element to analyze potential and actual governmental and nongovernmental constraints to the production, maintenance, and improvement of housing for persons of all income levels, including persons with disabilities (Section 65583(a)(4)(5)). This section analyzes the potential constraints Santa Cruz faces and how the City addresses them.

5.1 Land-Use Controls

Governmental policies and regulations can impact the price and availability of housing and, in some cases, the financial feasibility of new affordable housing. These policies and regulations include development standards, permit processing, fees, and taxes. In addition to governmental regulations, market limitations can affect the financial feasibility and affordability of new housing. This section discusses potential constraints in Santa Cruz and efforts by the City to address those constraints.

Development Standards

The City's Zoning Ordinance sets forth regulations that determine the type, location, density, and scale of residential development. Such regulations are designed to promote the health, safety, and general welfare of residents, preserve the character and integrity of neighborhoods, and implement the General Plan goals and policies. The City is in the process of updating the Zoning Ordinance, in part to remove constraints from the ordinance in order to comply with the 2030 General Plan. State law has also increasingly focused on how residential development standards affect the feasibility of building market rate and affordable housing.

Table 5-1 describes the City's standards for housing, including setbacks, building heights, lot area, and open space, for the most common residential districts.

Table 5-1: Housing Development Standards

Housing Development Standards								
Zone District	Bldg. Height	Lot Width	Minimum Yard Setback			Minimum Lot Area (sq. ft.)	Lot Area Per DU (sq. ft.)	Minimum Open Space (sq. ft.)
			Front	Side	Rear			
C-C Mixed Use	40	50	0 ¹⁹	0 ²⁰	0 ²¹	5,000/ 8,000	5,000	100 sf private area plus 150 sf common area per unit
R-S	30	100 to 250	40	15 to 25	30	1 to 10 acres	1 DU per lot	N/A
R-1	27-30	50 to 70	20 to 25	5 to 10	20 to 30	5,000 to 10,000	1 DU per lot	N/A
R-L	30	50	15	5 ²²	10	5,000 for SF; 5,500 for two or more units	Duplex: 2,200; 3 plus: 1,450 sf (1,100 for studio/1bdrm)	For 3 or more units, 400 sf per unit; 200 sf for studio/1 bdrm
R-M	30-35	50-65	15 ²³	5 ²⁴	10 ²⁵	4,400 to 5,500	Duplex: 2,200. 3 plus: 1,450 (1,100 sq. ft. for studio/1 bdrm)	200 sf per bedroom up to 400 sf
R-H	30-48	50	15	5 ²⁶	10 ²⁷	4,000 – 5,000 sf	Duplex: 2,000 sf; 3 or more units: 790 sf per unit	250 sf per unit for 3 or more units
Source: City of Santa Cruz Zoning Ordinance, 2015								

Structural Standards

The City permits new housing at various densities in the residential and commercial zones. Densities permitted vary from less than one unit per acre in the R-S zone to 55 units per acre in the R-H zone. Housing is also permitted in various commercial zones at a maximum density of 55 units per acre. The maximum height permitted ranges from 30 feet in residential and commercial districts to as high as 48 feet in higher density residential zones.

The City actively facilitates mixed use projects and housing in commercial zones: the setbacks are less restrictive, the open space requirement is only 150 square feet or less per unit, and parking reductions are available. SRO units in commercial areas also have less restrictive standards with respect to open space and parking (as noted below) and density. The General Plan 2030 included new mixed use designations for properties along the corridors and at opportunity sites. Furthermore, for mixed use projects in the Central Business District, the residential density is based on a 2.0 FAR and the height limit

¹⁹ Except where special street setbacks apply

²⁰ When adjacent to a residential district, setbacks of said residential district are required.

²¹ Both 1 and 2, above, apply.

²² Side yard setbacks shall be the stated standard or 1 foot for each 3 feet of building height, whichever is greater.

²³ See footnote 4, above.

²⁴ See footnote 4, above.

²⁵ See footnote 4, above.

²⁶ See footnote 4, above.

²⁷ See footnote 4, above.

is up to 75 feet. These standards facilitate the construction of mixed use projects or residential projects in commercial zones. Policy 1.3 and program 1.2 in Chapter 7 address mixed use standards and support expanding the mixed use overlay to the transit corridors.

Open Space Requirements

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. For single-family homes, open space is reflected in setbacks, yard sizes, and lot coverage requirements.

Multifamily projects (e.g., apartments and condominiums) are also required to have dedicated open space in lieu of private yards. Multifamily housing, with the exception of SRO, SOU, and mixed use developments, must have 200 to 400 square feet of open space per unit.

Parking Requirements

The City's residential parking requirements are designed to accommodate vehicle ownership rates, reduce street congestion and traffic hazards, provide attractive and appropriate parking facilities, and encourage non-auto alternatives. The Zoning Ordinance requires parking spaces that approximate the average vehicle ownership patterns of residents. These requirements are shown in Table 5-2; however, exceptions may be granted for publicly subsidized units if there is a conflict with State or federal regulations or the requirements of the project funding source.

Table 5-2: Parking Requirements

Parking Requirements				
	Number of Bedrooms			
Housing Type	Studio	1	2 to 3	4
Single family	1	1	2	3 +1 for each additional bedroom
Apartments/ Condominium	1	1.5	2	3
Mobile homes	1	1.5	2	3
Residence halls, dormitories	0.75 per each guest or occupant			
Senior housing development	1 for each 3 dwelling units or rooms intended for separate occupancy, plus an area of land equal to the required off-street parking for apartments, not including required open space.			
Community care facilities	1 per 5 residents plus 1 for the manager, plus 1 per maximum number of staff on shift			
Small ownership unit	1 for each dwelling unit			
Single-room occupancy unit	0.75 for each dwelling unit			
Accessory dwelling unit	1 parking space, covered or uncovered, shall be provided on site for each bedroom in addition to the required parking for the primary residence			
Source: City of Santa Cruz Zoning Ordinance				

Codes, On- and Off-Site Improvement Standards

To ensure that new housing is safe and accessible to residents, it is important to enforce building codes and provide site improvements. The following discussion highlights the primary building and accessibility codes that affect the construction and rehabilitation of housing, including accessible housing, in Santa Cruz.

Building Codes and Site Improvements

Building codes and site improvements can impact the cost of housing. Every three years, the State adopts new codes that contain the latest advances in construction practices and engineering concepts. The California Building Standards Commission adopted the California Building Codes in 2013, largely based upon “model” codes produced by various professional organizations. Local agencies are required to adopt these codes, but may make amendments to address geological, climatic, or topographical conditions in the community provided the modifications are no less restrictive than the State standards.

Since 1992, the City of Santa Cruz has participated in a regional effort, the “Silicon Valley Uniform Building Code Program,” to standardize building codes, streamline and delete unnecessary technical or time processes, and eliminate wide variations in local modifications. This alliance of the Monterey Bay, Peninsula, and East Bay Chapters of the International Conference of Building Officials (ICBO) succeeded in reducing some 400 local amendments to the current codes (total from all jurisdictions) to just eleven.

The City adopted local modifications to incorporate the latest advancements in Green Building, seismic design, and energy conservation technology developed by the Structural Engineers Association of California, California Building Officials, FEMA, and others. All the proposed and adopted amendments have detailed findings demonstrating the technical and local reason for the changes. Most amendments address green building, seismic design, or construction issues that are not addressed in the adopted State codes, because the City is dedicated to reducing greenhouse gas emissions and is located in an active seismic zone. Since the City’s adoption of these modifications, Green Building requirements have been adopted by the State into the California Building Code.

Site improvements include roads, water, sewer, and other infrastructure necessary to serve new residential and other development. Requiring developers to make site improvements, pay pro rata shares toward infrastructure costs, and pay for additional public services will increase the cost and affordability of housing. Improvement requirements intended to maintain fair share as appropriate are regulated by the subdivision ordinance. However, since the vast majority of housing sites have infrastructure in place, site improvements are not anticipated to constrain the availability or cost of producing housing in the community. In some cases, the City’s Economic Development Department contributes toward the improvement costs.

Accessibility Codes

Government Code Section 65583(a)(4) requires localities to analyze potential and actual government constraints upon the maintenance, improvement, or development of housing for persons with disabilities, as identified in the analysis pursuant to paragraph (4) of subdivision (a), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of

developers, and local processing and permit procedures. Government Code Section 65583(c)(3) requires that the Housing Element provide a program to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. As part of the Housing Element process, the City conducted such an analysis to identify potential impediments. The findings of the analysis are summarized below.

Allowance of Land Uses

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find suitable housing. Although the Zoning Ordinance permits a range of special housing types, some are by the use determination process. The “Development Permit Procedures” section of this chapter describes how the use determination process facilitates the development of a wide variety of special needs housing in the community.

For special needs housing, the use determination process authorizes the use, a Special Use Permit sets operating conditions, and Design Review or a Planned Development Permit addresses physical layout issues. However, State law regulates the development and operating conditions for licensed residential care facilities serving six or fewer persons and other similar cases. The City does not require additional building codes or levels of review to build or convert housing for people with disabilities. The City’s entitlement process ensures that facilities are built and operated in a manner compatible with surrounding land uses and in compliance with State law.

New Construction

Cities that use federal housing funds must meet federal accessibility guidelines. For new construction and substantial rehabilitation, at least 5 percent of the units must be accessible to persons with mobility impairments and an additional 2 percent of the units must be accessible to persons with hearing or visual impairments. New multifamily housing must also be built so that: 1) the public and common use portions of such units are readily accessible and usable by persons with disabilities; 2) doors allowing passage into and within such units can accommodate wheelchairs; and 3) all units contain adaptive design features. For example, one out of 25 units must have disabled-accessible showers.²⁸

HUD also recommends, but does not require, that all design, construction, and alterations incorporate, wherever practical, the concept of visitability. This recommendation is in addition to requirements of Section 504 and the Fair Housing Act. Recommended construction practices include wide enough openings for bathrooms and interior doorways and at least one accessible means of egress/ingress for each unit.²⁹ The City enforces all federal and State accessibility laws. The Santa Cruz Municipal Code (SCMC) also requires new units to have standard width doorways on first floor units at least 32” wide (except for structures where the grade from the sidewalk to the front door exceeds 15 percent), thereby allowing wheelchair access to all interior rooms in a house (Section 18.06).

²⁸ Section 804(f)(3)(C) of the Fair Housing Act, SCMC, Section 18.06.015

²⁹ HUD Directive, Number 00-09.

As part of its development regulatory framework, the City Council has appointed a Board of Building Appeals to interpret technical decisions of the Building Official or the Fire Marshal. Five regular members must be any of the following: architect, engineer, general building contractor, engineering contractor, electrician, plumber, mechanical or sheet metal contractor, non-jurisdictional building inspector, or fire inspector. From time to time, the Board calls upon special members to assist in making determinations on matters involving their fields of expertise. Special members consist of at least two representatives of the disabled community and an energy conservation specialist, and have full voting rights.

Rehabilitation of Units

Given the age of Santa Cruz's housing stock, the issue facing many people with disabilities may be retrofitting existing homes built before modern accessibility standards. To facilitate the rehabilitation of these structures, the City allows a property owner to build a ramp to allow entrance into a single-family home upon securing a building permit and payment of fees totaling \$500. Moreover, the Municipal Code allows any structure, guardrail, or handrail which is necessary to provide access to the first floor of a residence for the physically challenged to protrude into the required yard area and street setbacks.

To assist in the retrofit costs of making housing more accessible, the City's Unified Rehabilitation Program provides federally funded loans to low income homeowners or rental property owners with low income households to make modifications to improve accessibility for people with disabilities.

Mechanisms for Providing Flexibility

The City offers various mechanisms to ensure that residential development standards do not constrain the development, maintenance, and improvement of conventional and special needs housing. These include the Density Bonus Ordinance, the planning development permit process, and financial incentives. The following describes the three major programs in Santa Cruz.

Density Bonus Ordinance

The City enacted (and subsequently amended) a Density Bonus Ordinance to implement State law.³⁰ The City allows a developer to build 35 percent more units than allowed under the Zoning Ordinance for projects that dedicate 10 percent of units for very low income households, or 20 percent for low income households and for qualified residents such as seniors. Additionally, a 27.5 percent density bonus is automatically allowed for rental properties upon request as part of an incentive package to encourage rental project development (SCMC 24.16.200). In September 2004, the Governor signed SB1818, substantially modifying the original State density bonus law and increasing the number of concessions or incentives (between one and three) which a jurisdiction must grant developers who qualify for a density bonus. To qualify for this density bonus, a development must have at least five units (not including any density bonus units), and the developer must apply for the density bonus when first submitting plans.

Planned Development (DP)

Santa Cruz also provides an administrative technique to foster development plans for eligible lands that serve public objectives more fully than permitted under conventional zoning regulations. Under SCMC

³⁰ Government Code Section 65915.

24.08.700, the City will consider modifications to the following standards: 1) building setbacks, lot coverage, and lot area; 2) street standards; 3) parking and loading; 4) open space and landscaping; 5) maximum height; and 6) various other standards. To be eligible for a Planned Development (PD) permit, a lot must exceed 20,000 square feet. The Planning Commission and City Council are the approving bodies. The intent is to facilitate creative projects that achieve greater public benefit than would otherwise be provided by the underlying zone district.

During the recent update of the General Plan, consideration was given to amending the PD requirements to allow it to be used for smaller developments. General Plan 2030 action LU1.1.1 directs the City to “Review the Zoning Ordinance for opportunities to allow for creative development such as lowering the minimum net lot area required for a Planning Development Permit.” This General Plan directive is supported by the following new objective in the Housing Plan Program 1.5 – Development Review Process: Revise the Zoning Ordinance to reflect policies of the General Plan 2030 that would remove or lessen constraints on housing development.

Direct Financial Assistance

At times, the City may also provide financial assistance to facilitate the production of affordable housing that addresses citywide goals. For instance, developers of very low and low income housing may apply for a waiver of the following fees: sewer and water connection, planning application and plan check, building permits, park land and open space, parking deficiency, and fire fees (SCMC, Section 24.16.300). The City may, in other cases, provide low-interest loans, land write-downs, and other financial assistance for affordable housing projects. Santa Cruz has a long history of working with developers to build affordable housing.

5.2 Fees and Exactions

Like cities throughout California, Santa Cruz collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees: school impact, park in-lieu, sewer and water connection, building permit fees, as well as a variety of handling and service charges. These

Table 5-3: Examples of Proportion of Fees in Overall Development Cost for Residential Development

Examples of Proportion of Fees in Overall Development Cost for Residential Development		
Development Cost for a Typical Unit	Single-Family (1860 sq. ft.)	Multifamily (21 units, 800-1,000 sq. ft. per unit)
Total estimated fees per unit	\$13,400	\$6,760
Typical estimated cost of development per unit	\$445,000	\$170,000
Estimated percentage of fee cost to overall development cost per unit	3.0%	4.0%
Source: City of Santa Cruz Planning and Community Development Department		

fees comprise a percentage of the housing costs in the City, in the range of 3 to 4 percent of total construction costs. In addition, subdivisions and multifamily projects may incur the cost of preparing environmental impact reports, traffic studies, soils reports, and filing fees for tentative and final maps as well as design review

fees. Such fees are typically based on the hourly rates of City employees (including overhead) and the typical number of hours spent processing such applications or performing the associated work. Tables 5-3 and 5-4 show the basic fees that apply to new residential construction in Santa Cruz. Estimates are based on the average size units that are constructed in the City.

Fees, land dedications, and infrastructure improvements are also required in most instances to provide an adequate supply of public parkland and the necessary infrastructure (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most if not all additional costs are passed to the ultimate resident in the form of higher home prices or rents.

Table 5-4: Examples of Housing Development Fees

Examples of Housing Development Fees		
FEE CATEGORY	FEE AMOUNT	
Planning and Application Fees	Single-Family (1860 sq. ft.)	Multifamily (21 units, 800-1,000 sq. ft. per unit)
Building Plan Check	\$1,900	\$9,975
Planning Plan Check	\$1,600	\$11,000
Energy Plan Check	\$130	\$130
Public Works Plan Check	\$330	\$880
Building Permit Fee	\$3,000	\$15,000
Strong Motion Fee	\$57	\$750
CBSC Fee	\$18	\$150
Building Inspector Training	\$3	\$6
Document Handling	\$38	\$340
Technology Fee		\$2,000
Green Building Education Fund	\$1,100	\$9,100
Demolition Fee	\$110	
Outside Fire Plan Check	\$45	\$45
Address Fee		\$220
Fire Plan Check	\$575	\$3,000
General Plan Maintenance	\$3,600	\$28,300
Parks and Recreation Fee		\$55,500
Electrical Permit Fee	\$275	\$3,450
Plumbing Permit	\$276	\$1,375
Mechanical Permit Fee	\$83	\$575
Other Fees	\$260	\$104
Total	\$13,400	\$141,900
Estimated Percentage of Total Development Costs	3.0%	4.0%
Source: City of Santa Cruz Planning and Community Development Department		

The City's development fees are relatively modest and few increases have been made other than annual Consumer Price Index increases. Since January 2006, the Green Building Program has required all new construction to include a choice of various green features in order to obtain a building permit. Buildings using more features than the minimum required also receive accelerated processing. To fund the program, the City Council approved a Green Maintenance and Education Fee (.0025 times the valuation of the project). Total development fees are typically less than ten percent of the project valuation. The current fee schedule has not appeared to slow the number of single-family housing units as it continues to grow. To ensure that fees do not constrain the production of affordable housing, the City may grant fee waivers for qualified affordable housing projects as part of a development agreement for the project.

5.3 Processing and Permit Procedure

The Zoning Ordinance stipulates the residential types permitted, permitted with an administrative or special use permit, or prohibited in each zone allowing residential uses. Permitted Uses are those

Table 5-5: Housing Types Permitted by Residential Zoning District

Housing Types Permitted by Residential Zoning District					
Type of Housing	Zone				
	R-S	R-1	R-L	R-M	R-H
Single-family residences	P	P	P	P	
Two-family residences		SUP	P	P	AUP
Townhouses and apartments			P	P	P
Condominiums and co-housing			P	P	P
Accessory dwelling units	P	P	P		
Small Community Care Facilities*	P	P	P	P	P
Large Community Care Facilities*	SUP	SUP	SUP	SUP	SUP
Nursing Homes/Convalescent Homes		SUP	SUP	SUP	SUP
Small Family Day Care	P	P	P	P	P
Emergency Shelters	D	D	D	D	D
Student Housing			SUP	SUP	
Source: City of Santa Cruz Zoning Ordinance, 2015					
P= Permitted; D= Permitted via use determination; AUP= Administrative Use Permit; SUP= Special Use Permit					
* Transitional housing is included in Community Care Facilities					

uses allowed without discretionary review, except for design review, in designated areas as long as the project complies with all development standards.

Administrative use permits are reviewed by the Zoning Administrator at a public hearing, which allows some flexibility on the part of the City to ensure basic health, safety, and general welfare concerns are met. Special use permits are reviewed by the Planning Commission, also at a public hearing. Zoning Administrator decisions can be appealed to the Planning Commission and Planning Commission decisions can be

appealed to City Council.

Table 5-6: Permits Required for Residential in Commercial Zoning District

Permits Required For Residential in Commercial Zoning District						
Multifamily Housing	Commercial/ Industrial Zones					
	C-C	C-T	C-N	C-B	P-A	I-G
Multifamily 3-9 units	AUP***	AUP***	SUP	AUP***	AUP***	SUP
Live-Work	D	D	D	D	D	D
Mixed Use 1-2 units	P		P	AUP***	P	
Mixed Use 3-9 Units	AUP***		AUP***	AUP***		SUP****
SOU's	SUP***			SUP***		
SROs <15 Units	AUP***					SUP***
Source: City of Santa Cruz Zoning Ordinance, 2015						
P= Permitted; D= Permitted via use determination; AUP= Administrative Use Permit; SUP= Special Use Permit;						
* R-T district has five sub districts; uses permitted varies by district						
** Transitional housing is included in Community Care Facilities						
*** Larger facilities require a Special Use Permit						
****Mixed use allowed with SRO only						

Projects appealed to the City Council get priority scheduling and fees for the appeal are currently set at \$500. Typical findings of a use permit indicate that the project is consistent with the General Plan, the use is compatible with surrounding

uses, and that it addresses basic public health, safety, and general welfare concerns. Tables 5-5 and 5-6 show which housing types are permitted in each zoning district that allows residential development.

Table 5-7: Timelines for Permit Procedures

Timelines for Permit Procedures	
Type of Approval or Permit	Typical Processing Time
Ministerial Review	6-8 Weeks
Conditional Use Permit	3 Months
Zone Change	One Year
General Plan Amendment	One Year
Site Plan Review	6 Weeks
Architectural/Design Review	6 Weeks
Tract Maps	6 Months
Parcel Maps	3 Months
Initial Environmental Study	3-6 Weeks
Environmental Impact Report	One Year
Source: City of Santa Cruz Planning and Community Development Department, 2015	

The City works closely with developers to expedite approval procedures so as not to put any unnecessary time constraints on development. The City uses different processing to review proposed residential projects depending on the type and complexity of the project and whether a major variation in development standards, existing land uses, or operating conditions is requested. Tables 5-7 and 5-8 show the general timelines for permit and processing procedures. New residential projects may require approval

of one or more permits, including design permit and administrative use or special use permit. The City also offers a pre-approval process so that larger project developers can consult with planners and other City departments before completing development plans. This can help expedite the approval process and improve developments.

Table 5-8: Typical Processing Procedures by Project Type

Typical Processing Procedures by Project Type					
	Single Family Unit	Subdivision	Multifamily 20 units	<	Multifamily > 20 units
Typical Approval Requirements	Building Permit	Planning Commission	Administrative Design Permit		Administrative Design Permit
		City Council			Zoning Administrator
Est. Total Processing Time	30-45 Days	6 Months	10-12 Weeks		12-16 Weeks
Source: City of Santa Cruz Planning and Community Development Department, 2015					

The time required for development review increases with the complexity of the project, land constraints, and the number of agencies involved in review. A typical a single-family home that is not greater than 3,000 square feet or on a substandard lot doesn't require a discretionary Planning permit, simply a building permit, which can generally be approved in approximately 30-45 days. A typical "over the counter" project that requires a planning approval such as design review is generally the quickest type of Planning review. The plans are routed to different departments for review and comments. This process will usually take about two months and does not require a public hearing. All multifamily projects will need at least a design review permit to review the architectural and site development

proposal for compatibility with surrounding uses. Required findings include consistency with the General Plan, consideration of traffic, solar access, open space, and landscaping. The project will usually take two to three months to process and no public hearing is necessary. Larger multifamily projects, projects requiring an EIR, and projects that require approval of the California Coastal Commission may take a year or more for review and approval due to State and CEQA regulations.

Use Determination Process

In some cases, not all permitted uses (particularly special needs housing) are specified in the Zoning Ordinance. Many types of special needs housing continue to evolve over time and in a process that has blurred traditional distinctions between different uses. Examples include a simple transitional housing project that has varying levels of supportive services, and senior projects that provide assisted and independent living units for more than seven persons. In cases like these, the distinction between residential and group quarters may be unclear.

The Use Determination process is an important tool to allow specific housing projects in zoning districts where these housing types are not explicitly allowed in the Zoning Ordinance, thus expanding housing opportunities to persons with special needs. For some zoning districts, the Zoning Ordinance specifies that other uses determined by the Zoning Administrator to be of the same general character as other uses allowed within the district that will not impair the use of adjacent properties may be permitted with the approval of a use permit.

The use permit authorizes the use and sets the operating conditions for the project. The use permit typically covers operating conditions, such as hours of operation, capacity, and other issues related to how the facility is used. The physical layout of the site is addressed through either a Planned Development (PD) Permit or Design Review. The PD permit is designed to facilitate creative projects that achieve greater public benefit in exchange for higher densities or other development incentives. The PD Permit regulates development standards, parking, and other physical site layout issues.

The present Homeless Services campus was originally approved through the Use Determination process by establishing that similar quasi-public uses were located in the I-G zone. A Special Use Permit set the operating conditions for the site. However, a Planned Development permit was later issued for planned expansions to the Homeless Services Center. The PD Permit allowed the applicant to propose development standards necessary to make the project feasible given site constraints. Under this permit, the site was allowed to reduce setbacks from 20 feet to only 5 feet, increase the number of stories from 2 to 3, and modify the parking requirements to be substantially less than standard SRO projects.

For the development of transitional housing projects, the same permitting process would typically be utilized. However, transitional housing projects are usually developed by buying an existing multifamily residential structure or single-family residence and converting the use to transitional living. In such cases, if community care facilities were not explicitly allowed in the zoning district, the applicant may need to seek approval of the use through the use permit process, which would also set general operating conditions if the use differed significantly from other residential uses in the same zone.

Accessory Dwelling Unit Ordinance

City originally adopted an Accessory Dwelling Unit (ADU) Ordinance in 2003. This ordinance developed guidelines for residents in single-family districts who wish to construct a second unit on their property. In accordance with State law, these applications are reviewed ministerially and approved at the staff level. The ADU Ordinance has been amended several times in response to input from City Council and the community. The intent of the revisions has been to encourage the legalization of second units developed without permits and to allow ADUs on additional sites. The criteria for accessory dwelling units include the definition of an accessory dwelling unit, the maximum allowable square footage, and the development standards for these units.

Single-story ADUs and ADUs that meet the development standards of the primary residence in the zoning district in which they are constructed are principally permitted uses. In the period from 2007 through 2014, 148 ADUs were completed within the City. This is an average of 18.5 units annually over this eight-year period. Given this construction average, it doesn't appear that the ADU criteria pose a significant constraint to the development of ADUs and new amendments to the ADU ordinance were enacted in 2014 that ease potential constraints even further. Specific criteria for ADUs units include:

- No more than one accessory dwelling unit is allowed on any one legal lot or parcel.
- The total floor area of the ADU is limited to ten percent of the lot size up to a maximum floor area of 800 square feet.
- Detached one-story ADUs shall have rear and side setbacks not less than three feet and a minimum distance of six feet from other buildings on the site. Detached ADUs higher than one story are required to have five-foot side yard setbacks and ten-foot rear setbacks. Attached ADUs shall have the same setbacks required for the primary residence.
- For a studio or one bedroom ADU, one on-site parking space is required; for a two-bedroom ADU, two spaces are required. These spaces are in addition to those required for the primary residence; however, if an ADU is developed on the property, the requirement for covered parking for the main residence is removed.
- An ADU that is not a conversion of an existing structure may cover no more than thirty percent of the rear yard setback area of the property.
- The property owner must live in either the primary structure or the ADU except under limited circumstances.

5.4 Non-Governmental Constraints

Market Constraints

Construction costs, land availability, financing, and legal liability of new housing construction represent the most significant market constraints to the provision of housing. Although market conditions are generally outside of the City's control, the City has some leverage in instituting responsive policies and programs to address market factors. The following discussion highlights the major market constraints to the production, maintenance, and improvement of housing in Santa Cruz.

Construction Costs

Development costs for housing can vary significantly, depending on the type of housing, such as single-family, townhomes, and apartments. However, even within a particular building type, construction costs vary by unit size and amenities. The International Conference of Building Officials (ICBO) issues cost estimates for good quality construction, providing materials and fixtures well above the minimum required by state and local building codes. Current costs for new construction range from \$200 to \$300 per square foot.

Land Costs

Another key component is the price of raw land and any necessary improvements. Limited supply combined with a high demand keeps land costs relatively high throughout the Monterey Bay Area. However, land prices are highly variable and depend on whether the site has environmental constraints, the density of development permitted, and whether an existing use must be removed. Industrial land tends to sell at a lower price due to the location and the need to mitigate environmental concerns.

Financing

Financing plays an important role in the production of housing, particularly for affordable housing. In today's market, construction and permanent loans cover up to 90 percent of the future project value for multifamily developments through the HUD's Federal Housing Administration. This means that developers must usually advance up to at least 10 percent of the project value. However, no firm threshold exists for what is an acceptable "return on investment," nor is there a maximum equity contribution before an otherwise feasible project becomes infeasible. This is because many affordable housing projects receive public subsidies, density bonuses, and regulatory incentives that can make an otherwise infeasible project feasible.

Another constraint to development is the availability of financing and insurance for condominiums. In past years, California law held condominium developers liable for up to four years in the case of a patent defect or 10 years in the case of a latent defect. This liability resulted in increased interest rates for condominium development loans as well as higher insurance costs for the developer. In 2002, SB800 limited prolonged and costly litigation over allegations of construction defect by clarifying a homeowner's rights and a developer's responsibilities in case of a lawsuit over construction defects.

After the 2007 mortgage foreclosure crisis, loan availability became constrained, making both construction and purchase financing extremely challenging. The market has since recovered and financial assistance for construction and purchase are currently less challenging to obtain.

Labor Costs

In recent years, labor organizations have lobbied for changes in State law that affect labor costs for public projects, including affordable housing. In January 2002, SB975 significantly expanded the definition of public works projects and public funds, thus requiring payment of prevailing wages for most private projects built under an agreement with a public agency to provide assistance to the project. The subsequent passage of SB972 provided some relief by exempting a self-help housing project, transitional housing, and affordable housing funded by below-market-interest-rate loans that allocate at least 40 percent of the units for 20 years to low income households. Locally, the City's living wage ordinance

(adopted in 2000) requires all full-time City employees and full-time employees working on City contracts of \$10,000 or more to be paid a minimum of \$14.97 per hour with health benefits or \$16.32 per hour without benefits. In contracts where prevailing wage rates apply, the contractor or subcontractor must pay the greater of the former or the living wage requirement. Interviews with affordable housing developers indicate that the Living Wage Ordinance has had minimal impact on affordable housing either because the project is exempt or the prevailing wages required by the project's funding source generally exceed the minimum wage required under the ordinance.

5.5 Environmental Constraints

The City is committed to protecting the beauty and integrity of its natural environment, particularly in light of anticipated population growth, consumption levels, technological impacts, and other pressures associated with urban life. Balancing environmental preservation with housing goals and the provision of infrastructure and services is a priority in the Housing Element, Land Use Element, Civic and Community Element, and the Natural Resources and Conservation Element of the General Plan. This section summarizes these potential constraints.

Environmental Hazards

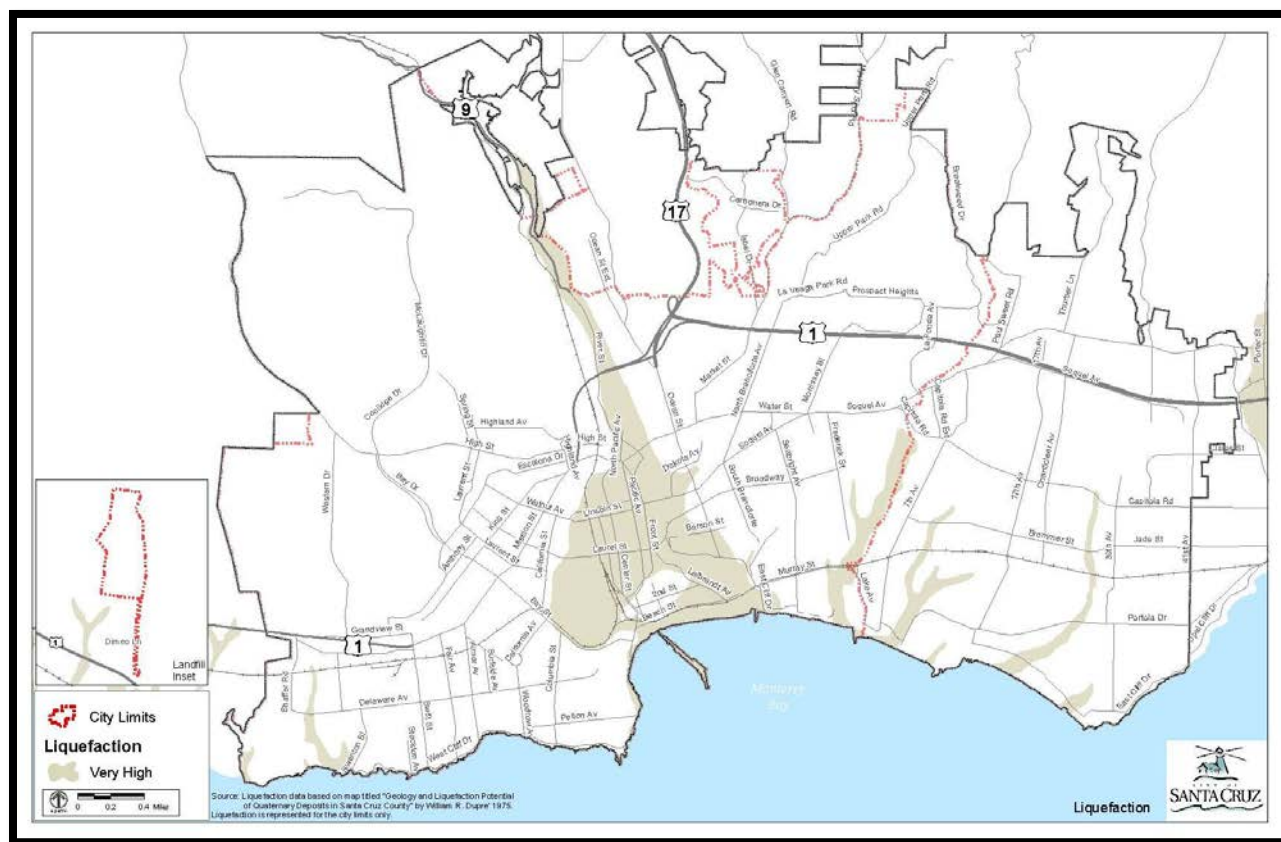
Situated within the coastal terraces of California, Santa Cruz residents benefit from a range of natural features, including hillsides, rivers and streams, the coastline, and forest land. Although this setting contributes to the natural beauty of Santa Cruz, the same environmental features also impact the provision, maintenance, and improvement of housing in Santa Cruz. The following issues affect, in varying degrees, existing and future residential developments in the City.

Seismic Hazards

Santa Cruz lies within 25 miles of at least six major faults and fault systems, placing the community in an area of high seismic risk. Nearby faults include the San Andreas, Zayante, Ben Lomond, San Gregorio, Butano, and the Monterey Bay Fault Zone, as well as the Hayward and Calaveras faults. Several of these local faults are considered to be possibly or probably active. In October 1989, the Loma Prieta Earthquake (7.1 on the Richter scale) severely damaged hundreds of residential and commercial structures and caused considerable damage to the City's water and sewer infrastructure.

Earthquakes cause a significant amount of damage, particularly due to the impacts of ground shaking. Ground shaking can result in surface rupture, liquefaction, and landslides – ultimately causing the failure of buildings and City infrastructure. According to the City's Hazard Mitigation Plan 2012-2017, the area most susceptible to ground shaking and liquefaction is central Santa Cruz, particularly along the San Lorenzo River. Historical flooding and a heightened water table in this area also pose a significant threat for liquefaction, ground failure, and damage to buildings.

Figure 5-1: Areas in Santa Cruz Vulnerable to Liquefaction



Source: City of Santa Cruz Hazard Mitigation Plan, 2012-2017

Following the 1989 Loma Prieta Earthquake, the City undertook an ambitious effort to repair the damage caused by the earthquake, estimated at \$21.5 million in Downtown Santa Cruz alone. Voters passed a ½-cent countywide sales tax for the next six years to assist in earthquake reconstruction. The City adopted a Merged Earthquake Recovery and Reconstruction Redevelopment Project Area. The federal and State governments also provided reconstruction funding.

To prevent or minimize damage associated with earthquakes, the Hazards, Safety, and Noise Element of the General Plan provides for various land use policies, zoning and construction code requirements, and other programs as summarized below:

1. Require site specific geologic investigations for residential development of four or more units and require incorporation of recommended mitigations;
2. Require that all new construction conform with structural and safety standards in the latest edition of the Uniform Building Codes (UBC); and
3. Complete the seismic retrofit of unreinforced masonry buildings in accordance with the Uniform Code for the Abatement of Dangerous Buildings.

According to the U.S Geological Survey, it is highly likely that an earthquake of magnitude 6.7 or greater will strike the San Francisco Bay Area before 2032. Such a quake may very well have an impact on Santa Cruz.

Tsunami

Prior to the impacts from the March 11, 2011 Tohoku, Honshu Island tsunami, historically, this portion of the California coast has not been subject to significant tsunami hazards, although more than twenty tsunamis of different heights have been observed or recorded in the past two centuries. Given the intense coastal land use and recreational activities along the coast, even a small hazard may pose a high risk.³¹

The City's 2012 Local Hazard Mitigation Plan identified a tsunami as a risk for Santa Cruz. Even though the potential for a significant tsunami may be low or possibly uncertain, the potential outcome of such a tsunami could be significant damage and loss of life.

Tsunamis can be caused by earthquakes (on or off-shore). They can originate locally or from a far distance. In the case of distant tsunamis, or one caused by an earthquake hundreds of miles away, there is adequate warning. For a tsunami that originated in the Monterey Bay, there would be little to no warning, and little time to evacuate. The 2012 Local Hazard Mitigation Plan estimates the potential economic loss in Santa Cruz associated with damage caused by a tsunami (see Table 5-9).

Table 5-9: Inventory of Assets within Tsunami Zone

Inventory of Assets within Tsunami Zone								
Tsunami (10 meter run up)								
	No. of Parcels		No. of Structures		Critical Structures		Loss of Value \$*	
Type	Total	Hazard	Total	Hazard	Total	Hazard	Total	Hazard
Residential	14,808	1,192	17,128	3,397			\$6,793,642,000	\$1,417,686,000
Commercial	1,480	389	1,293	353			\$1,700,635,000	\$675,429,000
Industrial	257	2	321	52			\$366,560,000	\$32,846,000
Agricultural	5	2	70	12			\$22,438,000	\$3,436,000
Religious	57	8	89	21			\$23,642,774	\$32,490,000
Government	216	115	27	5			\$63,524,000	\$9,386,000
Education	228	1	57	12			\$128,938,000	\$28,736,000
Total	17,051	1,709	18,985	3,191	38	6	\$9,204,471,000	\$2,200,009,000
	Community	Hazard						
No. of People	59,946	13,532						
Date: Census 2000								
Total= total number of structures, residents, values within the entire community								
Hazard= number of structures, residents, values that are located within the defined area								
*Government Parcels, Public Schools and most Utilities not assessed								
Source: City of Santa Cruz. Local Hazard Mitigation Plan – 2012 update								

³¹ City of Santa Cruz Local Hazard Mitigation Plan, 2012

Fire

The potential magnitude and severity of future fires could be predicted from experiences gained from recent fires in 2008/2009 which occurred in the County of Santa Cruz. A few of these fires bordered jurisdictional boundaries to the City. In 2008, over 75 structures were destroyed on three fires alone. During the 2008/2009 fire season, over 13,000 acres burned in five major fires in Santa Cruz County.³²

Three main factors influence the magnitude and intensity of a wildfire: fuel, weather, and topography. Santa Cruz County has an abundance of fuel that can increase the intensity of a fire. Some examples are chaparral, conifers, poison oak, and eucalyptus. Eucalyptus trees, which require fire to reproduce, actually explode in a fire. Thunder storms, drought, and wind are weather events that can start or enhance a wildfire. Areas in and around the City that have steep slopes are also vulnerable to fires, as fire will tend to run uphill, and such areas are often difficult to access. The areas identified in the 2012 Local Hazard Mitigation Plan as being the most vulnerable to fires are: Pogonip, DeLaveaga, Moore Creek Preserve, Arana Gulch, and Arroyo Seco Canyon (see map below). Because fire is such a major hazard to Santa Cruz, providing excellent fire protection services has been, and will continue to be, a City goal.

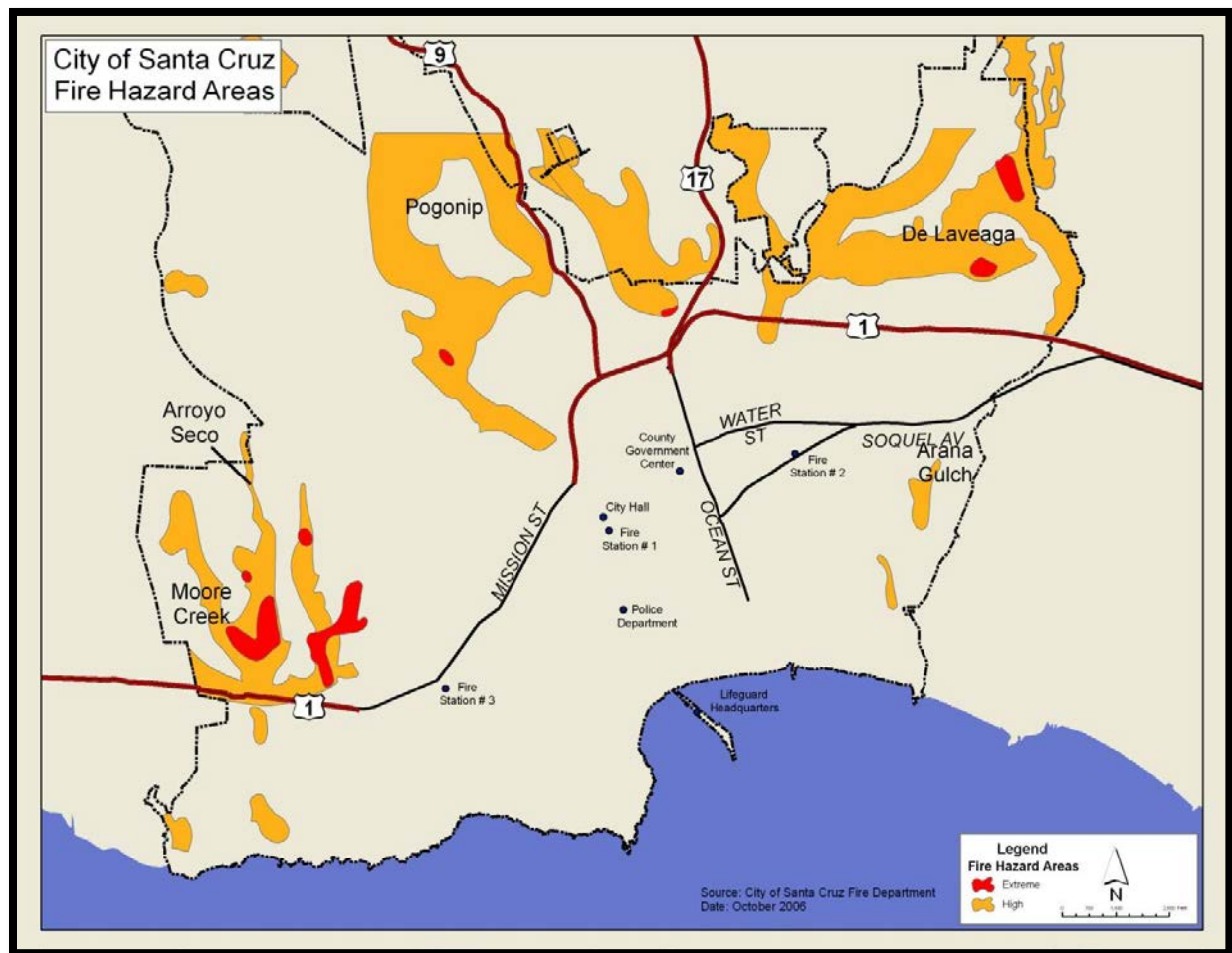
The City Fire Department provides fire protection services for all areas within the City limits and on the UCSC campus and works with the County fire districts and the California Department of Forestry (CDF) to provide fire protection to surrounding areas. The City fire department also sponsors education and prevention programs. The City of Santa Cruz Fire Department and the UCSC Fire Department merged several years ago to consolidate operations and provide service throughout the City and University areas.

Growing residential and tourist populations have increased the demands on fire services. Maintaining well-trained firefighting staff and adequate equipment, response times, and fire flow (the ability to deliver a specific amount of water in a specific time) are essential for adequate fire protection and prevention.

The risk of structural fires within the City is minimal. Fire-fighting resources meet Cal OSHA minimum requirements. Development continues to comply with applicable building codes. Structures are relatively new and in good condition; and the Fire Department implements a building-inspection program. Emergency access is good in all areas.

³² *ibid*

Figure 5-2: Wildfire Hazard Areas within the City of Santa Cruz



Source: City of Santa Cruz Local Hazard Mitigation Plan, 2012

Geologic Hazards

Because of the many hillsides and arroyos in Santa Cruz, some areas of the City are also at risk from non-seismic geologic hazards including soil erosion and landslides. Soils, slopes, and cliffs are subject to erosion, weathering, groundwater withdrawal, and seismic processes that cause instability. The instability can damage buildings, threaten lives, and degrade environmental quality. The General Plan identifies areas where landslide deposits and soil creep are not uncommon on slopes near DeLaveaga Park, Moore Creek Preserve, and the upper portions of Arana Gulch.

The General Plan 2030 and Zoning Ordinance contain regulations to minimize risks associated with development in areas with steep and/or unstable slopes, including requiring erosion control measures and minimizing grading activities in sensitive areas. Currently, development is not allowed on slopes greater than 30 percent, per the Zoning Ordinance. A goal set by the General Plan 2030 will change this; the General Plan states that the Zoning Ordinance will be updated to address new construction techniques and “best practices” related to construction on slopes. In addition, each site will be looked at on a case-by-case basis and require an engineering geology report when, in the opinion of the City’s

Planning Director, excavation and grading have the potential for exposure to slope instability or the potential to create unstable slope or soil conditions.³³

Flood Hazards

Flooding can result from intense rainfall, localized drainage problems, tsunamis and seiches, or failure of flood control or water supply structures such as levees, dams, or reservoirs. Floodwaters can carry large objects downstream with a force that can destroy stationary structures, cause drowning, break utility lines, and sufficiently saturate materials and earth to lead to structural instability, collapse, and damage.

Areas subject to natural flooding hazards are designated by the U.S. Corp of Army Engineers using 100-year floodplain boundaries. A 100-year flood has a 1 percent probability of occurring in any year and is considered to be a severe flood, but one with a reasonable possibility of occurrence for purposes of land use planning, property protection, and human safety.

Flooding in Santa Cruz has occurred primarily along the San Lorenzo River. The most damaging flood, in 1955, resulted in construction of levees, a floodwall, and channel work along the river and the Branciforte Creek tributary. After construction of the flood control project, aggradation of silt in the channel occurred more quickly than predicted. By the early 1970s, a large buildup of sediment threatened the area's flood protection.

Following heavy storms in the winter of 1981-82, the City improved flood protection, safety, appearance and environmental conditions, and the recreational value of the river by adopting River Design and Enhancement plans and conducting extensive hydrologic studies and work. During the 1982 floods, a portion of the Soquel Avenue Bridge collapsed.

The City, in conjunction with the Army Corps of Engineers, worked to improve the flood capacity of the San Lorenzo River. Major construction was completed on the levees and bridges along the river. The Federal Emergency Management Agency (FEMA) recognized the increased flood protection by granting an A-99 flood zone designation for most of the floodplain in the city. Flood insurance premiums in the A-99 flood zone are up to 50 percent lower than under the previous designation. New buildings and improvements to structures in the A-99 zone do not need to meet FEMA flood elevation construction requirements unless the property owner wishes to do so.

Flooding is a hazard on the lower reaches of Moore Creek, the lower portion of Arana Gulch north of the Santa Cruz Yacht Harbor, and along portions of Branciforte and Carbonera creeks. Development in these floodplains is strictly limited to reduce potential hazards to people or property. Development in these floodplains is strictly limited to reduce potential hazards to people or property.³⁴ Although flooding issues have been dramatically reduced by the San Lorenzo River project, localized flooding still may occur. Thus, in some cases, developers of new multifamily projects have been required to upgrade storm drainage systems to mitigate the impact of new housing. The City also plays an active role in

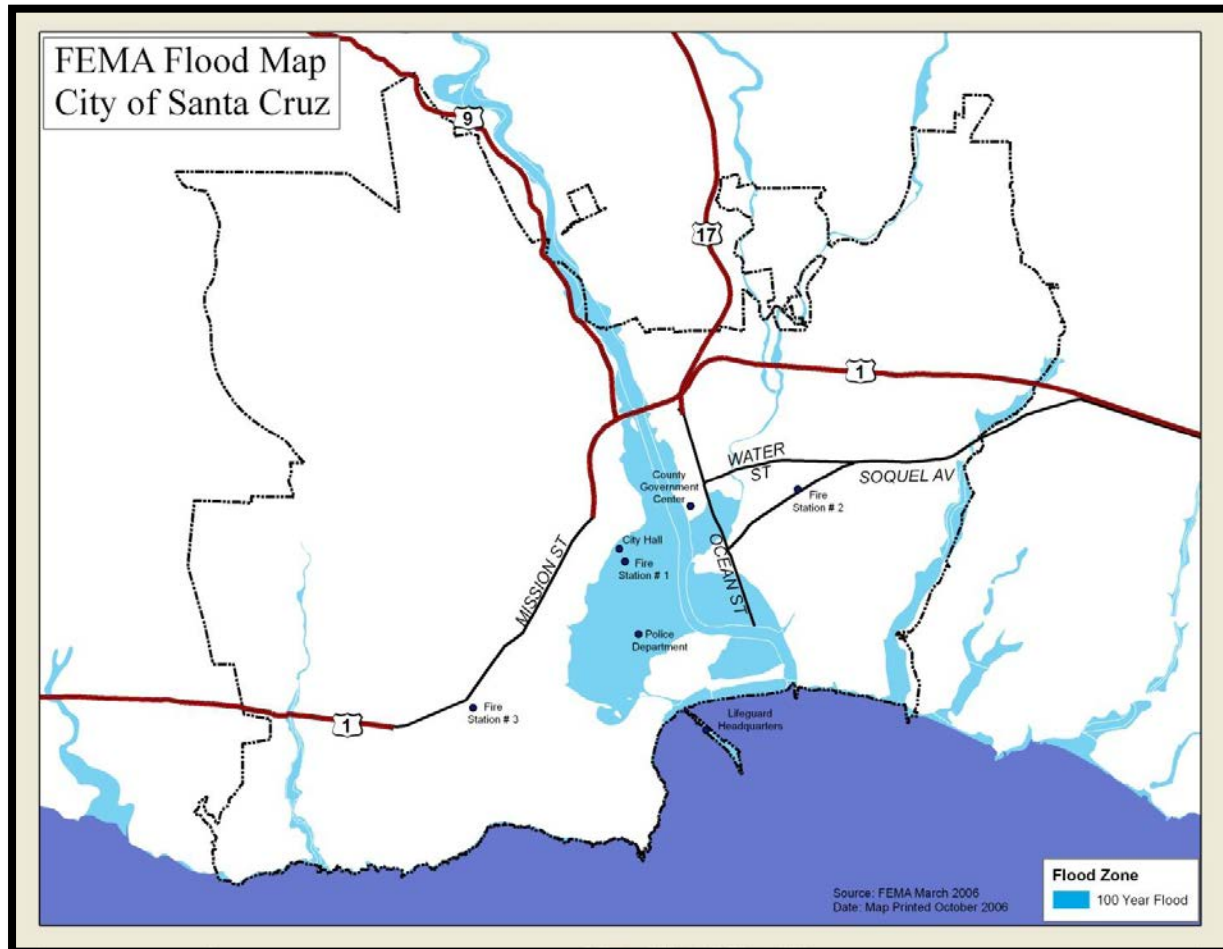
³³ City of Santa Cruz 2030 General Plan

³⁴ Ibid.

mitigating the impacts of affordable projects. For instance, as a financial incentive to build affordable housing, the City has dedicated funds to upgrade infrastructure critical to affordable housing projects.

Other areas of the community where future residential development is expected to occur are still subject to flooding (see map below). These include undeveloped areas in the floodplain of Arana Gulch and Moore Creek, and other areas. The City's Zoning Ordinance (Part 4: Floodplain Management of

Figure 5-3: FEMA Flood Map Showing 100-Year Flood Zone



Source: City of Santa Cruz Local Hazard Mitigation Plan, 2012

Chapter 24.14, Environmental Resource Management) contains requirements that control the nature, type, and location of new construction in flood-prone areas.

Climate Change

Climate Change will likely increase the frequency and intensity of nearly all of the current environmental hazards. Through atmospheric warming, drought will be more likely, which will increase the City's vulnerability to greater wildfires. Sea-level rise will speed up coastal erosion. More intense storms will erode coastal bluffs and cliffs and increase the chance of more damaging floods and landslides. The City

has adopted a Climate Action Plan that contains goals and measures intended to lower greenhouse gas emissions and to minimize future risks of sea level rise and climate change.

Environmental Preservation

The City of Santa Cruz is surrounded by majestic natural features including the Santa Cruz Mountains to the east. Monterey Bay, protected by the National Marine Sanctuary, borders the community to the south. DeLaveaga Park, Henry Cowell State Park, Pogonip, and sparsely populated hilly terrain provide an open space buffer to the north. The Harbor, Arana Gulch, and topographical transitions buffer the City's eastern edge. To the west, the Moore Creek corridor, Younger Lagoon, and Wilder Ranch State Park make the transition to agriculture and grazing land.

Inside and within the vicinity of the City of Santa Cruz, eleven habitat types support a variety of plant



Pogonip

communities and wildlife. More than 50 species of mammals and 250 species of birds live in the vicinity of Santa Cruz. These natural communities border the City of Santa Cruz, particularly to the north and to a lesser degree, along the east and western borders. A combination of agricultural and grazing lands, parks, and natural areas form a perimeter of open space around the City.

Santa Cruz's unique environmental features and the desire to preserve habitats for sensitive species and shape future urban growth eventually led to the concept of a greenbelt surrounding the community. Policies and actions expressed in the General Plan 2030

provide the essential links between environmental protection and the City's urban form. The City desires to:

- *Require or maintain an appropriate buffer to commercial agricultural fields where appropriate (Action CD1.4.3);*
- *Ensure that growth and development does not lead to the overdraft of any water source, the creation of unacceptable levels of air pollution, or the loss of prime agricultural land (Policy LU1.2);*
- *Preserve open space and agricultural land uses at the edge of the city (Policy LU2.3);*
- *Support County policies and programs aimed at preserving agricultural and grazing uses within the Planning Area and on the North Coast (Action LU2.3.5); and*
- *Conserve agricultural and known mineral resources in the Planning Area (Policy NRC3.4).*

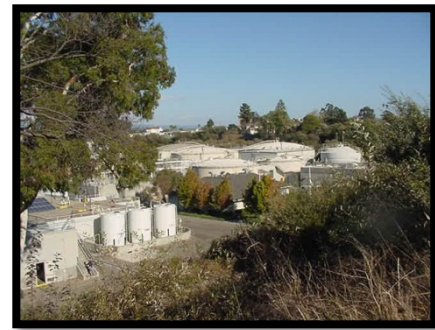
To implement this early and ongoing vision, the City committed itself to a land conservation effort. In 1980, a Greenbelt Overlay District was created to maintain the open space character of the lands while they remained in private ownership. A Greenbelt Master Plan (1994) was prepared to evaluate acquisition strategies. Working with the Land Trust of Santa Cruz County and receiving funding from voter initiatives, the City spent \$23 million to help acquire more than 1,000 acres as permanent open space. The last remaining areas were purchased in 1998.

5.6 Infrastructure

Site improvements include a range of water, sewer, circulation, and other services and infrastructure needed to facilitate residential developments. Although most of the community is well served by infrastructure, several areas still face various infrastructure constraints. Moreover, the provision of water for all communities in the Monterey Bay Area, including Santa Cruz, remains an issue, as discussed below. (Please refer to the Civic and Community Facilities Chapter of the General Plan 2030 for more detailed analyses and discussions.)

Sewer System Capacity

The City of Santa Cruz operates and maintains a regional wastewater treatment and disposal facility. Wastewater treatment and ocean outfall disposal is provided for the City of Santa Cruz and the County Sanitation District (which includes Live Oak, Capitola, Soquel and Aptos). Ocean outfall disposal is provided for the City of Scotts Valley. The City's facility is located near Neary Lagoon. The City has been treating sewage at the wastewater treatment facility near Neary Lagoon and disposing of the effluent in the ocean since 1928. Treatment capacity has been expanded to accommodate local and regional growth. The rated design capacity is 17 million gallons per day (MGD,) with average daily flows of 10 MGD and wet weather flow of 81 MGD. Currently, the water treatment system is capable of handling flows from businesses and housing anticipated in the General Plan 2030.



Neary Lagoon Treatment Facility

Nevertheless, when the flow to the treatment facility reaches 13 MGD (estimated to occur in 2020), the City plans to conduct a study to determine the capacity of the facility. The results of the study could start a process of design modification and possible facility additions to increase treatment capacity.

The shortage of water in Santa Cruz during periods of low rainfall underscores the need for water conservation. The City has improved its wastewater treatment plant to use recycled water and thus save limited potable water resources in Santa Cruz. In April 1998, the City completed a secondary biological treatment system consisting of trickling filters/solids contact tanks to improve effluent quality and satisfy all federal requirements. These technological improvements reduced water demand at the wastewater plant from 90 million gallons per year to only 10 million gallons per year.

Water Supply

Unlike many urban areas, surface water provides 95 percent of water used in Santa Cruz. The City's water system is drawn from four main supply sources: North Coast sources (three coastal streams and Liddell Spring), the San Lorenzo River, Loch Lomond Reservoir, and Live Oak wells. Groundwater constitutes only 4 to 5 percent of the City's entire water supply, but has been a crucial component for meeting peak season demands and during periods of drought.

Historically, the City has focused on conservation to preserve its water supply. Santa Cruz has achieved one of the lowest per capita water consumption rates in the State. Water conservation programs stress education activities, water conserving landscaping, and the installation of water saving devices. The City

requires all residential, commercial, and industrial buildings to be retrofitted completely with low consumption plumbing fixtures at the time of sale. The City also implements water waste regulations, offers rebates for water-efficient home appliances, and provides technical assistance to control usage.

The Integrated Water Plan (IWP) was adopted in 2005. It addresses the City's drought problems and provides a flexible, phased approach to providing water to the service area through 2030. The City subsequently adopted its 2005 Urban Water Management Plan in 2006, as required by the State Water Code.

The Urban Water Management Plan indicates there is potential that saltwater intrusion might jeopardize the safe production of groundwater from the Purisima aquifer; however, as of 2007, there was no imminent threat of seawater intrusion.³⁵

The City's 2010 Urban Water Management Plan is the fifth update of the City's Urban Water Management Plan and was adopted on December 13, 2011. The Plan is required by State law and must be updated every five years. In addition to fulfilling its statutory obligations, a primary goal of the 2010 Plan is to evaluate and assess the many changes to supply and demand conditions that have occurred since the last update. These changes include the effects of water shortage; reduced surface water diversions due to endangered species regulation; decreased groundwater availability; aging infrastructure; and the changing shape of demand.

The City continues to work on meeting its water needs into the future. In October 2013, the City Council directed staff to develop a plan to engage the Community in an examination of water supply issues. From that direction, the 14-member Water Supply Advisory Committee (WSAC) was born. The Committees' scope of work covers three phases.

- Phase 1: Learn about our water sources and delivery system in detail, learn about our community's water supply and demand, and learn about opportunities to improve the reliability of Santa Cruz's water supply.
- Phase 2: Explore possible solutions in detail.
- Phase 3: Develop a list of recommendations to solve the supply and demand gap that will be taken to the Santa Cruz City Council for review and action.

The Committee is now in the final phase of developing its supply recommendations for the City Council.

City of Santa Cruz Water Department Projects

During the 2007-2014 planning period, two major projects to upgrade the efficiency and reliability of the water system were completed: the Bay Street Reservoir Project and Beltz No. 12 Well.

The Bay Street Reservoir Project

The Bay Street Reservoir was an open-air reservoir built in the 1920's, prior to earthquake standards. By the early 2000's, so many modifications were needed to bring the reservoir up to modern standards that it was determined the reservoir should be replaced with a state-of-the-art tank system. In 2007, the

³⁵ 2030 General Plan

reservoir was demolished and work began on the new tanks. This year, 2015, the \$21M project was completed and the tanks joined our system. The new Bay Street tanks provide significantly improved reliability, which in turn enables the Water Department to perform maintenance and other upgrades throughout the system, knowing that Bay Street tanks can serve as back-up.

Beltz No. 12 Well

Construction of the Beltz Well No. 12 water treatment plant (2750 Research Park Dr., Soquel CA) began construction in October 2013 and construction was completed in fall 2014. The \$4.5M joined the water system early in 2015. The 650-foot deep well is capable of producing 500 GPM. The well will be operated seasonally from May to September. It will enable the City to maintain historic Purisima groundwater production volumes, while redistributing a portion of existing City pumping inland to protect the aquifer from seawater intrusion and to add redundancy to the groundwater production system.

Supply Opportunities for Energy Conservation

The City has been investing in energy efficient infrastructure and increased use of renewable energy in order to reduce its contribution to greenhouse gas emissions. Benefits include reduced facility life-cycle costs and the provision of healthier home and work environments. Green building policies and actions incorporate energy efficiency measures, water stewardship, use of sustainable building materials derived from renewable resources, reduction of waste through recycling and reuse, and smart growth and sustainable development practices.

Events in 2000 underscored the importance of energy conservation to reduce the overall life-cycle costs of housing construction and improve housing affordability. In 2001, power plant outages led to inadequate electricity supplies in California, causing multiple Stage 3 alerts and rolling blackouts in Northern California. Subsequent high energy prices coupled with existing price restrictions caused California's largest utility to file Chapter 11 bankruptcy and depleted the State's surplus. The State's electrical system continues to be vulnerable to increasing electricity demand, generation supply shortages, transmission constraints, and high wholesale electricity costs.

Santa Cruz supports the concept of a sustainable urban community. To that end, the City has adopted various ordinances requiring energy conservation in new housing while also providing incentives to improve the efficiency of older homes. The following describes the City's efforts to improve energy efficiency, and the City's Housing Element provides guidance on Green Buildings to improve energy efficiency over the 2014-2023 planning period.

Housing Construction

The Warren-Alquist Act requires that all new buildings in California meet the energy efficiency standards contained in Title 24, Part 6 of the California Code of Regulations. All new residential construction must comply with the standards in effect on the date a building permit application is made (not when the building permit is issued). The City has adopted all energy conservation requirements mandated by the California Energy and Reliability Act of 2000 and the California Energy Commission.

In brief, developers are required to meet minimum energy conservation standards in new housing through either a prescriptive or performance approach. The prescriptive approach requires each individual component of a building to meet a prescribed minimum energy requirement. The performance approach allows developers to choose measures which, in totality rather than individually, meet specified energy conservation targets. With either of these options, mandatory components must still be installed, such as minimum insulation, HVAC and water heating equipment efficiencies, and other requirements.

The City also requires additional energy conservation measures beyond the minimum requirements in State law. Chapter 18.07 of the Municipal Code requires the installation of *cost-effective* energy conservation devices in connection with title transfers on all existing residential structures of four or more units. “Cost effective” measures are those which produce life cycle savings which exceed the cost of implementing the specific measure. The ordinance also provides qualified exemptions based on a variety of criteria.

Housing Rehabilitation

Many housing projects were built prior to the availability of modern energy efficient technologies. Thus, the major issue in existing homes is how to retrofit these homes for the most energy-efficient technologies. To that end, the City’s Unified Housing Rehabilitation program offers low interest loans to homeowners and property owners to install energy-efficient devices.

Moreover, in 2001, the City Council eliminated the requirement of a design permit and reduced building permit fees to encourage the installation of solar panels. The City’s “Go Solar!” campaign is aimed at encouraging and assisting homeowners and rental property owners to install solar systems. The City provides a wealth of information to assist in the process, including a Residential Solar Decision Making Worksheet that assists property owners to go through a step-by-step process to determine their energy-saving potential and examining different financing options.

Pacific Gas and Electric (PG&E) also offers a variety of programs to retrofit existing single-family and multifamily residences with energy saving devices. These include cooling and heating equipment, pool equipment, lighting, and other equipment. Home evaluation and energy saving calculators are offered online. A full range of energy saving programs can be viewed at <http://www.pge.com>.

Green Building

In 2002, a Council-appointed group of community and staff members formed the Green Building Working Group. Their mission was to design a program that would effectively address issues related to energy, waste, public health, and the natural environment through changes to the current and future built environment. The Green Building Working Group researched various Green Building materials, related technology, and existing programs from around the country.

The Santa Cruz Green Building ordinance was approved by the City Council in October 2005 and became effective in January 2006. The program is set up as a checklist with measures that address various aspects of Green Building. The program focuses on areas such as, but not limited to, the reduction of

waste, energy efficiency, reduced water consumption, improved indoor air quality, erosion control, and native landscaping.

The Santa Cruz Green Building program became mandatory in 2007. Every residential and nonresidential project of a certain size must meet the requirements of the Green Building program in order to obtain a building permit. In 2013, the City revised the Green Building Regulations to compliment California's newly-adopted Green Building Regulations. Nevertheless, the program allows applicants a great deal of freedom in deciding which Green Building measures to use. Each measure has a point value, and applicants can choose which measures to apply to their project so long as they meet the required minimum number of points set by the City.

The program has received support from the local building and architectural communities, and has been so successful, that it has served as a model for other Green Building programs in the county.

6 Program Evaluation

Chapter 6 of the 2007-2014 Housing Element set forth a series of goals, policies, and programs to address the community's housing needs. An important step in developing the City's housing strategy for 2014-2023 is to evaluate the success of the prior Housing Element in meeting the community's housing needs. This chapter presents the goals of the 2007-2014 Housing Element and examines the progress made in implementing its major housing programs. Also provided is a detailed program by program description of progress. Chapter 6 of the 2014-2023 Housing Element contains policies and programs to be pursued for the 2014-2023 planning period.

6.1 2007 Housing Element Goals and Objectives

2007-2014 Housing Element Goals

The 2007-2014 Housing Element was prepared during an ongoing housing crisis in the community. The median price of a single-family home increased 46 percent from 2002 to 2007 and apartment rents increased 24 percent in the same period. As of 2009, only above moderate income households could afford to purchase townhouses or single-family homes and only moderate income and above households could afford median-priced apartments.

In addition to the shortage of affordable housing, the City was finally recovering from the 1989 Loma Prieta Earthquake, which damaged hundreds of structures, destroyed half the Downtown, and caused \$70 million in damage. The City Council, Redevelopment Agency, and City departments had substantially completed the reconstruction of the Downtown, removing substandard residential structures, replacing affordable housing, and undertaking long-term capital improvement projects to restore the community. As of 2009, the process was near completion.

Although housing production and community development issues remained critical, the City committed to addressing the housing needs of families and workers in the community. The City was also in the midst of updating its General Plan (General Plan 2030). Various policy revisions in the new General Plan specifically support added densities and the removal of impediments to housing development, as well as updating environmental issues related to development, including climate change.

Thus, the 2007-2014 Housing Element responded to a variety of challenges regarding the need for affordable housing and community development, while still addressing the City's environmental constraints. The 2007-2014 Housing Element was organized around seven goals:

Goal H1: Encourage an adequate diversity in housing types and affordability levels to accommodate present and future housing needs of Santa Cruz residents.

Goal H2: Increase and protect the supply of housing affordable to extremely low, very low, low, and moderate income households.

Goal H3: Provide for the development of accessible housing and appropriate supportive services that provide equal housing opportunities for special needs populations.

Goal H4: Provide increased opportunities for low and moderate income residents to rent or purchase homes.

Goal H5: Improve housing and neighborhoods throughout Santa Cruz and in designated target areas.

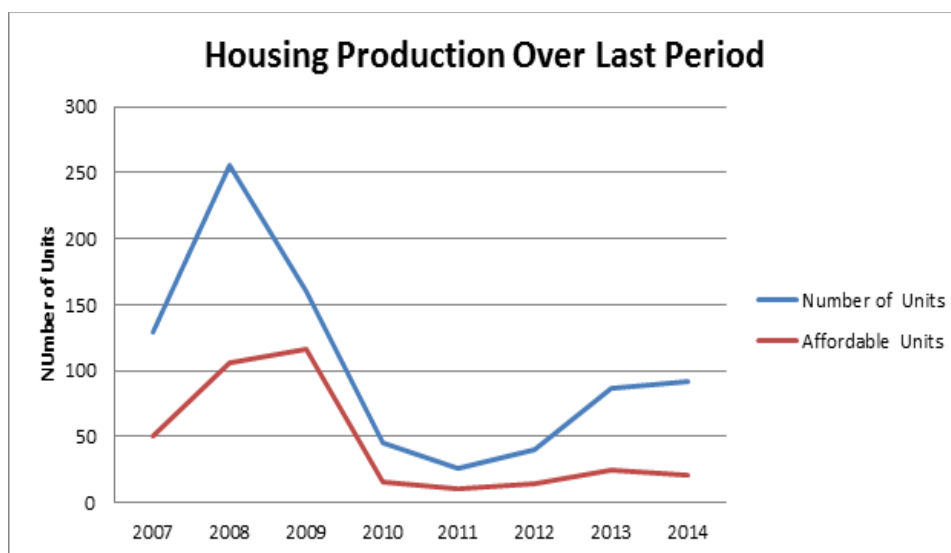
Goal H6: Strive to fulfill the city's housing needs while promoting an environmentally sustainable, compact community with clearly defined urban boundaries.

Goal H7: Provide effective leadership and action in reducing and responding to global warming.

Supporting these seven goals, the Housing Element contained approximately 142 policies, programs, and objectives. A detailed listing of each policy and program as well as the City's progress in achieving each is contained in Appendix F.

Two major events occurred during this planning period that drastically affected the production of housing: the dissolution of redevelopment in the State of California and the "Great Recession" and crash of the housing market. Until its dissolution by the State, redevelopment was the largest and most reliable source of funding for affordable housing in the City. In addition to providing funding, redevelopment also provided other tools to assist in housing development, including legal processes and bonding ability separate from those of the City itself. With its dissolution, the City has far fewer resources to offer in forming public-private partnerships to provide affordable housing. While the State legislature continues to propose bills that would provide potential sources of revenue for affordable housing, nothing has been approved to date and it is uncertain whether and when such legislation may be passed and adopted.

Chart 6-1: Housing Production Over Last Period (2007-2014)



Source: City of Santa Cruz Planning and Community Development (2015)

The recession also affected housing construction. While Santa Cruz was less affected by foreclosures than many communities, most housing development slowed or stopped during this period. The number of housing units constructed annually went from a high of 256 in 2008 to a low of 26 in 2011.

Construction of affordable housing followed the same trend, with a slightly different timeline due largely to one very large project of 100 units that was completed in February 2009.

An additional impediment to providing affordable housing during this period involved the successful challenge to local jurisdictions' imposition of inclusionary housing requirements on rental projects. Since that legal decision, several project developers have applied to revise their projects from ownership projects, which can still require inclusionary housing exactions, to rental projects. The City is working to revise its inclusionary ordinance to address this and other recent legal decisions related to inclusionary housing.

Given these major events, housing production in the City during the 2007-2014 period was surprisingly robust. More detail is provided below and in Appendix G.

Housing Element Objectives

Table 6-1 lists the Regional Housing Needs Allocation for the City of Santa Cruz for the 2007-2014 period, set forth in the 2007-2014 Housing Element. Table 6-2 indicates actual housing production during the period.

Table 6-1: Regional Housing Needs Allocation 2007-2014

Regional Housing Needs Allocation 2007-2014			
Household Income Level	Affordability Level		Housing Production Goals
	Definition	Income Range	
Extremely Low	0-30% of AMFI	up to \$25,000	75
Very Low	31-50% of AMFI	up to \$41,700	75
Low	51-80% of AMFI	up to \$66,750	113
Moderate	81-120% of AMFI	up to \$90,500	127
Above Moderate	121%+ of AMFI	above \$90,500	282
Total			672
Source: City of Santa Cruz Housing Element 2007-2014			

Table 6-2: Housing Production by Income Level – 2007-2014

Housing Production by Income Level – 2007-2014	
Household Income Level	Number of Units Constructed
Very Low	129
Low	253
Moderate	201
Above Moderate	213
Total	796
Source: City of Santa Cruz Building Permit Database	

While the numbers of Extremely Low and Very Low housing units did not meet the RHNA numbers, the overall amount of affordable housing more than met the allocation, as did overall housing production. Prior to its dissolution, the City utilized redevelopment to the fullest to achieve the numbers of affordable units built.

The following discussion summarizes the City's progress in achieving its housing goals and objectives.

6.2 Progress in Meeting Objectives

Corridor and Other Plans and Studies

A major theme of the City's 2007-2014 Housing Element was to study the City's corridors and other specific areas where more intensive development could occur. The intent of these studies was to inform both the General Plan update (General Plan 2030) and to identify and, if necessary, prepare to rezone properties that could be developed at higher densities. General Plan 2030 provided the necessary changes to intensify development in those areas identified through these plans and studies. The follow specific studies were undertaken to meet this objective.



Ocean Street Area Plan

During the 2007-2014 Housing Element period, the Ocean Street Area Plan was completed. This plan was undertaken to prepare for the revitalization the Ocean Street area and to provide policy guidelines and implementation steps, along with design standards and guidelines to ensure high quality construction of new buildings along Ocean Street.

River/Front and Lower Pacific Design Guidelines and Development Incentives

The River/Front and Lower Pacific Guidelines and Development Incentives studied the areas adjacent to the downtown on the north, south, and east to determine what could be done to bring these under-performing areas to a level similar to the main downtown. These areas generally have higher vacancies, lower commercial rents, more underutilized parcels, less consistent development character, and a lower quality pedestrian environment. The purpose of the study was to suggest ways the City could support positive change to remedy these conditions and make the greater downtown area more economically and socially vibrant by promoting compact, high-density, mixed-use development and creating a more attractive and comfortable pedestrian experience.

Corridor Design Study

The Corridor Design Study was undertaken to review opportunities to redevelop underdeveloped areas along the City's major transportation corridors and to provide examples of standards and guidelines for new development on the corridors that could be utilized to help redevelop these areas. As a result of this preliminary work, the City is moving forward with a Corridor Design Plan.

Housing Production, 2007-2014

The State Housing and Community Development Department (HCD) issued a Regional Housing Needs Determination to the Association of Monterey Bay Area Governments (AMBAG) based on anticipated population growth calculated by the Department of Finance. AMBAG, in turn, allocated that Needs Determination amongst the jurisdictions within the region. This allocation provided a total number of

housing units determined by the AMBAG as necessary to accommodate population and employment growth within the City of Santa Cruz during this time frame. The RHNA determined the housing need for the City for the seven-year planning period from 2007-2014. Therefore, the number of housing units built between January 1, 2007 and December 31, 2013 can be counted towards satisfying the 2007-2014 Regional Housing Needs Allocation.

The 2007-2014 Housing Element set forth policies to identify housing sites and stimulate housing production through the removal of governmental constraints and the offering of regulatory and financial incentives. The following section reviews housing production for the 2007-2014 Housing Element planning period.

Identify Housing Sites

The Housing Element and General Plan attempted to balance meeting the City's housing needs with promoting a sustainable, compact city with defined urban boundaries. As a result, the General Plan 2030, which was adopted during the 2007-2014 planning period, set forth a series of goals, policies, and programs to guide the location and intensity of future housing development. General Plan policies encouraged the production of new housing along major commercial corridors, in the Downtown Core, and on larger "housing opportunity" sites. At the same time, the Affordable Housing Ordinance (AHO) continued to support the goal that at least 15 percent of all new housing be affordable to lower and moderate income households.

Providing Housing Production Incentives

To stimulate the production of housing, the Housing Element set forth various goals and programs to remove governmental constraints and provide development incentives. Major actions completed during the 2007-2014 planning period include:

- Revising the standards for ADUs to encourage legalization of existing illegal units and encourage the development of new ADUs.
- Including graduated density for mixed use development in the General Plan 2030.
- Revising parking requirements for mixed use development.
- The General Plan 2030 allows densities higher than the underlying zoning for development with density bonuses.
- Revising the Historic Preservation Ordinance to allow variations from zoning standards for projects that would help to preserve and restore historic structures.

Actual Housing Production

The RHNA for Santa Cruz was to produce a total of 672 housing units from 2007 through 2013. During the 2007 through 2013 planning period, City records show that almost 800 housing units were built in Santa Cruz, well over the housing production allocation assigned to the City in the regional housing

needs plan. Of the 796 units constructed, 583 were affordable to very low, low, and moderate households. Major projects developed during the 2007-2014 Housing Element planning period include:

- Tannery Artist Lofts, 1030 and 1040 River Street – 100 units of affordable housing for artists, 35@30% AMI, 34@40% AMI, and 30@50% AMI (1 manager unit)
- Grace Commons, 1041 Cayuga Street – 15 units, 14 for Very Low Income physically disabled tenants
- Second Street Commons, 108 Second Street – 44 SRO units, affordable by density
- 132 Clay Street – 16 condominium units, 2 inclusionary units and 14 units affordable by density
- 1606 Soquel Avenue – 36 SRO units for disabled tenants, 9 low and 8 very low affordable units by agreement, 19 affordable by density
- 1804 Mission Street – 18 units, 3 inclusionary units, 15 affordable by density
- 2030 North Pacific Avenue – 70 condominium units, 4 inclusionary units
- 517 Cedar Street – 17 co-housing units, 4 inclusionary units, in lieu fees paid for 3 other units

During the planning period, UCSC constructed 44 housing units for faculty. These new units consisted of a mixture of 3- and 4-bedroom condominiums in a cluster development on the UCSC campus. While no new dormitory housing was constructed during this period, existing dormitories were reconfigured to add additional students by converting spaces built as student lounges into new bedrooms and by increasing the number of students per room. The Long-Range Development Plan indicates that more new student housing will be developed within the 2014-2023 planning period.

Table 6-3 compares housing production and the regional housing needs production goals from 2007-2014.

Table 6-3: Housing Production Activity in Santa Cruz, 2007-2014

Housing Production Activity in Santa Cruz, 2007-2014					
Housing Production	Estimated Affordability Level				Total
	Very Low	Low	Moderate	Above Moderate	
Quantified Objectives for the 2007-2014 RHNA	150	113	127	282	672
Total Dwelling Units Built from 2007-2014	129	253	201	213	796
Percent of Units Built from 2007-2014	86%	224%	158%	76%	118%
Source: 2007-2014 RHNA, City of Santa Cruz Building Permit Database					

Summary

As a whole, the City's progress toward achieving the RHNA housing allocation was positive. The total number of units constructed was almost 20 percent beyond the total RHNA allocation, while the number of low income units constructed was over twice the RHNA allocation. Of the 150 units for very low income households, only 86 percent (129) constructed; however, 224 percent of the low income allocation was constructed.

The large number of low income units is partially attributable to units that are determined to be low income by density as the density of the units is more than 20 units per acre. There were also a significant number of ADUs constructed, which are considered moderate income based on their smaller size and an online survey of housing prices. While the above-moderate income housing units were below allocation, the number of low and moderate income units more than balances the lower numbers of above-moderate units. Given the dissolution of redevelopment during this period as well as the recession, which strongly affected housing construction in the later years of this planning period, the City did very well.

Housing Conservation

The City has facilitated a significant amount of affordable housing through its inclusionary program, State and federal subsidies, and other local programs. As a result, when combined with HUD Section 8 vouchers, the City estimates that 10 percent of the housing in the community is affordable to very low, low, and moderate income households. To preserve these resources, the City implemented four programs: 1) Condominium Conversion; 2) Preservation of At-Risk Projects; 3) Residential Demolition/Conversion program; and 4) mobile-home rent stabilization program.

Condominium Conversion

Market-rate apartments in the City provide a significant amount of affordable housing for moderate income households. To preserve affordable rental units, the City prohibits the conversion of apartments to a community housing project (for-sale housing) unless the multifamily dwelling vacancy rate in the City exceeds 5 percent. However, this restriction is waived if at least two-thirds of the units are sold to tenants currently occupying the structure proposed for conversion. In such cases, at least 20 percent of the total units must also be offered for purchase by households of "below-average" income, as defined in the Zoning Ordinance.

Preservation of At-Risk Affordable Housing

The City has a significant stock of affordable housing. Affordable units built pursuant to Measure O since 1991 are affordable in perpetuity. However, other projects built with local, State and federal subsidies or below-market-rate loans have affordability controls that may expire over time. For that reason, the City adopted a Preservation of Assisted Affordable Housing Ordinance in 2002 to govern noticing procedures for the conversion of affordable projects. Among other things, this ordinance allows nonprofits the time to become active partners in preserving at-risk projects.

Where at-risk multifamily residential projects are identified, the City plays an active role in helping the property owner extend affordability controls for the longest time feasible. The 2007-2014 Housing Element identified 17 assisted projects that were at risk of converting to market rate rents between 2007 and 2014. The City played an active role in preserving the following three projects:

- Riverfront - The City negotiated two five-year contract renewals with HUD in exchange for assisting the owners of Riverfront Apartments in constructing a new parking lot and providing funding for handicapped improvements.
- San Lorenzo - The City provided assistance with a rehabilitation loan in return for extended affordability controls.
- Mission Gardens - During the 2000-2006 Housing Element planning period, the City began discussions with the property owner on a strategy to retain the affordability and rehabilitate the project. During the 2007-2014 Housing Element planning period, the City provided assistance for acquisition and rehabilitation of 50 units at Mission Gardens Apartments to extend the HUD Section 8 agreement for 20 years when it expired in 2011. Additional RDA restrictions will preserve affordability for 55 years total.

Demolition/Conversion Ordinance

The Municipal Code requires a developer to build replacement housing for the demolition or conversion of three or more units occupied by households of low or moderate income. The basic requirement is that 100 percent of all low-moderate income bedrooms lost must be replaced, and all affected tenants must receive relocation assistance. As an alternative, a developer can pay in-lieu fees for up to 50 percent of the total number of low and moderate income bedrooms to be provided. During the planning period from 2007 through 2013, only one four-unit multifamily project was demolished and it was replaced as part of the approval of additional units.

Assessment

Taken together, the City's housing preservation policies have been successful in discouraging the conversion of apartments to condominiums. The Affordable Housing Preservation Ordinance has helped to a limited degree to preserve affordable housing units at risk of conversion to market rents. The demolition/conversion ordinance has also precluded the demolition of multifamily apartments in Santa Cruz. Finally, the City has been successful at negotiating longer-term affordability agreements with at-risk residential properties by offering incentives to property owners.

7 Housing Plan

The provision of housing that fulfills the diverse needs of the community is a fundamental priority for the City. The Housing Plan provides a statement of the community's goals, policies, and quantified objectives relative to housing production, rehabilitation, conservation, and assistance for all residents in Santa Cruz. This chapter builds upon the earlier chapters that identified housing needs and evaluated constraints and resources to address housing needs in the community. To that end, this chapter is organized around three themes:

1. Summary of the key housing needs facing the City, followed by goals and policies to guide efforts to address these needs;
2. Quantified objectives for housing production, rehabilitation, and conservation for the 2014-2023 planning period; and
3. Specific City programs along with an action plan to achieve the goals, policies, and objectives of the Housing Element.

7.1 Major Issues, Goals, and Policies

Santa Cruz is experiencing housing volume and affordability that are affecting the quality of life of the community. While the median value of an owner-occupied housing unit decreased from \$779,200 in 2008 to \$632,600 in 2013, rental prices increased 16.5 percent to an average of \$1,465. Since that time, home prices have escalated. These conditions have long-term implications for maintaining Santa Cruz's diversity. Presently, lower income residents likely live in subsidized units and have limited choices to move elsewhere. Moderate income families with children and young professionals can typically afford apartments, yet often must leave the City to buy a home.

Therefore, the primary challenge of the 2014-2023 Housing Element is to facilitate and encourage a variety of housing types and prices in Santa Cruz. Moreover, the Housing Element must serve to define and implement the City's broader social goals and further a living environment in which people of all walks of life and circumstances can flourish. The Housing Element strives to create a housing climate that enables young families to remain in the community and allows the City's workforce to live and work here. In addition, the Housing Element must be sensitive to local and global resources, including programs to reduce climate change. Thus, the Element must address the needs of residents, the vitality and stability of neighborhoods, the quality of the environment, and the availability of resources and infrastructure, as well as other important issues that affect the health and well-being of residents. The following summarizes the major housing issues in Santa Cruz, with each issue followed by the housing goals and policies to address those needs.

Housing Production

Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences. Moreover, housing needs evolve over time in response to changing life circumstances. Providing an adequate supply and diversity of housing accommodates changing housing needs of residents, promotes an inclusive community that welcomes all residents, and achieves larger social and equity goals in Santa Cruz.

GOAL 1 An adequate diversity in housing types and affordability levels to accommodate present and future housing needs of Santa Cruz residents.

Policy 1.1 Provide adequate sites and supporting infrastructure to accommodate housing through land use, zoning, and specific plan designations that encourage a broad range of housing opportunities.

Policy 1.2 Concentrate new housing in the Central Core, along major commercial corridors, and on major opportunity sites consistent with the Land Use Element.

Policy 1.3 Facilitate the production of mixed residential-commercial uses through the use of appropriate development standards, design and compatibility review, and regulatory and financial incentives.

Policy 1.4 Establish and maintain residential development standards that support housing production yet promote the vitality of established neighborhoods.

Policy 1.5 Provide appropriate development standards and incentives to facilitate co-housing, live-work, mixed-use, accessory dwellings, single-room occupancy, and other alternative types of housing.

Policy 1.6 Periodically review development regulations, permit processes, and fees and their effect on development to ensure that such requirements facilitate housing production and rehabilitation.

Policy 1.7 Consider expanding housing options by allowing the conversion of larger homes to multiple units, where appropriate.

Policy 1.8 Explore the relationship between development standards and the production of for-sale versus rental housing. Recognize the need to maintain a mix of for-sale and rental housing in the City.

Affordable Housing

Affordable housing for extremely low, very low, low, and moderate income households is of utmost concern. Affordable housing allows persons of all economic segments to live in the community, provides housing for the City's workforce, allows the integration of families and racial/ethnic groups, and furthers larger social goals. The City's affordable housing policies encourage the production and preservation of affordable housing.

GOAL 2 Increased and protected supply of housing affordable to extremely low, very low, low, and moderate income households.

Policy 2.1 Encourage the production of affordable rental and ownership housing through inclusionary requirements.

Policy 2.2 Facilitate the development of affordable housing through the provision of regulatory concessions, financial incentives and assistance, density bonuses, and other means.

Policy 2.3 Collaborate with nonprofit organizations, private developers, employers, special needs groups, state and federal agencies, and other interested parties to develop affordable housing.

Policy 2.4 Encourage the preservation of affordable rental housing at risk of conversion by working with interested parties and offering financial incentives and technical assistance, as feasible and appropriate.

Policy 2.5 Promote meaningful and informed participation of residents, community groups, and governmental agencies in local housing and community development activities.

Policy 2.6 Encourage the development, through acquisition of existing housing and new construction, of affordable housing projects that provide longer term and in-perpetuity affordability through homeownership, nonprofit ownership, residentially owned cooperatives, and housing land trusts.

Policy 2.7 Encourage more fully integrated neighborhoods through the development of mixed income and affordable infill housing and through the placement of other affordable housing projects in neighborhoods that do not already have high levels of low income housing.

Special Housing Needs

Santa Cruz is home to people with special housing needs that result from income, family characteristics, disability, or other issues. These groups include, but are not limited to: seniors, families with children, people with disabilities, single-parent families, college students, farm workers, and people who are homeless. Santa Cruz is committed to furthering a socially and economically integrated community and therefore is committed to providing a continuum of housing and supportive services to help address the diverse needs of residents.

GOAL 3 Accessible housing and appropriate supportive services that provide equal housing opportunities for special needs populations.

Policy 3.1 Support the development of accessible and affordable senior rental housing readily accessible to support services; provide assistance for seniors to maintain and improve their homes.

Policy 3.2 Facilitate and encourage the development of larger rental units appropriate for families with children, including the provision of supportive services such as child care.

Policy 3.3 Work in cooperation with UC Santa Cruz to encourage the provision of housing accommodations for students, faculty, and employees that reflect their housing needs and preferences.

Policy 3.4 Continue to fund, as feasible, emergency shelters, transitional housing, permanent supportive housing, and appropriate supportive services for people who are homeless, including families and unaccompanied youth.

Policy 3.5 Increase the supply of permanent, affordable, and accessible housing suited to the independent living needs of persons with disabilities; provide assistance to persons with disabilities to maintain and improve their homes.

Policy 3.6 Encourage the integration of special needs housing in residential environments, readily accessible to public transit, shopping, public amenities, and supportive services.

Policy 3.7 Encourage the provision of supportive services for persons with special needs to further the greatest level of independence and equal housing opportunities.

Housing Assistance

Rapid increases in rents in recent years have placed a disproportionate burden on and, in some cases, have displaced lower income residents. Due to rising housing prices, moderate income households (e.g., health care workers, public safety workers, teachers, and others) may leave Santa Cruz to seek affordable housing in neighboring cities. Providing housing assistance, where feasible, helps maintain an economically and socially balanced community.

GOAL 4 Increased opportunities for low and moderate income residents to rent or purchase homes.

Policy 4.1 Support the provision of permanent and emergency rental assistance for very low and low income renters.

Policy 4.2 Expand homeownership opportunities to low and moderate income buyers through homebuyer assistance.

Policy 4.3 Explore and pursue City participation in other affordable homeownership assistance programs in the private market.

Policy 4.4 Support the continuation of a Housing Trust Fund to promote the development and preservation of affordable housing.

Policy 4.5 Support the provision of child care services, employment training, rental assistance, and other supportive services to enable households to be self-sufficient.

Policy 4.6 Seek and support collaborative partnerships of nonprofit organizations and the development community to aid in the provision of affordable housing.

Policy 4.7 Prohibit discrimination in all aspects affecting the sale, rental, or occupancy of housing based on status or other arbitrary classification.

Policy 4.8 Support the development of a variety of housing types, specifically smaller units and single-room occupancy units, that address the needs of extremely low income households.

Neighborhood Vitality

Quality of life is shaped, in part, by neighborhood conditions in Santa Cruz. As an older, established community, Santa Cruz requires a concerted effort to encourage the maintenance, rehabilitation, and improvement of housing and to promote sustainable, livable neighborhoods in the face of increasing density. In neighborhoods, a continued focus is needed on upgrading infrastructure, improving community facilities, protecting quality of life, and providing public services. City community development policies seek to balance the need for accommodating new housing, respecting neighborhood character, enhancing infrastructure and public services, and promoting vital residential neighborhoods.

GOAL 5 Improved housing and neighborhoods throughout Santa Cruz and in designated target areas.

Policy 5.1 Improve the quality of housing and neighborhoods by educating landlords, tenants, and property owners about code compliance issues and enforcing compliance with building and property maintenance standards.

Policy 5.2 Promote the repair, improvement, and rehabilitation of housing and encourage replacement of substandard housing to enhance quality of life in neighborhoods.

Policy 5.3 Ensure that the character and design of both infill development and remodel/rehabilitation projects promote the vitality of existing neighborhoods.

Policy 5.4 Promote the overall vitality and livability of neighborhoods by providing adequate public services, community facilities, infrastructure, landscaping and open space, adequate parking, traffic management, pedestrian and bicycle routes, and public safety to meet the needs of each individual neighborhood, as well as by preventing and eliminating blighting conditions.

Resource Conservation

Santa Cruz residents benefit from a range of natural features, including hillsides, rivers and streams, the coastline, and forestland. These resources enhance the quality of life for Santa Cruz residents and make Santa Cruz a popular tourist destination. The City remains committed to protecting the beauty and integrity of its natural environment, particularly in light of anticipated population growth, consumption levels, technology impacts, tourism, and other pressures associated with urban life. Balancing environmental preservation with housing goals and the provision of infrastructure and services remains a priority.

GOAL 6 Fulfill the City's housing needs while promoting an environmentally sustainable, compact community with clearly defined urban boundaries.

Policy 6.1 Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle friendly communities in order to minimize traffic impacts on quality of life.

Policy 6.2 Ensure that adequate water supplies and sewer services continue to be available for residents and businesses.

Policy 6.3 Preserve the City's designated historic, visual, and cultural resources, including landmarks, archaeological sites, and areas of special local character.

Policy 6.4 Ensure that wetlands, fish and wildlife habitat areas, and sensitive species are protected from the impacts of new residential development.

Policy 6.5 Encourage the use of environmentally-sensitive development practices to minimize the effects of growth on the City's natural resource systems.

Policy 6.6 Investigate the feasibility of offering various regulatory and financial incentives to encourage developers to use green building and energy efficient technologies.

Policy 6.7 Promote transit-oriented, mixed-use residential developments that are close to services, reduce dependence on automobile use, and are of high quality

Policy 6.8 Continue to require, monitor, and enforce National Pollutant Discharge Elimination Systems permits, Standard Urban Stormwater Mitigation Plans, Best Management Practices, Total Maximum Daily Loads for impaired water bodies, Storm Water Quality Management Programs, and Storm Water Pollution Prevention Plans, as applicable.

Policy 6.9 Amend the Housing Element as needed for consistency with the City's General Plan, including changes related to Government Code Section 65302 and the management of areas subject to flooding.

Climate Change

The City hopes to reduce its contribution to greenhouse gas emissions (GHG) through land use planning, program development, investment in energy efficient infrastructure, and increased use of renewable energy. Benefits will include reduced facility life-cycle costs and the provision of healthier home and work environments. Green building policies and actions will incorporate energy efficiency measures, water stewardship, use of sustainable building materials derived from renewable resources, reduction of waste through recycling and reuse, and smart growth and sustainable development practices. In addition to defining shorter-term strategies to address likely impacts of climate change on City infrastructure and resources, the City must set planning goals to minimize future risks of sea level rise and climate change.

Goal 7 Effective leadership and action in reducing and responding to global warming.

Policy 7.1 Reduce communitywide GHG emissions 30 percent by 2020 and 80 percent by 2050 (compared to 1990 levels).

Policy 7.2 Support initiatives, legislation, and actions for reducing and responding to climate change.

Policy 7.3 Encourage community involvement and public-private partnerships to reduce and respond to global warming.

Policy 7.4 Take early action on significant and probable climate change land use and development issues, including those that might arise after 2030.

Policy 7.5 Minimize impacts of future sea level rise.

7.2 Quantified Objectives

Santa Cruz has established quantified objectives for housing production, rehabilitation, and conservation for the Housing Element. These objectives are based upon expected availability of resources to address the City's housing needs, expectations regarding future housing development, as well as prior objectives established in other City housing plans.

Housing Production

The Association of Monterey Bay Area Governments (AMBAG) has prepared a Regional Housing Needs Allocation (RHNA) for the period 2014 through 2023. The RHNA utilizes the number of housing units determined by the State to be the region's need for housing and allocates a portion to each jurisdiction in Monterey and Santa Cruz Counties. AMBAG has allocated a housing production goal of 747 units to the City of Santa Cruz.

The City is required to show that sites will be available to accommodate these units. Table 7-1 summarizes the City's RHNA goals and quantified objectives for the 2014-2023 planning period. Chapter 4 outlines the progress already made toward meeting those objectives.

Table 7-1: Regional Housing Need Allocation

Regional Housing Need Allocation	
Income Category	New Construction Need
Very Low (0-50% of AMI)	180
Low (51-80% of AMI)	118
Moderate (81-120% of AMI)	136
Above Moderate (over 120% of AMI)	313
TOTAL UNITS	747
Source: RENA Data	

Housing Rehabilitation and Conservation

Housing rehabilitation helps maintain housing conditions, preserve neighborhoods, and contribute to a higher quality of life for residents. Moreover, the conservation of publicly-assisted affordable housing is particularly important given that existing rents and sales prices make it financially infeasible for many low income households to live in

Santa Cruz. Quantified objectives expectations are summarized below in Table 7-2.

The City's goal for the 2007-2014 Housing Element planning period is to support and fund the substantial rehabilitation of 50 to 75 housing units. The City will utilize federal funds to support the rehabilitation of units occupied by lower income households. Private financial institutions will finance the rehabilitation of units for moderate and above-moderate income households. Assuming past trends (based on actual assistance for 2007-2014), approximately 150 households will be assisted.

Table 7-2: Housing Rehabilitation and Conservation Objectives

Housing Rehabilitation and Conservation Objectives			
Target Income Affordability Levels	Housing Production Goals (Number of Units)		
	Definition	Rehabilitation	Conservation
Extremely Low	0% to 30% of AMFI		
Very Low	31% to 50% of AMFI	71	400
Low	51% to 80% of AMFI		58
Moderate	81% to 120% of AMFI	400	n/a
Above-Moderate	More than 120% of AMFI		n/a
Total		475	458
Source: AMBAG Regional Housing Needs Allocation Plan 2014-2023, City of Santa Cruz Action Plan, 2015-2016			

As described in Chapter 2, there are over 1,600 publicly assisted rental units in the City that are deed-restricted as affordable to lower income households. Over the Housing Element planning period, 458 of these are at risk of converting to market rates, but only 190 of those units are at high risk of conversion, as many are Section 8 units which historically renew their contracts every five years (see Table 2-27). During the planning period, the City will continue to work with apartment owners and nonprofit organizations to develop options for preserving the at-risk units. In addition, the City will continue to implement its condominium conversion ordinance to prevent the conversion of apartments to condominiums.

Housing Assistance

Santa Cruz is committed to supporting the provision of housing and supportive services for persons and families with special housing needs. These include people with disabilities, seniors, single parents, families with children, people who are homeless, college students, and other special needs groups in the community. The City funds a wide variety of nonprofit and for-profit organizations that specialize in providing services tailored to each individual group.

Several City Council-adopted documents identify housing needs in the community and establish specific objectives for addressing those needs. The City is committed to implementing the goals and objectives in these plans as described below.

Consolidated Plan

The City's 2015-2020 Consolidated Plan includes a strategic plan for allocating available financial and human resources to meet the housing needs of the community, including the homeless, special need populations, and persons with extremely low, very low, and low incomes. One of the missions of the Plan is to assist extremely low, very low, and low income households in the areas of decent housing, expanded economic opportunities, and a suitable living environment. The Plan describes the financial resources available, analyzes priorities, and sets specific objectives for fulfilling those priorities. Each year, the City prepares an Annual Action Plan to review the progress towards achieving the goals and priorities of the Consolidated Plan and to outline specific implementation actions for that year.

All In – Toward a Home for Every County Resident, The Santa Cruz County Community Strategic Plan to Prevent, Reduce, and Eventually End Homelessness

The City participated as a member of the Santa Cruz County Continuum of Care Coordinating Group, and is an active partner in the implementation of the resulting strategic plan, All In. All In outlines a comprehensive and coordinated approach to reduce, prevent, and ultimately end homelessness. The Plan identifies outcome objectives in the areas of housing, jobs and incomes, supportive services, health care, and the overall administration and coordination of the County's Continuum of Care system. For each outcome objective identified in the plan, specific action steps are laid out for implementation.

Housing Programs

The Housing Element goals and policies are implemented through programs administered by the City and other agencies. This section describes the major programs that Santa Cruz will implement to address identified housing needs. Table 7-3 at the end of this Chapter summarizes the programs, numerical objectives, potential funding sources, and the agencies or entities responsible for implementing each program.

7.3 Housing Production Programs

1.1 Provision of Adequate Sites

Providing new housing to accommodate projected employment and population growth and to meet the needs of existing residents is a major objective of the City. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the region's housing needs from 2014-2023. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure. The Land Use Element, in concert with a vacant and underutilized land survey, shows that housing can be accommodated on vacant and underutilized sites along major corridors, in the Central Core, and on larger housing opportunity sites.

Planning Period Objectives:

- Maintain an inventory of available vacant and underutilized sites that can accommodate new housing.
- Require the preparation of Specific Plans or Area Plans for larger developable residential areas identified in the Land Use Element.
- Continue to require housing production goals for the larger housing opportunity sites described in the Land Use Element.

1.2 Mixed Use Development

Recognizing the limited availability of land and the City's commitment to preserve open space, the General Plan encourages a compact urban form. High density development, mixed uses, transit- and pedestrian-oriented land uses, and other creative housing types are encouraged. To that end, the City's Zoning Ordinance currently allows higher densities, reduced parking requirements, and higher building heights for residential projects in the Central Core and along major corridors. The City also financially supports many of the projects in the Central Core. Since 2007, the City's policies have facilitated more

than 400 multifamily units and 70 single-room occupancy units in commercial districts. The City will continue to focus on mixed use to expand housing opportunities.

Planning Period Objectives:

- Establish mixed-use development standards to encourage housing along transit corridors, including density levels, parking and open space requirements, and other development standards.
- Examine the possibility of utilizing graduated density for mixed use development.
- Encourage the redevelopment of existing single-story commercial buildings to include upper story residential units, where feasible.
- Encourage the redevelopment of existing projects with large parking lots to add housing units above existing development, taking advantage of shared parking potentials.

1.3 Alternative Housing Types

Santa Cruz faces the challenge of meeting the housing needs of residents, particularly given the needs of single-person households, small families, and special needs groups. Given diminishing vacant land and a diversity of housing needs, alternative housing types will need to be built in a creative manner on less than optimal housing sites. To that end, the City revised its Zoning Ordinance to facilitate development of live-work, single-room-occupancy units, and accessory dwelling units (ADU).

Planning Period Objectives:

- Create and/or revise development standards for co-housing, live/work, and other alternative and appropriate housing types that respond to Santa Cruz's diverse population and housing needs.
- Continue to implement the ADU program and monitor the effect of ordinance revisions on neighborhood vitality.
- Examine development regulations to identify potential barriers to the development of alternative types of housing and, if such barriers are found, develop actions to remove or modify them as feasible.
- Encourage the State to recognize appropriate non-traditional housing types as housing units.

1.4 Planned Development Permit

The Planned Development Permit (PD) is an administrative technique to foster development plans that serve public objectives more fully than plans permitted under conventional zoning. In such cases, the City will consider modifications to: 1) building setbacks, lot coverage, and lot area; 2) street standards; 3) parking and loading; 4) open space and landscaping; and 5) maximum height. The PD permit has been used successfully to facilitate a range of housing projects in recent years. To be eligible for a PD permit, however, the project must occupy a lot of at least 20,000 square feet in area and be approved by the Planning Commission and City Council. The minimum lot size requirement could, in some cases, constrain the production of nontraditional housing on smaller infill lots.

Planning Period Objectives:

- Examine the minimum lot size requirement for Planned Development Permits and consider amending the Zoning Ordinance to allow PD Permits on smaller infill lots if appropriate.
- Examine parking requirements and other regulatory constraints that may deter the development of Planned Developments. Initiate study within 1 year of adoption of the Housing Element.

1.5 Development Review Process

Housing developers undertake the risk of purchasing property, borrowing funds, and drafting architectural and site plans in anticipation of building new housing. In addition to these investments, developers must secure various permits, pay planning and impact fees, and comply with environmental regulations. These investments are financially attractive only when the development review process has reasonable certainty. The development community has expressed concern that the cumulative impact of project review procedures, fee structures, and the public hearing process may, at times, constrain the development of housing. To that end, the City should undertake a periodic review of such processes.

Planning Period Objectives:

- Work with the development community to continue to streamline the project and design review processes to provide a greater level of certainty in the outcome of housing proposals.
- Periodically audit the effectiveness of the development review process to promote efficiency and predictability.
- Review the development fee structure, including water and sewer connection fees, to determine if the current structure is appropriate and equitable.
- Review and adjust the fee structure for Single Occupancy Units and propose changes for City Council consideration as necessary.
- Review the development standards in the Zoning Ordinance and consider impediments to housing development.
- Consider revising the Zoning Ordinance to reflect policies of the General Plan 2030 that would remove or lessen constraints on housing development.

1.6 Public Education and Participation

Meaningful and informed public participation helps ensure that proposals for new housing meet community expectations and are consistent with the City's General Plan. Santa Cruz offers many venues for residents to learn of proposed projects and provide meaningful input.

Planning Period Objectives:

- Continue to provide accurate and clear information to the public and the development community about City policies and the development review process and make such information available at the public counter.
- Continue to develop educational materials such as brochures and videos that provide information on the development process, planning, and housing issues as programs change.

- Continue to ensure that information is accessible and available to all members of the community on the City's web page and at the public counter.

1.7 Mixed Income Projects

The City recognizes that mixed income neighborhoods provide a variety of benefits to the City including a chance for residents to learn from others of different backgrounds and interests. This helps to broaden perspectives and deepen understanding of other people's values and points of view, leading to more respect and understanding. The City has an interest in encouraging such projects and neighborhoods.

Planning Period Objective:

- Develop zoning tools to provide incentives to the development of mixed income projects.

2. Affordable Housing

2.1 Affordable Housing Ordinance

The City's Inclusionary Housing Program is an important means of encouraging new affordable housing. Measure O states that "at least 15 percent of those housing units newly constructed for sale or rental each year shall be capable of purchase or rental by persons with average or below average incomes." Due to recent legal decisions, the City's Inclusionary Housing Ordinance must be revised to remove the requirement for rental housing. Pursuant to Measure O, the City requires projects built after 1991 that contain five or more units to set aside at least 15 percent as affordable in perpetuity. Rental units must be provided as affordable to lower income households. Since its inception, more than 576 affordable units have been created, but significant City assistance has been necessary to offset high land costs, prevailing rents, and ordinance requirements. This trend is problematic given continuing cutbacks in local and state funding. The City will review other potential revisions at the time that the rental requirement is revised.

Planning Period Objectives:

- Revise the Inclusionary Housing Ordinance to reflect recent legal decisions.
- Review the Small Ownership Unit and Single Room Occupancy Ordinances to consider ways to make them more effective in today's market.
- Prioritize a portion of public housing funds for the extremely low income household housing category.

2.2 Regulatory and Financial Incentives

The City may provide regulatory and/or financial incentives to facilitate affordable housing production, particularly in the case of inclusionary units not otherwise able to secure additional State and federal financial assistance. Developers of very low and low income housing may apply for a waiver of planning, development, and impact fees. The City may also provide low interest loans, land write-downs, infrastructure improvements, Affordable Housing Trust funds, and other financial assistance for affordable housing. The Planned Development Permit, in tandem with regulatory and financial

incentives, can further encourage the production of affordable housing. City staff is committed to expeditiously processing development proposals for affordable housing.

Planning Period Objective:

- Identify residential projects for City financial or regulatory incentives subject to City Council approval.
- Explore the possibility of establishing a Real Estate Transfer Tax to help fund affordable housing.
- Explore the potential of dedicating a portion of TOT, either existing or new percentage, for affordable housing.
- Direct City lobbyists to concentrate on legislation that would help fund affordable housing.
- Encourage "citizen lobbyists" on issues related to housing, particularly affordable housing.

2.3 Density Bonus Program

The City's density bonus ordinance implements California's Density Bonus Law, and allows a developer to construct 35 percent more units than allowed under the Zoning Ordinance for projects that dedicate 10 percent of units for very low income households or 20 percent for low income households and for qualified residents such as seniors. The Density Bonus program includes the opportunity for developments of at least five units to utilize up to three incentives. The Density Bonus Program continues to be a valuable tool, in tandem with the Affordable Housing Ordinance, to allow developers to build additional housing units which help subsidize the inclusion of affordable units in the project.

Planning Period Objectives:

- Amend the Density Bonus Ordinance to reflect findings from recent court cases.
- Continue implementation of the Density Bonus Ordinance.
- Evaluate and revise the City's residential development standards to ensure housing projects can be built at the maximum density allowed under the underlying district.

2.4 Public-Private Housing Partnerships

In today's housing market, creative approaches and partnerships are required to finance and build affordable housing. The County Housing Authority, Mercy Housing California, Mid-Peninsula Housing, South County Housing, Habitat for Humanity, For-the-Future Housing, Community Housing Land Trust, Santa Cruz Community Counseling Center, Inc., and other housing groups and agencies offer expertise in developing and managing affordable housing. In addition, the City has partnered with nonprofit developers to build housing. The City has granted regulatory concessions (such as density bonuses), subsidized the replacement of infrastructure, modified development regulations, lowered development and impact fees, and provided direct assistance to such groups. Working with affordable housing developers enables the City to better provide high quality and affordable housing. The City's Economic Development Department cultivates public-private partnerships to develop affordable housing. The most recent public-private partnership project in the City is 110 Lindberg Street, the Riverwalk Apartments.

Planning Period Objectives:

- Continue to encourage public-private housing partnerships as a means to incentivize the production of affordable housing and build local capacity to manage such projects.
- Explore creative approaches to developing and financing affordable housing in partnership with private developers.

2.5 Preservation of Housing Opportunities

Apartments provide affordable housing opportunities for low and moderate income households. To preserve these units, the City prohibits the conversion of apartments to a community housing project (for-sale housing) as long as the multifamily dwelling vacancy rate is less than 5 percent. This restriction is waived if at least two-thirds of the units are sold to tenants currently occupying the structure and 20 percent of the total units are offered for purchase to households of below-average income.

Planning Period Objective:

- Continue implementation of the Condominium Conversion Ordinance.

2.6 Preservation of At-Risk Affordable Housing

Santa Cruz has approximately 1,600 units of affordable housing for very low, low, and moderate income households created through various City, State and federal programs. Although Measure “O” (Inclusionary) units built after 1991 are permanently affordable, the affordability controls of 485 affordable units are at risk of expiration between 2014 and 2028. The City’s Affordable Housing Preservation Ordinance governs noticing procedures for the conversion of at-risk affordable units and allows the City and qualified nonprofit housing organizations an opportunity to negotiate to purchase the project or extend the affordability restrictions. In addition, the City plays an active role in financially assisting at-risk projects in return for extended affordability controls on the projects.

Planning Period Objectives:

- Work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion.
- Assist projects approved by City Council in return for extensions of their affordability controls for as long as feasible.

3. Special Needs**3.1 Housing for Families with Children**

Santa Cruz recognizes the importance of a living environment conducive to families and children, and is committed to the development of affordable and accessible family housing in the City. In recent years, the City has entered into owner participation agreements with Grace Commons, Easy Access Developers for 1606 Soquel Avenue, and various other ownership and rental projects to facilitate and encourage the development of affordable family housing. Additionally, the City provided financial assistance to the

Tannery Artist Lofts complex of 100 affordable units that includes 14 studios, 16 one-bedroom, 28 two-bedroom, and 42 three-bedroom units.

Planning Period Objectives:

- Work with nonprofit organizations to identify proposed housing projects suitable to families with children and consider providing financial assistance, subject to availability and City Council approval, to facilitate and encourage their development.
- Encourage the development of childcare opportunities in conjunction with residential development.

3.2 Children and Youth Development

Santa Cruz recognizes that our children represent the future. In today's market, the high cost of rental and ownership housing typically requires that all adult family members work. The availability of affordable care for children and youth is necessary to provide an environment conducive to healthy and safe development and to enable families to continue to live in Santa Cruz. The City is committed to making high quality care alternatives for children and youth available, affordable, and accessible to those persons who live or work in the City, including childcare centers and family daycare homes in appropriate locations. The City is committed to planning affirmatively for childcare through land use, zoning, and permitting procedures.

Planning Period Objectives:

- Continue to assist nonprofit and for-profit organizations that provide services to children, youth, and families with children.
- Encourage the establishment of childcare centers in appropriate.

3.3 Continuum of Care

Santa Cruz has the County's largest population of people who are homeless and, as a member of the Continuum of Care (CoC) Coordinating Group, maintains the most extensive program in the County for assisting homeless people. The City helps fund five entities that provide homeless outreach services, three emergency shelters, and a bad weather shelter. In addition to offering shelter and services to the homeless, the City is committed to preventing homelessness by assisting at-risk populations, such as those with extremely low incomes, through emergency assistance and the development of stable, affordable housing. Santa Cruz also has a significant number of transitional and permanent supportive housing units for people with disabilities, psychiatric illness, HIV/AIDS, and substance problems. The City also contracts with nonprofit organizations providing employment training, childcare, rental assistance, and other supportive services. The City plays an instrumental role in the CoC by supporting the continued operation of homeless services, funding the majority of the Continuum's operations, and applying for grants on behalf of nonprofits.

Planning Period Objectives:

- Continue to implement current programs aimed at the reduction and the prevention of homelessness.
- Participate with other Santa Cruz County communities in implementing “All In – Toward a Home for Every County Resident, the Santa Cruz County Community’s Strategic Plan to Prevent, Reduce, and Eventually End Homelessness.”

3.4 Supportive Living Housing Services

Santa Cruz has a large population requiring supportive living services to preserve and maintain equal housing opportunities and choice. This includes people with disabilities, formerly homeless people, persons recovering from substance abuse, persons living with chronic disabling conditions such as HIV/AIDS, and other special needs groups. "Supportive Living Housing Services" is a broad term that encompasses a range of community services and types of assistance. The concept goes beyond the traditional single-service delivery "supportive services" and seeks to enable individual special needs recipients to achieve a significantly greater quality of life and independence and to adapt as individual needs change over time. The City recognizes that permanent supportive housing can broadly service a variety of special needs groups. Whatever the level of service or setting required, the City remains committed to continue providing appropriate permanent supportive housing options for residents as funds are available.

Planning Period Objectives:

- Continue supporting organizations in maintaining permanent supportive housing and providing assistance to special needs groups.
- Encourage the location of permanent supportive housing for the able-bodied in residential settings or other locations readily accessible to public amenities, public transit, shopping, and supportive services.

3.5 Student Housing

Over the next 5 years, the University may construct additional housing pursuant to its Long Range Development Plan (LRDP, 2005-2020) to provide up to 10,125 total on-campus beds, no more than 579 off-campus residential beds, and 443 faculty or staff housing units. There are currently 8,396 on-campus beds; however, this has been achieved by converting spaces designed for lounges into rooms and adding beds to rooms designed for fewer beds.

The City supports UCSC’s goal to provide housing opportunities commensurate with goals set forth in the LRDP, as financially feasible. As mandated by the City Council and Chancellor, City and University staff meet regularly to collaborate on facilitating new student, faculty, and staff housing.

Planning Period Objectives:

- Continue to collaborate with UCSC on ways to increase the supply of student, faculty, and staff housing serving the University campus.

- Promote housing strategies that reflect student housing needs including affordability and the siting of high density apartments and townhouses along transit corridors.
- Support State and federal legislation that would advance the housing goals of the community, such as increasing the funding for housing at University of California campuses.
- Explore innovative methodologies for development, funding models, and delivery methods for new housing.
- Continue to administer the City's Rental Inspection Program to ensure maintenance of a healthy and safe rental housing within the City.

3.6 Housing for Persons with Disabilities

Consistent with SB520 (2007), Government Code Sections 65583(a)(4) and 65583(a)(4), the Housing Element analyzed potential constraints to the development, maintenance, and improvement of housing for persons with disabilities. The analysis included an evaluation of land use controls, permit processing, and building codes among others. The analysis found that the City permits, encourages, and facilitates a range of special needs housing in the community. With respect to housing for persons with physical disabilities, the City applies current building code requirements for accessibility on new and rehabilitation projects and offers grants and loans to homeowners to make basic accessibility modifications as part of a rehabilitation project. Nonetheless, people with physical disabilities continue to have difficulty finding accessible units or sufficient funds to purchase or retrofit their homes. Additional measures could be undertaken to improve their housing opportunities.

Planning Period Objectives:

- Work with other Santa Cruz County jurisdictions, and the County Housing Authority to support the compilation and publicizing of housing accessible to persons with disabilities.
- Work with non-profit organizations to develop housing for persons with disabilities.

3.7 Housing and Community Development Program

The City provides approximately \$1 million each year to a variety of nonprofit human service and housing development organizations supporting numerous programs that assist homeless persons, very low and low income households, families with children, women, and others in finding housing and appropriate supportive services. Funding is provided annually, contingent on adequate funds and City Council approval, through the City's General Fund, HOME funds, Community Development Block Grant Funds, and other sources.

Planning Period Objective:

- Continue funding nonprofit human service and housing development organizations through the City's Housing and Community Development Program subject to funding availability and City Council approval.

4. Housing Assistance

4.1 Housing Choice Vouchers

The County Housing Authority administers the Housing Choice Voucher (Section 8) rental assistance program for Santa Cruz. This program extends rental subsidies to very low income households and offers the tenant a voucher that pays the difference between the current fair market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income. The voucher is accepted on a voluntary basis by the landlord. A tenant may choose housing that costs more than the FMR and pay the extra rent above the standard. In recent years, the volatility of the local rental market, as related to the FMR, has presented challenges in ensuring that the voucher program remains attractive to landlords.

Planning Period Objectives:

- Work with Santa Cruz County jurisdictions and interested community organizations to continue to advocate for a payment standard that keeps pace with changes in market rents.
- Encourage property owners to accept Section 8 tenants.

4.2 Rental Assistance

In recent years, rising rental costs mean that some households may have insufficient income for a security deposit and cannot secure an apartment. The City contracts with the County Housing Authority to assist low-to-moderate income households with the security deposit and last month's rent. The security deposit is provided in the form of a grant to the tenant. With agreement of the landlord, the Housing Authority guarantees the last month's rent as a Letter of Credit and the tenant pays 1/12 the amount each month over one year. The Housing Authority pays the shortfall if the tenant defaults. The City also funds, through the Community Action Board, an emergency rental assistance program to prevent the eviction of tenants or homeowners for a short transition period to allow tenants to stabilize their finances.

Planning Period Objective:

- Continue program implementation and assist households with security deposit and last month's rent and/or emergency rent assistance.

4.3 Mortgage Credit Certificate

The Mortgage Credit Certificate (MCC) program is a federal program that provides tax credits to income-eligible home buyers. The program allows buyers to receive a tax credit of up to 20 percent of the annual interest paid on a mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and to make monthly payments. The MCC program has covenant restrictions to ensure the affordability of participating homes for 15 years. Santa Cruz participates through the County Housing Authority and has issued 157 MCCs since the program began. The Housing Authority determines the quantified objectives for each community.

Planning Period Objective:

- Continue to support the program and encourage the assistance of up to three households each year.

4.4 Grant Application Program

Various State, federal, and private sources provide financing for the construction of new housing and provision of supportive services. CalHome Grants and other State and federal sources fund affordable ownership and rental housing, neighborhood revitalization efforts, special needs housing and supportive services, downtown revitalization, and a variety of other programs that address housing needs of communities across the state. Many of these programs benefit Santa Cruz residents and nonprofit organizations.

Planning Period Objectives:

- Investigate and apply for funds available through State housing programs that help meet the housing needs of Santa Cruz residents.
- Continue to investigate and apply for additional sources of funding for new housing and supportive services.
- Annually review and apply for appropriate funding resources for new housing and supportive services.

4.5 Fair Housing Services

The City contracts with California Rural Legal Assistance, Senior Network Services, La Familia Center, Santa Cruz Community Counseling Center, and other organizations to provide services that improve housing opportunities. These organizations provide counseling and referrals, landlord and tenant dispute resolution, discrimination and complaint processing, education and outreach, training and technical assistance, advocacy, and relocation assistance. The City has also adopted an anti-discrimination ordinance affecting all aspects of the rental, sale, and occupancy of housing. The City supports equal opportunity lending programs and ensures that nondiscriminatory practices are followed in the selection of participants for City housing programs. The City is in the process analyzing the Impediments to Fair Housing within the City, which may include recommendations to improve fair housing services. Any recommendations would be implemented by the City.

Planning Period Objective:

- Complete Fair Housing Plan and implement strategies.
- Continue to provide free legal assistance to low income residents through California Rural Legal Assistance and to provide contact information for other free and low-cost legal services.

5. Neighborhood Vitality**5.1 Code Enforcement**

Code enforcement is important to ensuring that the character and quality of neighborhoods and housing is maintained. The City's Code Compliance Division inspects properties for compliance with State and

local regulations governing building and property maintenance. If deficiencies are found, the property owner has a specified period of time to voluntarily correct the problem. Should corrections not occur, the City can issue citations or initiate legal action. In situations where violations threaten the safety of tenants, property owners must provide up to three months of relocation assistance. However, the City seeks voluntary compliance through educating property owners and may refer property owners to programs for available financial and technical assistance.

Planning Period Objectives:

- Continue to implement code enforcement program.
- Conduct targeted code enforcement efforts in concert with the Beach/South of Laurel Comprehensive Area Plan and the HUD target areas.
- Consider expanding the Target Areas for proactive code enforcement efforts.

5.2 Rental Housing Inspection Program

Given the age of housing in Santa Cruz, some older homes may experience deferred maintenance or have substandard electrical, plumbing, or other systems. Lead-based paint or asbestos may require removal to ensure the health and safety of residents. Many of these conditions may not be evident to residents or property owners. In order to improve the quality of housing, neighborhood conditions, and health of residents, the City benefits from a rental housing inspection program. The Rental Inspection Program requires rental properties to undergo periodic inspections to ensure the prevention and correction of basic housing code violations.

Five-year Objective:

- Continue to administer the City's rental inspection program to ensure maintenance of a healthy and safe rental housing stock throughout the City.

5.3 Housing Rehabilitation

The Unified Housing Rehabilitation Program provides federally-funded loans to low income homeowners or rental property owners with low income tenants to upgrade housing or eliminate substandard or unsafe housing conditions. Eligible work includes repairs to electrical and plumbing systems, seismic upgrades to foundations, painting, replacement of roofing, energy conservation devices, and modifications to improve accessibility for people with disabilities. Depending on the funding sources, the loan terms require the unit to remain affordable to low income households for up to 15 years after rehabilitation. In recent years, funding available for this program has decreased significantly, but there remains enough funding to support several projects per year.

Planning Period Objectives:

- Concentrate limited rehabilitation program funding where it will provide the most benefit.
- Projects using rehabilitation program funding shall explore ways to improve energy efficiency within the project.
- Explore programs that would assist low income seniors to age in place.

5.4 Beach/South of Laurel Comprehensive Area Plan

The Beach/South of Laurel area in Santa Cruz has long experienced disinvestment in housing and infrastructure, is home to a large proportion of the City's low to moderate income and minority households, and also experiences very low homeownership, a high prevalence of overcrowding, and substandard living conditions. Therefore, the City Council adopted the Beach/South of Laurel Comprehensive Area Plan, which establishes a series of land use and circulation plans, enhanced code enforcement efforts, development and design regulations, and financial assistance programs to rehabilitate substandard housing, improve the homeownership rate, upgrade deteriorating infrastructure, and improve community services and facilities.

Planning Period Objective:

- Continue to provide pro-active code enforcement and other community development activities for the Beach/South of Laurel and the Lower-Ocean Neighborhood Revitalization Strategy Areas.

6. Resource Conservation

6.1 Water Provision and Conservation

Santa Cruz receives the majority of its water supply locally from the San Lorenzo River and other surface water sources, which have also been identified as a sensitive habitat for steelhead trout. A serious drought or federally-imposed cutbacks could significantly reduce water supplies and require water rationing among customers. The City's approach to providing water to customers is twofold: conserve water usage in the short-term and improve the City's water supply and storage capacity in the long-term. The City currently implements water waste regulations, offers rebates for water-efficient home appliances, and provides technical assistance to control usage. The City's 2010 Urban Water Management Program sets forth long-term plans to address water supply issues. The City is also working on the Water Conservation Master Plan, which will outline a set of programs that target water conservation needs specific to Santa Cruz.

Planning Period Objectives:

- Continue to require all residential, commercial, and industrial buildings to be retrofitted completely with low-consumption plumbing fixtures at the time of sale of the property.
- Continue to implement water conservation measures and publicize efforts at the City Hall and on the City's Water Conservation Office website at <http://www.cityofsantacruz.com/departments/water/conservation>.
- Maintain and implement short- and long-term contingency plans to ensure an adequate water supply for residents and business.

6.2 Green Building Program

Santa Cruz is committed to protecting the environment and promoting a sustainable community. To fulfill this commitment, the City adopted a Green Building Ordinance that required construction projects to attain a minimum number of "green building points" to be able to obtain a building permit. Subsequent to the City's adoption of the Green Building Ordinance, the 2013 California Building Code

included Green Building Standards. The City amended its ordinance to complement the 2013 California Building Code standards. The program works in conjunction with other programs to include best management practices, deconstruction and reuse of materials, erosion control and grading ordinances, energy and waste management, and application to residential, commercial, and industrial projects.

Planning Period Objective:

- Continue the Green Building Program for design and construction of new housing.

6.3 Transit Oriented Development Program

Santa Cruz's desire to preserve environmental features, protect sensitive habitats, and shape future urban growth led to the establishment of a greenbelt surrounding the community. Residents recognized as a quid pro quo that future housing growth would be accommodated within a dense urban core and along major transportation corridors. The City supports connections between land uses and transportation networks (including transit, bicycle, and pedestrian) to minimize automotive dependence. To that end, the City is processing high-density multifamily projects in the Downtown Core, single-room occupancy units along major corridors, and other similar projects. Zoning Ordinance incentives allow for higher density residential structures in these areas because of their proximity to transportation, public services, and facilities.

Planning Period Objectives:

- Continue to facilitate the development of transit-oriented housing projects through regulatory concessions, financial assistance, and zoning.
- Link land uses and transportation systems and promote bicycle- and pedestrian-friendly neighborhoods.

7. Climate Change

7.1 Greenhouse Gas (GHG) Reduction

The City has been reducing its contribution to greenhouse gas emissions through land use planning, program development, investment in energy-efficient infrastructure, and increased use of renewable energy. Benefits include reduced facility life-cycle costs and the provision of healthier home and work environments. Green building policies and actions incorporate energy efficiency measures, water stewardship, use of sustainable building materials derived from renewable resources, reduction of waste through recycling and reuse, and smart growth and sustainable development practices. In addition to defining shorter-term strategies to address likely impacts of climate change on City infrastructure and resources, the City must set planning goals to minimize future risks of sea level rise and climate change.

Planning Period Objectives:

- Encourage the construction of housing along major transportation corridors and where alternative transportation is viable.

- Adopt and implement key programs developed by the Regional Compact that meet City GHG reduction goals.
- Encourage property owners to consider construction techniques and methods to reduce and respond to global warming.
- Implement tracking and reporting procedures that meet AB32 requirements and the public interest.
- Continue to implement the Climate Adaption Plan.

7.2 Energy Conservation

The energy measures included in this chapter will guide Santa Cruz toward a sustainable energy future. Strategies that conserve existing energy resources and develop future renewable energy systems will help preserve nonrenewable resources for future generations, reduce long-term energy costs, reduce the environmental impacts of burning fossil fuels, and help to reduce the nation's dependency on imported fuel.

Planning Period Objectives:

- Promote efficiency upgrades and renewable energy projects over the use of carbon offsets to meet climate reduction goals.
- Promote solar energy systems on housing projects.

Table 7-3 Summary of Quantified Objectives and Implementation

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Summary of Quantified Objectives and Implementation

Housing Program	Planning Period Objectives	Funding Source	Agency	Time-Frame
Housing Production Programs				
1.1 Provision of Adequate Sites	Maintain an inventory of available vacant and underutilized sites that can accommodate new housing.	GF	PCD	Ongoing
	Require the preparation of Specific Plans or Area Plans for larger developable residential areas identified in the Land Use Element.	GF	PCD	Ongoing
	Continue to require housing production goals for the larger housing opportunity sites described in the Land Use Element.	GF	PCD	Ongoing

1.2 Mixed Use Developments	Establish mixed-use development standards to encourage housing along transit corridors, including density levels, parking and open space requirements, and other development standards.	GF	PCD	2015-2017
	Examine the possibility of utilizing graduated density for mixed use development.	GF	PCD	2015-2017
	Encourage the redevelopment of existing single-story commercial buildings to include upper story residential units, where feasible.	GF AHTF	ED PCD	Ongoing
	Encourage the redevelopment of existing projects with large parking lots to add housing units above existing development, taking advantage of shared parking potentials.	GF AHTF	ED PCD	Ongoing
1.3 Alternative Housing Types	Create and/or revise development standards for co-housing, live/work, and other alternative and appropriate housing types that respond to Santa Cruz's diverse population and housing needs.	GF	PCD	2018-2020
	Continue to implement the ADU program and monitor the effect of ordinance revisions on neighborhood vitality.	GF AHTF	PCD ED	Ongoing
	Examine development regulations to identify potential barriers to the development of alternative types of housing and, if such barriers are found, develop actions to remove or modify them as feasible.	GF	ED PCD	2016-2018
	Encourage the State to recognize appropriate non-traditional housing types as housing types.	GF	PCD	Ongoing
1.4 Planned Development Permit	Examine the minimum lot size requirement for Planned Development Permits and consider amending the Zoning Ordinance to allow PD Permits on smaller infill lots if appropriate.	GPMF	PCD	2015-2018
	Examine parking requirements and other regulatory constraints that may deter the development of Planned Developments. Initiate study within 1 year of adoption of the Housing Element.	GF	PCD	2016-2018
1.5 Development Review Process	Work with the development community to continue to streamline the project and design review processes to provide a greater level of certainty in the outcome of housing proposals.	GF	PCD	Ongoing
	Periodically audit the effectiveness of the development review process to promote efficiency and predictability.	GF	PCD	Ongoing
	Review the existing development fee structure, including water and sewer connection fees, to determine if the current structure is appropriate and equitable.	GF EF	PCD PW W	2017-2018
	Review and adjust the fee structure for Single Occupancy Units and propose changes for City Council consideration as necessary.	GF	PCD	2017-2018
	Review the development standards in the Zoning Ordinance and consider impediments to housing development.	GF GPMF	PCD	2015-2018; Ongoing
	Consider revising the Zoning Ordinance to reflect policies of the General Plan 2030 that would remove or lessen constraints on housing development.	GPMF	PCD	2015-2017

1.6 Public Education and Participation	Continue to provide accurate and clear information to the public and the development community about City policies and the development review process and make such information available at the public counter.	GF	PCD	Ongoing
	Continue to develop educational materials such as brochures and videos that provide information on the development process, planning, and housing issues as programs change.	GF	PCD	Ongoing
	Continue to ensure that information is accessible and available to all members of the community on the City's web page and at the public counter.	GF	PCD	Ongoing
1.7 Mixed Income Projects	Develop zoning tools to provide incentives to the development of mixed income projects.	GPMF GF	PCD	2015-2017
Affordable Housing Programs				
2.1 Affordable Housing Ordinance	Revise the Inclusionary Housing Ordinance to reflect recent legal decisions.	GF	PCD	2017-2018
	Review the Small Ownership Unit and Single Room Occupancy Ordinances to consider ways to make them more effective in today's market.	GF	PCD	2017-2018
	Prioritize a portion of public housing funds for the extremely low income household housing category.	AHTF HOME BOND GF	ED	Ongoing
2.2 Regulatory and Financial Incentives	Identify residential projects for City financial or regulatory incentives subject to City Council approval.	HOME AHTF	ED	Ongoing
	Explore the possibility of establishing a Real Estate Transfer Tax to help fund affordable housing.	GF	CM ED FN	2016-2019
	Explore the potential of dedicating a portion of TOT, either existing or new percentage, for affordable housing.	GF	CM ED FN	2016-2019
	Direct City lobbyists to concentrate on legislation that would help fund affordable housing.	GF	ED CM	Ongoing
	Encourage "citizen lobbyists" on issues related to housing, particularly affordable housing.	GF	CM ED	Ongoing
2.3 Density Bonus Program	Amend the density bonus ordinance to reflect findings from recent court cases.	GF	PCD	2015-2016
	Continue to implementation of the density bonus ordinance	GF	PCD	2015-2023
	Evaluate and revise the City residential development standards to ensure housing projects can be built at the maximum density allowed under the underlying district.	GF	PCD	2017-2018

2.4 Public-Private Housing Partnerships	Continue to encourage public-private housing partnerships as a means to incentivize the production of affordable housing and build local capacity to manage such projects.	GF	PCD ED	2015-2023
	Explore creative approaches to developing and financing affordable housing in partnership with private developers.	GF	PCD ED NP	2015-2023
2.5 Preservation of Housing Opportunities	Continue implementation of the Condominium Conversion Ordinance.	GF	PCD	2015-2023
2.6 Preservation of At-Risk Affordable Housing	Work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion.	HOME AHTF	PCD ED	2015-2023
	Assist projects approved by City Council in return for extensions of their affordability controls for as long as feasible.	HOME	PCD ED NP	2015-2023
Special Housing Needs Programs				
3.1 Housing for Families with Children	Work with nonprofit organizations to identify proposed housing projects suitable to families with children and consider providing financial assistance, subject to availability and City Council approval, to facilitate and encourage their development.	NP HOME AHTF	ED PCD NP	2015-2023
	Encourage the development of child care opportunities in conjunction with residential development.	NP CDBG	PCD ED	2015-2023
3.2 Children and Youth Development	Continue to assist nonprofit and for-profit organizations that provide services to children, youth, and families with children.	CDBG	PCD ED NP	2015-2023
	Encourage the establishment of child care centers in appropriate locations.	GF	PCD ED	2015-2023
3.3 Continuum of Care	Continue to implement current programs aimed at the reduction and the prevention of homelessness.	GF CDBG HOME RC	PCD NP ED CM	2015-2023
	Participate with other Santa Cruz County communities and organizations in implementing "All In - Toward a Home for Every County Resident, the Santa Cruz County Community's Strategic Plan to Prevent, Reduce, and Eventually End Homelessness."	GF CDBG	PCD ED CM	2015-2023
3.4 Supportive Living Housing Services	Continue supporting organizations in maintaining permanent supportive housing and providing assistance to special needs groups.	GF CDBG	NP ED	2015-2023
	Encourage the location of permanent supportive housing for the able-bodied in residential settings or other locations readily accessible to public amenities, public transit, shopping, and supportive services.	GF CDBG	PCD ED NP	2015-2023

3.5 Student Housing	Continue to collaborate with UCSC on ways to increase the supply of student, faculty, and staff housing serving the University campus.	GF State Bonds	UCSC PCD	2015- 2023
	Promote housing strategies that reflect student housing needs including affordability and the siting of high density apartments and townhouses along transit corridors.	GF State Bonds	UCSC PCD	2015- 2023
	Support State and federal legislation that would advance the housing goals of the community, such as increasing the funding for housing at University of California campuses.	GF State Bonds	UCSC PCD	2015- 2023
	Explore innovative methodologies for development, funding models, and delivery methods for new housing.	GF State Bonds	UCSC PCD	2015- 2023
	Continue to administer the City's Rental Inspection Program to ensure maintenance of a healthy and safe rental housing stock.	UCSC GF	PCD	2015- 2023
3.6 Housing for Persons with Disabilities	Work with other Santa Cruz County jurisdictions and the County Housing Authority to support the compilation and publicizing of housing accessible to persons with disabilities.	GF CDBG	PCD ED HA	2015- 2023
	Work with non-profit organizations to develop housing for persons with disabilities.	GF CDBG	ED	Ongoing
3.7 Housing and Community Development Program	Continue funding nonprofit human service and housing development organizations through the City's Housing and Community Development Program subject to funding availability and City Council approval.	CDBG HOME GF	PCD ED	2015- 2023
Housing Assistance Programs				
4.1 Housing Choice Vouchers	Work with Santa Cruz County jurisdictions and interested community organizations to continue to advocate for a payment standard that keeps pace with changes in market rents.	GF	HA PCD	Ongoing
	Encourage property owners to accept Section 8 tenants.	GF	HA PCD	Ongoing
4.2 Rental Assistance	Continue program implementation and assist households with security deposit and last month's rent and/or emergency rent assistance.	GF HOME CDBG RC	HA CAB	Ongoing
4.3 Mortgage Credit Certificate	Continue to support the program and encourage the assistance of up to three households each year.	GF	HA	Ongoing
4.4 Grant Application Program	Investigate and apply for funds available through State housing programs that help meet the housing needs of Santa Cruz residents.	GF	PCD ED	Ongoing
	Continue to investigate and apply for additional sources of funding for new housing and supportive services.	GF AHTF	PCD ED	Ongoing
	Annually review and apply for appropriate funding resources for new housing and supportive services.	GF	ED	Ongoing

4.5 Fair Housing Services	Complete Fair Housing Plan and implement strategies.	CDBG	ED	Ongoing
	Continue to provide free legal assistance to low income residents through California Rural Legal Assistance and to provide contact information for other free and low-cost legal services.	GF	CM ED	Ongoing
Neighborhood Vitality Programs				
5.1 Code Enforcement	Continue to implement code enforcement program.	CDBG GF	PCD	Ongoing
	Conduct targeted code enforcement efforts in concert with the Beach/South of Laurel Comprehensive Area Plan and the HUD target areas.	CDBG	PCD	Ongoing
	Consider expanding the Target Areas for proactive code enforcement efforts.	CDBG	PCD	2015-2023
5.2 Rental Housing Inspection Program	Continue to administer the City's rental inspection program to ensure maintenance of a healthy and safe rental housing stock throughout the City.	GF	PCD	Ongoing
5.3 Housing Rehabilitation	Concentrate limited rehabilitation program funding where it will provide the most benefit.	HOME	ED	Ongoing
	Projects using rehabilitation program funding shall explore ways to improve energy efficiency within the project.	HOME	ED	2015-2018
	Explore programs that would assist low income seniors to age in place.	AHTF	ED	2015-2018
5.4 Beach/South of Laurel Comprehensive Area Plan	Continue to provide pro-active code enforcement and other community development activities for the Beach/South of Laurel and Lower Ocean-Neighborhood Revitalization Strategy Areas.	CDBG HOME	ED PCD	Ongoing
Resource Conservation Programs				
6.1 Water Provision and Conservation	Continue to require all residential, commercial and industrial buildings to be retrofitted completely with low-consumption plumbing fixtures at the time of sale of the property.	EF	W	Ongoing
	Continue to implement water conservation measures and publicize efforts at the City Hall and on the City's Water Conservation Office website at www.cityofsantacruz.com/departments/water/conservation	EF	W	Ongoing
	Maintain and implement short- and long-term contingency plans to ensure an adequate water supply for residents and business.	EF	W	Ongoing
6.2 Green Building Program	Continue the Green Building Program for design and construction of new housing.	GF	PCD	Ongoing

6.3 Transit Oriented Development	Continue to facilitate the development of transit-oriented housing projects through regulatory concessions, financial assistance, and zoning.	GF	PCD	Ongoing
	Link land uses and transportation systems and promote bicycle- and pedestrian-friendly neighborhoods.	GF	PCD	Ongoing
Climate Change Programs				
7.1 Greenhouse Gas (GHG) Reduction	Encourage the construction of housing along major transportation corridors and where alternative transportation is viable.	GF	PCD	Ongoing
	Adopt and implement key programs related to housing developed by the Regional Compact that meet city GHG reduction goals.	GF	PCD	Ongoing
	Encourage property owners to consider construction techniques and methods to reduce and respond to global warming.	GF	PCD	Ongoing
	Implement tracking and reporting procedures that meet AB32 requirements and the public interest.	GF	PCD	Ongoing
	Continue to implement the Climate Adaption Plan.	GF	PCD	Ongoing
7.2 Energy Conservation	Promote efficiency upgrades and renewable energy projects over the use of carbon offsets to meet climate reduction goals.	GF	PCD	Ongoing
	Promote solar energy systems on housing projects.	GF	PCD PW	Ongoing
Key to abbreviations: AHTF = Affordable Housing Trust Fund CAB = Community Action Board CDBG = Community Development Block Grants CPCFA = California Pollution Control Financing Authority Grant CM = City Manager's Office ED = Economic Development Department EF = Entitlement Fund FN = Finance Department GF = General Fund GPMF = General Plan Maintenance Fund HA = Housing Authority of the County of Santa Cruz HOME = HOME Program NP = Non-Profit Organizations PCD = Planning and Community Development Department PW = Public Works Department RC = Red Cross W = Water Department				

8 Appendices

8.1 Appendix A: Units Built, Under Construction, Approved and/or Applied 2014 and Later

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	003-351-06	711 Park Way	B14-0175	Approval W/Hold		1							1		
09/23/14	003-302-27	620 Woodrow Ave	B13-0093	Approved	1						1		1	1	By Survey
	009-051-75	1350 N Branciforte Ave	B13-0228	Approved		1					1		1	1	By Survey
3/16/15	004-212-09	220 May Ave	B14-0038	Approved		1							1		
5/13/15	011-013-10	917 Pelton Ave	B14-0067	Approved		1							0		
	Tmp-1558	932 West Cliff Dr	B14-0152	Approved		1					1		1	1	By Survey
	009-081-47	114 Park Way South	B14-0213	Approved		1					1		1	1	By Survey
	006-031-08	210 4th Ave	B14-0398	Approved		1							1		
	009-051-75	415 Woodrow Ave	B15-0049	Approved		1							1		By Survey
	008-391-24	327 John St	B15-0056	Approved		1							1		
	009-051-75	404 West Cliff Dr.	B15-0190	Approved	1						1		1	1	By Survey
6/23/14	004-283-04	208 Olive St	Sb12-0039	Approved	1						1		1	1	By Survey
5/6/15	Tmp-1557	1044 Escalona Dr	B11-0255	Finaled		1					1		1	1	LUA, VL, Fee Waive
	009-051-75	890 West Cliff Dr	B11-0455	Finaled					1	18			18		
	006-172-18	1250 River St	B12-0069	Finaled			1	2					2		
06/13/13	006-172-18	1111 Ocean St	B12-0114	Finaled					1	9			9	1	Incl.

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	008-311-27	303 California Ave	B12-0194	Finaled		1					1		1	1	By Survey
	009-051-75	140 Harmony Ct	B12-0298	Finaled		1							1		
	008-302-08	91 Misty Ct	B12-0394	Finaled		1							1		
	010-121-02	1175 East Cliff Dr	B12-0396	Finaled		1							1		
12/16/14	004-033-04	237 2nd Ave	B12-0410	Finaled		1							1		
	009-051-75	190 Walnut Ave	B12-0449	Finaled					1	19			19	1	Incl.
	009-421-11	411 S Branciforte Ave	B12-0555	Finaled		1					1		1	1	By Survey
11/13/14	011-163-02	208 Pilkington Ave	B12-0571	Finaled			1	2					2		
	011-051-08	44 Front St	B13-0059	Finaled								2	2		
	006-134-14	1114 Broadway	B13-0062	Finaled		1					1		1	1	By Survey
	004-202-45	104 Prospect Ct	B13-0101	Finaled	1						1		1	1	By Survey
	009-363-43	100 High Rd	B13-0116	Finaled								1	1		
	009-012-36	318 Pacheco Ave	B13-0133	Finaled		1					1		1	1	By Survey
	009-051-75	403 Woodrow Ave	B13-0140	Finaled		1							1		

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	010-273-13	138 Palmetta St	B13-0199	Finaled		1					1		1	1	By Survey
	009-051-75	129 Sunny Ln Lot 01	B13-0206	Finaled		1							1	1	Incl.
	003-283-27	125 Sunny Ln Lot 02	B13-0207	Finaled		1							1	1	Incl.
01/28/13	003-283-27	121 Sunny Ln Lot 03	B13-0208	Finaled		1							1		
02/09/12	008-231-12	117 Sunny Ln Lot 04	B13-0209	Finaled		1							1		
	010-294-15	113 Sunny Ln Lot 05	B13-0210	Finaled		1							1		
	004-234-23	109 Sunny Ln Lot 06	B13-0211	Finaled		1							1		
	009-051-75	105 Sunny Ln Lot 07	B13-0212	Finaled		1							1		
	009-051-75	101 Sunny Ln Lot 08	B13-0213	Finaled		1							1		
	004-111-05	110 Sunny Ln Lot 10	B13-0215	Finaled		1							1		
	002-233-28	114 Sunny Ln Lot 11	B13-0216	Finaled		1							1		
	001-022-25	118 Sunny Lot 12	B13-0217	Finaled		1							1		
	004-284-08	122 Sunny Ln Lot 13	B13-0218	Finaled		1							1		
	009-051-75	314 Oregon St	B13-0224	Finaled		1							1		
	008-012-11	128 Seton Way	B13-0235	Finaled		1							1		

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	003-283-03	1421 Escalona Dr	B13-0252	Finaled		1					1		1	1	By Survey
	004-244-03	608 Laguna St	B13-0274	Finaled		1							1		
	004-244-21	124 Manor Ave W	B13-0334	Finaled		1							1		
	002-151-65	106 South Rapetta Rd	B13-0337	Finaled		1							1		
	009-051-75	130 Harmony Ct	B13-0353	Finaled		1							1		
	002-191-03	1012 Columbia St	Sb15-001	Finaled	1						1		1	1	By Survey
	011-321-05	110 Lindberg St	B13-0393	Finaled					1	21			21	21	18 VL, 2 L
	007-432-09	121 Cowell St	B13-0428	Finaled		1							1		
	004-182-09	123 Redwood St	B14-0005	Finaled		1							0		
	006-181-39	124 Kalkar Dr	B13-0434	Finaled		1					1		1	1	By Survey
	011-321-05	130 Harmony Ct	B13-0354	Finaled	1						1		1	1	LUA, Fee Waiver
	011-321-06	132 Seton Way	B13-0591	Finaled		1							1		
	002-184-09	132 Seton Way	B13-0592	Finaled		1					1		1	1	By Survey

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	005-041-15	170 Belvedere Ter	B14-0200	Finaled		1					1		1	1	By Survey
	002-151-67	1801 Bay St	B13-0545	Finaled		1					1		1	1	By Survey
	009-382-18	208 Auburn Ave	B14-0035	Finaled		1					1		1	1	By Survey
	004-169-03	251 Marnell Ave	B13-0561	Finaled		1					1		1	1	By Survey
	002-151-67	335 Park Way B	B13-0533	Finaled	1						1		1	1	By Survey
	011-321-09	353 Berkeley Way	B14-0414	Finaled	1						1		1	1	LUA, Fee Waiver, VL
	009-032-01	419 Harbor Dr B	B13-0556	Finaled		1					1		1	1	LUA, Fee Waiver, VL
	009-212-29	503 Buena Vista Ave	B14-0258	Finaled	1						1		1	1	By Survey
	004-165-05	917 Delaware Ave	B14-0072	Finaled		1					1		1	1	By Survey
	006-112-11	921 Pelton Ave	B13-0546	Finaled		1					1		1	1	By Survey
	003-351-02	1024 Sumner St	B14-0063	Issued		1					1		1	1	LUA, Fee Waiver, VL
11/19/13	010-171-13	107 Manor Pl	B14-0084	Issued		1							0		
	010-551-06	114 English Dr	B15-0016	Issued		1							1		
	009-352-02	114 Hall St	B14-0220	Issued			1	2					2		

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	009-501-02	114 Sherman St	B14-0502	Issued		1					1		1	1	LUA Fee Waiver, VL
	009-042-34	115 Marnell Ave	B15-0001	Issued		1					1		1	1	By Survey
	002-234-17	119 Fair Ave	B13-0248	Issued		1							0		
	009-341-25	121 4th Ave	B14-0444	Issued		1							1		
	006-062-12	122 Toledo St	B14-0218	Issued		1					1		1	1	By Survey
	003-201-65	1231 King St	B14-0498	Issued		1							1		
	010-222-22	127 Fair Ave	B13-0459	Issued		1							1		
	005-272-10	127 Santa Cruz St	B14-0136	Issued		2					1		2	1	By Survey
	004-431-15	128 Monterey St	B14-0062	Issued		1					1		1	1	By Survey
7/16/14	005-072-26	1316 Bay St	B071433	Issued		1							1		
	010-252-06	134 Anthony St	B14-0202	Issued		1					1		1	1	By Survey
	004-144-17	152 Walk Cir	B14-0264	Issued		1							1		
	001-122-26	203 Harrison Ave	B13-0590	Issued		1					1		1	1	By Survey
7/18/13	004-243-20	204 Bronson St	B14-0493	Issued		1							1		
	011-162-19	212 Rankin St	B11-0344	Issued		1					1		1	1	By Survey
	005-145-06	229 Laguna St	B14-0139	Issued		1					1		1	1	LUA, Fee Waiver, L
	003-243-04	235 San Juan Ave	B14-0317	Issued	1						1		1	1	By Survey

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	010-232-07	30 Rocky Rd	B14-0280	Issued		1							1		
	009-341-05	307 Woodrow Ave A	B14-0172	Issued	1						1		1	1	By Survey
	009-254-07	409 Liberty St	B11-0341	Issued		1					1		1	1	By Survey
10/09/14	004-263-26	421 Cayuga St	B14-0091	Issued		1							0		
	004-271-07	421 Cayuga St	B14-0335	Issued		1					1		1	1	By Survey
				Bld. Applied		12									
				Bld. Finaled	7	149									
				Bld. Issued	116	70									
				Bld. Under Review	26	181									
	011-162-19	456 Palm St	B12-0397	Issued		1					1		1	1	By Survey
	009-043-74	511 Trevethan Ave	B13-0065	Issued		1							1		
	011-162-19	540 Dufour St	B12-0010	Issued		1					1		1	1	By Survey
	003-182-13	708 Frederick St	B13-0156	Issued					1	22			22	22	3 Incl., 19 By Density
	007-285-01	728 Western Dr Lot A	B13-0125	Issued		1							1		
	010-262-60	728 Western Dr Lot B	B13-0485	Issued		1							1		
	010-042-31	728 Western Dr Lot C	B13-0499	Issued		1							1		

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	003-243-16	728 Western Dr Lot D	B13-0529	Issued		1							1		
	009-043-75	93 Alta Vista Dr	B14-0052	Issued		1					1		1	1	By Survey
	004-275-18	932 West Cliff Dr	B14-0151	Issued		1							1		
	001-161-63	936 Windsor St	B14-0254	Issued		1					1		1	1	LUA, Fee Waiver, VL
	008-391-26	97 Misty Ct	B14-0055	Issued		1							1		
	009-221-22	727 Frederick St	B12-0277	Occupied			1	3					3		
	004-253-02	2120 Delaware St	Cp15-0054	PI Applied						161			161		
	004-244-29	716 Darwin	Cp15-0016	PI Applied					1	15			15	*	
	003-242-05	716-724 Seabright Ave	Cp14-0146	PI Applied					1	11			11	2	Incl.
	001-141-35	1004 West Cliff Dr	Cp14-0124	PI Approved		1					1		1	1	By Survey
	004-102-29	109 Sylvar St	Cp13-0087	PI Approved	1								1		
	010-142-35	109 Sylvar St	Cp13-0087	PI Approved	1								1		
	004-232-20	112 Myrtle St	Cp14-0168	PI Approved			2	2					2		
	004-141-12	119 Fair Ave	Cp13-0010	PI Approved		1							1		

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	003-242-02	119 Pryce St	Cp12-0021	PI Approved			2	2					2		
	010-141-07	207 Park Pl	Cp12-0202	PI Approved		1							0		
	011-081-19	210 Benito Ave	Cp13-0143	PI Approved		1							1		
	002-121-05	215 Ocean View Ave	Cp13-0102	PI Approved		1					1		1	1	By Survey
	004-124-27	217 Nevada St	Cp14-0131	PI Approved	1								1		
	010-111-05	320 West Cliff Dr	Cp11-0102	PI Approved		1							1		
	007-212-06	350 Ocean St	Cp13-0057	PI Approved					1	63			63	63	By Density
	010-141-07	514 Frederick St	Cp12-0213	PI Approved					1	7			7		
10/17/14	010-551-03	518 Broadway	Cp13-0158	PI Approved		1							1		
	004-224-02	519 Centennial St	Cp14-0041	PI Approved		1					1		1	1	By Survey
	007-023-17	618 Windsor St	Cp14-0152	PI Approved					3	5			4		
	011-081-22	635 Meder St	Cp12-0139	PI Approved		1					1		1	1	By Survey

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	009-281-15	819 Cayuga St	Cp13-0101	Pl Approved		1							1		
				Pl Applied	2	187									
				Pl Approved	20	92									
3/3/15	010-124-03	211 Mora St	B14-0447, -0449	Under Construction					2	10			10	*	
	004-202-27	104 Myrtle St	B15-0188	Under Review		1							1		
	011-091-33	108 Myrtle St	B15-0189	Under Review		1							1		
	004-202-06	115 Clark Ave A	B15-0098	Under Review	1						1		1	1	By Survey
	004-202-05	115 Vista Branciforte	B15-0099	Under Review		1							1		
	002-043-10	131 Bixby St	B14-0333	Under Review			1	2					2		
2/11/15	011-025-05	143 Plateau Ave	B14-0114	Under Review		1					1		1	1	By Survey
	004-232-07	148 Trevethan Ave	B12-0136	Under Review		1					1		1	1	By Survey
	004-181-45	1547 Pacific Ave	B15-0054	Under Review					1	63			63	*	
08/13/12	002-312-17	170 Harmony Ct	B090009	Under Review		1							1		
	002-043-10	204 Bronson St	B14-0494	Under Review		1					1		1	1	By Survey
	004-202-27	204 Bronson St	B15-0142	Under Review		1							1		

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	002-043-10	206 De Laveaga Park Rd	B14-0281	Under Review		1							1		
	011-151-26, -27, -28	211 Alta Ave	B14-0252	Under Review		1							1		
	002-043-10	212 De Laveaga Park Rd	B14-0282	Under Review		1							1		
	008-391-25	238 Spring St	B15-0027	Under Review		1					1		1	1	By Survey
	011-024-03	303 Cypress Ave	B14-0260	Under Review		1							1		
	002-172-06	350 Goss Ave	B15-0126	Under Review		1					1		1	1	By Survey
	005-033-17	432 Dufour St	B14-0497	Under Review									0		
	002-042-04	514 Arroyo Secco	B15-0029	Under Review		1					1		1	1	By Survey
	004-232-07	530 High St	B12-0294	Under Review		1							1		
	002-042-04	555 Pacific Ave	B15-0045	Under Review					1	94			94	94	14 Or 15 Incl., 79 Or 80 By Density*
	010-072-21	703 Lighthouse Ave	B15-0025	Under Review		1							1		
	004-381-20	703 Lighthouse Ave	B15-0026	Under Review		1					1		1	1	By Survey

					Single Unit		2-4 Units		5+ Units						
Date	APN	Address	Permit #	Status	Attached	Detached	Structure	Units	Structure	Units	ADU	Mixed Use	Total Units	Affordable Units	Affordability
	004-164-21	809 Center St	App15-0007	Under Review		1							1		
2/4/15	011-032-75	912 Western Dr	B13-0146	Under Review		1							1		
	009-062-11	912 Western Dr	B13-0148	Under Review		1					1		1	1	By Survey
Total					74	59	9	15	18	541	56	3	692	282	

8.3 Appendix B: Vacant Land Inventory

APN	Site Address	Lot Size In S.F.	General Plan	Zone Code	Acres	Allowable Density	Potential Units	Potential Units	Constraints
001-191-79		15507	L - Low De	R110 - Single-Family Res	0.36	1.1 To 10	1.55	1	
002-041-15		7536	L - Low De	R110 - Single-Family Res	0.17	1.1 To 10	0.75	1	ARA, C
001-081-53		7667	L - Low De	R15 - Single Family Res	0.18	1.1 To 10	1.53	1	
001-101-13		8320	L - Low De	R15 - Single Family Res	0.19	1.1 To 10	1.66	1	
001-101-22		5854	L - Low De	R15 - Single Family Res	0.13	1.1 To 10	1.17	1	
001-133-28		12502	L - Low De	R15 - Single Family Res	0.29	1.1 To 10	2.50	2	ARA
001-141-03		29490	L - Low De	R15 - Single Family Res	0.68	1.1 To 10	5.90	5	BUT
002-182-19		17076	L - Low De	R15 - Single Family Res	0.39	1.1 To 10	3.42	3	
003-203-09		7667	L - Low De	R15 - Single Family Res	0.18	1.1 To 10	1.53	1	
003-302-33		3180	L - Low De	R15 - Single Family Res	0.07	1.1 To 10	0.64	1	ARA, C
004-051-33		5314	L - Low De	R15 - Single Family Res	0.12	1.1 To 10	1.06	1	ARA
004-131-38		3093	L - Low De	R15 - Single Family Res	0.07	1.1 To 10	0.62	1	C
004-217-07		2526	L - Low De	R15 - Single Family Res	0.06	1.1 To 10	0.51	1	C
004-259-12		2526	L - Low De	R15 - Single Family Res	0.06	1.1 To 10	0.51	1	C
004-259-21		7013	L - Low De	R15 - Single Family Res	0.16	1.1 To 10	1.40	1	C
004-473-22		2178	L - Low De	R15 - Single Family Res	0.05	1.1 To 10	0.44	1	C
006-023-16		20038	L - Low De	R15 - Single Family Res	0.46	1.1 To 10	4.01	4	
006-361-10		2309	L - Low De	R15 - Single Family Res	0.05	1.1 To 10	0.46	1	ARA
006-481-31		2134	L - Low De	R15 - Single Family Res	0.05	1.1 To 10	0.43	1	ARA
008-031-17		71003	L - Low De	R15 - Single Family Res	1.63	1.1 To 10	14.20	14	ARA
008-051-20		402625	L - Low De	R15 - Single Family Res	9.24	1.1 To 10	20.00	20	
008-051-21		18208	L - Low De	R15 - Single Family Res	0.42	1.1 To 10	3.64	3	BUT
008-051-24		14593	L - Low De	R15 - Single Family Res	0.34	1.1 To 10	2.92	2	BUT
008-091-25		3703	L - Low De	R15 - Single Family Res	0.09	1.1 To 10	0.74	1	ARA
008-091-26		3920	L - Low De	R15 - Single Family Res	0.09	1.1 To 10	0.78	1	ARA
008-091-36		5053	L - Low De	R15 - Single Family Res	0.12	1.1 To 10	1.01	1	ARA
008-264-01		4922	L - Low De	R15 - Single Family Res	0.11	1.1 To 10	0.98	1	ARA
008-491-28		11247	L - Low De	R15 - Single Family Res	0.26	1.1 To 10	2.25	2	ARA
008-621-01		11631	L - Low De	R15 - Single Family Res	0.27	1.1 To 10	2.33	2	
009-021-24		2004	L - Low De	R15 - Single Family Res	0.05	1.1 To 10	0.40	1	
009-051-03		19602	L - Low De	R15 - Single Family Res	0.45	1.1 To 10	3.92	3	BUT

APN	Site Address	Lot Size In S.F.	General Plan	Zone Code	Acres	Allowable Density	Potential Units	Potential Units	Constraints
009-061-05		9060	L - Low De	R15 - Single Family Res	0.21	1.1 To 10	1.81	1	
009-211-33		12066	L - Low De	R15 - Single Family Res	0.28	1.1 To 10	2.41	2	ARA
009-391-44		12371	L - Low De	R15 - Single Family Res	0.28	1.1 To 10	2.47	2	ARA
010-142-05		6403	L - Low De	R15 - Single Family Res	0.15	1.1 To 10	1.28	1	ARA, BUT, C
011-041-49		6752	L - Low De	R15 - Single Family Res	0.16	1.1 To 10	1.35	1	C
011-041-57		3398	L - Low De	R15 - Single Family Res	0.08	1.1 To 10	0.68	1	
011-091-50		4922	L - Low De	R15 - Single Family Res	0.11	1.1 To 10	0.98	1	ARA, C
008-341-06		3833	L - Low De	R17 - Single-Family Res 7	0.09	1.1 To 10	0.55	1	ARA
008-342-05		5924	L - Low De	R17 - Single-Family Res 7	0.14	1.1 To 10	0.85	1	ARA
002-491-09		7292	L - Low De	R110 - Single-Family Res	0.17	1.1 To 10	0.73	1	ARA
002-491-10		7292	L - Low De	R110 - Single-Family Res	0.17	1.1 To 10	0.73	1	ARA
002-491-11		38729	L - Low De	R110 - Single-Family Res	0.89	1.1 To 10	3.87	3	ARA
003-283-41		6730	L - Low De	R15 - Single Family Res	0.15	1.1 To 10	1.35	1	ARA, C
003-052-09		6665	MXD - Mix	R - Multiple Res-Low	0.15	10 - 30	3.03	3	C
007-023-31		9932	LM - Low M	RL - Multiple Res-Low	0.23	10.1 To 20	4.51	4	C, F
010-071-47		3441	LM - Low M	RL - Multiple Res-Low	0.08	10.1 To 20	0.69	1	
010-122-24		2439	LM - Low M	RL - Multiple Res-Low	0.06	10.1 To 20	0.49	1	
010-211-23		15987	LM - Low M	RL - Multiple Res-Low	0.37	10.1 To 20	7.27	7	ARA, C
010-551-21		4051	LM - Low M	RL - Multiple Res-Low	0.09	10.1 To 20	0.81	1	ARA, C, E, F
011-171-45		17990	LM - Low M	RL - Multiple Res-Low	0.41	10.1 To 20	8.18	8	ARA, BUT, C, HAB
011-171-47		8843	LM - Low M	RL - Multiple Res-Low	0.20	10.1 To 20	4.02	4	ARA, BUT, C, HAB
005-292-23		2744	M - Med De	RM - Multiple Res- Medium	0.06	20.1-30	1.25	1	ARA, C, E, F

APN	Site Address	Lot Size In S.F.	General Plan	Zone Code	Acres	Allowable Density	Potential Units	Potential Units	Constraints
007-292-02		3659	H - High D	RTE - Beach High Density	0.08	30.1 To 55	3.57	3	ARA, C, F
007-292-06		3659	H - High D	RTE - Beach High Density	0.08	30.1 To 55	3.57	3	ARA, C, F
007-292-07		3659	H - High D	RTE - Beach High Density	0.08	30.1 To 55	3.57	3	ARA, C, F
007-292-08		3659	H - High D	RTE - Beach High Density	0.08	30.1 To 55	3.57	3	ARA, C, F
007-292-09		3659	H - High D	RTE - Beach High Density	0.08	30.1 To 55	3.57	3	ARA, C, F
007-292-10		3659	H - High D	RTE - Beach High Density	0.08	30.1 To 55	3.57	3	ARA, C, F
007-292-11		3659	H - High D	RTE - Beach High Density	0.08	30.1 To 55	3.57	3	ARA, C, F
004-202-04	1003 Pelton Ave	6403	L - Low De	R15 - Single Family Res	0.15	1.1 To 10	1.28	1	ARA, C
010-072-78	1024 Soquel Ave	11935	MSHD - Mix	CC - Community Commercial	0.27	10-55	6.17	6	
002-012-30	1032 Western Dr	17380	L - Low De	R110 - Single-Family Res	0.40	1.1 To 10	1.74	1	ARA
010-211-13	106 Mountain View Ave	4095	LM - Low M	RL - Multiple Res-Low	0.09	10.1 To 20	0.82	1	ARA, C
002-252-02	107 Arroyo Ct	9278	L - Low De	R15 - Single Family Res	0.21	1.1 To 10	1.86	1	ARA
002-223-20	107, 109 West Ave	9540	L - Low De	R15 - Single Family Res	0.22	1.1 To 10	1.91	1	
001-111-49	108 Hillcrest Terrace	7579	L - Low De	R15 - Single Family Res	0.17	1.1 To 10	1.52	1	BUT
010-202-11	110 Buena Vista Ave	2439	L - Low De	R15 - Single Family Res	0.06	1.1 To 10	0.49	1	ARA, C
010-203-02	110 Hiawatha Ave	2701	LM - Low M	RL - Multiple Res-Low	0.06	10.1 To 20	0.54	1	ARA, C
003-301-24	1102 West Cliff Dr	6708	L - Low De	R15 - Single Family Res	0.15	1.1 To 10	1.34	1	ARA, C
004-264-11	111 Laguna St	5968	L - Low De	R15 - Single Family Res	0.14	1.1 To 10	1.19	1	C, BUT
003-274-41	111 Merced Ave	5445	L - Low De	R15 - Single Family Res	0.13	1.1 To 10	1.09	1	ARA, C
001-061-26	111 Spring St	8451	L - Low De	R15 - Single Family Res	0.19	1.1 To 10	1.69	1	
001-111-50	112 Hillcrest Terrace	7928	L - Low De	R15 - Single Family Res	0.18	1.1 To 10	1.59	1	BUT
008-212-07	112 Jackson Street	5619	L - Low De	R15 - Single Family Res	0.13	1.1 To 10	1.12	1	ARA
001-161-41	112 Pasture Rd	11151	L - Low De	R110 - Single-Family Res	0.26	1.1 To 10	1.12	1	

APN	Site Address	Lot Size In S.F.	General Plan	Zone Code	Acres	Allowable Density	Potential Units	Potential Units	Constraints
001-162-07	113 Pasture Rd	11108	L - Low De	R110 - Single-Family Res	0.26	1.1 To 10	1.11	1	
007-292-18	114 Park Pl	3615	H - High D	RTE - Beach High Density	0.08	30.1 To 55	3.53	3	ARA, C, F
002-311-29	115 Refugio Rd	47480	VL - VL De	RS1A - Residential Suburb	1.09	0.1 - 1	1.09	1	ARA, C
008-262-12	116 Curtis St	5009	L - Low De	R15 - Single Family Res	0.12	1.1 To 10	1.00	1	ARA
004-234-24	117 Cowell St	6055	L - Low De	R15 - Single Family Res	0.14	1.1 To 10	1.21	1	ARA, C
009-234-23	117 Stanford Ave	6098	L - Low De	R15 - Single Family Res	0.14	1.1 To 10	1.22	1	
006-271-15	1180 Laurent St	16683	L - Low De	R15 - Single Family Res	0.38	1.1 To 10	3.34	3	
010-022-11	119 Doyle St	2570	MXHD - Mix	CC - Community Commercial	0.06	10-55	1.33	1	
004-263-10	119 Liberty St	6011	L - Low De	R15 - Single Family Res	0.14	1.1 To 10	1.20	1	C, BUT
008-031-27	120 Crossing St Dbl	5097	L - Low De	R15 - Single Family Res	0.12	1.1 To 10	1.02	1	ARA, F
006-271-12	1206 Laurent St	12981	L - Low De	R15 - Single Family Res	0.30	1.1 To 10	2.60	2	ARA
002-161-13	1216 Escalona Dr	15943	L - Low De	R15 - Single Family Res	0.37	1.1 To 10	3.19	3	
003-293-24	1230 West Cliff Dr	5009	L - Low De	R15 - Single Family Res	0.12	1.1 To 10	1.00	1	ARA, C
011-171-44	124 Owen St	23261	LM - Low M	RL - Multiple Res-Low	0.53	10.1 To 20	10.57	10	ARA, BUT, C, HAB
004-274-70	124 Phelan Ct	5619	L - Low De	R15 - Single Family Res	0.13	1.1 To 10	1.12	1	
004-282-22	125 Eucalyptus Ave	5793	L - Low De	R15 - Single Family Res	0.13	1.1 To 10	1.16	1	ARA, C
002-651-03	126 Western Dr	18252	L - Low De	R110 - Single-Family Res	0.42	1.1 To 10	1.83	1	ARA
004-282-01	129 Eucalyptus Ave	5663	L - Low De	R15 - Single Family Res	0.13	1.1 To 10	1.13	1	ARA, C
007-432-09	131 Bixby St	4617	M - Med De	RM - Multiple Res-Medium	0.11	20.1-30	2.10	2	ARA, C, E, F
003-293-23	131 Delacosta Ave	4748	L - Low De	R15 - Single Family Res	0.11	1.1 To 10	0.95	1	ARA, C
009-364-31	131 Trevethan Ave	8973	L - Low De	R15 - Single Family Res	0.21	1.1 To 10	1.79	1	
009-232-05	133 Dake Ave	3572	L - Low De	R15 - Single Family Res	0.08	1.1 To 10	0.71	1	
004-166-33	134 Dufour St	1960	L - Low De	R15 - Single Family Res	0.05	1.1 To 10	0.39	1	C
004-182-27	136 Alta Ave	8712	L - Low De	R15 - Single Family Res	0.20	1.1 To 10	1.74	1	C
004-571-04	136 Pelton Ave	7492	L - Low De	R15 - Single Family Res	0.17	1.1 To 10	1.50	1	ARA, C, BUT

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009-233-08	138 Dake Ave	6752	L - Low De	R15 - Single Family Res	0.16	1.1 To 10	1.35	1	
007-033-01	140 Front St	50006.88	H - High D	RH - Res High Dens	1.15	30.1 To 55	63.30	63	ARA, C, E, F
009-011-03	1435 N Branciforte Ave	31363	L - Low De	R15 - Single Family Res	0.72	1.1 To 10	6.27	6	ARA
007-292-26	144 Park Pl	3615	H - High D	RTE - Beach High Density	0.08	30.1 To 55	3.53	3	ARA, C, F
003-302-06	145 Bethany Curve	7144	L - Low De	R15 - Single Family Res	0.16	1.1 To 10	1.43	1	ARA, C
002-014-38	1455 High St Cmn-07	22041	L - Low De	R110 - Single-Family Res	0.51	1.1 To 10	2.20	2	ARA, C
002-014-41	1459 High St Dbl	15899	L - Low De	R110 - Single-Family Res	0.37	1.1 To 10	1.59	1	ARA, C
004-571-06	146 Pelton Ave	9235	L - Low De	R15 - Single Family Res	0.21	1.1 To 10	1.85	1	ARA, C
008-303-17	148 Blaine St Units A-E	7144	M - Med De	RM - Multiple Res-Medium	0.16	20.1-30	3.25	3	ARA, E, F
008-182-11	148 Pryce St Cmn-11	6011	M - Med De	RM - Multiple Res-Medium	0.14	20.1-30	2.73	2	ARA
009-211-27	154 Belvedere Terrace	5227	L - Low De	R15 - Single Family Res	0.12	1.1 To 10	1.05	1	ARA
009-211-28	156 Belvedere Terrace	8712	L - Low De	R15 - Single Family Res	0.20	1.1 To 10	1.74	1	ARA
007-292-04	159 Third St	3659	H - High D	RTE - Beach High Density	0.08	30.1 To 55	3.57	3	ARA, C, F
008-101-43	165 Branciforte Dr	13634	L - Low De	R15 - Single Family Res	0.31	1.1 To 10	2.73	2	ARA, F
011-321-09	170 Harmony Ct	13199	L - Low De	R15 - Single Family Res	0.30	1.1 To 10	2.64	2	ARA, C
003-274-40	1700, 1704, 1708 West Cliff Dr	7492	L - Low De	R15 - Single Family Res	0.17	1.1 To 10	1.50	1	ARA, C
003-274-36	1710 West Cliff Dr	2919	L - Low De	R15 - Single Family Res	0.07	1.1 To 10	0.58	1	ARA, C
003-274-15	1720 West Cliff Dr	5968	L - Low De	R15 - Single Family Res	0.14	1.1 To 10	1.19	1	ARA, C
002-591-12	175 Westview Ct	7187	LM - Low M	RL - Multiple Res-Low	0.17	10.1 To 20	3.27	3	ARA, C
003-273-13	1816 West Cliff Dr	5663	L - Low De	R15 - Single Family Res	0.13	1.1 To 10	1.13	1	C

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002-591-11	185 Westview Ct	6055	LM - Low M	RL - Multiple Res-Low	0.14	10.1 To 20	2.75	2	ARA, C
008-491-07	190 Isabel Dr	8843	L - Low De	R15 - Single Family Res	0.20	1.1 To 10	1.77	1	ARA
002-593-07	190 Westview Ct	13634	LM - Low M	RL - Multiple Res-Low	0.31	10.1 To 20	6.20	6	
008-044-02	1930 Ocean Street Ext	122273	L - Low De	R15 - Single Family Res	2.81	1.1 To 10	24.45	24	ARA
008-031-16	1941 Ocean Street Ext	111644	L - Low De	R15 - Single Family Res	2.56	1.1 To 10	22.33	22	ARA, F, HAB
010-171-18	201 Ocean View Ave	11151	LM - Low M	R15 - Single Family Res	0.26	10.1 To 20	2.23	2	ARA, C, E, F
002-218-50	201 West Ave; 111,115 Miramar	5489	L - Low De	R15 - Single Family Res	0.13	1.1 To 10	1.10	1	
007-033-02	203 Laurel St	5488.56	H - High D	RH - Res High Dens	0.13	30.1 To 55	6.95	6	ARA, C, E, F
002-218-51	205 West Ave	5489	L - Low De	R15 - Single Family Res	0.13	1.1 To 10	1.10	1	
003-261-17	206 Chico Ave	4312	L - Low De	R15 - Single Family Res	0.10	1.1 To 10	0.86	1	ARA,C
001-121-07	206, 208, 210, 212 Mora St	8451	M - Med De	RM - Multiple Res- Medium	0.19	20.1-30	3.84	3	ARA
011-162-18	207 Hall St	3790	LM - Low M	RL - Multiple Res-Low	0.09	10.1 To 20	0.76	1	ARA, C
007-282-04	207 Uhden St; 313, 315 Third	19341	M - Med De	RTE - Tourist Beach Res	0.44	20.1-30	12.09	12	ARA, C, F
004-217-05	208 Continental St	2526	L - Low De	R15 - Single Family Res	0.06	1.1 To 10	0.51	1	C
004-156-14	208 Dufour St	1960	L - Low De	R15 - Single Family Res	0.05	1.1 To 10	0.39	1	C
004-156-15	210 Dufour St	2004	L - Low De	R15 - Single Family Res	0.05	1.1 To 10	0.40	1	C
004-242-15	211 Gharkey St	7318	L - Low De	R15 - Single Family Res	0.17	1.1 To 10	1.46	1	ARA, C
002-223-36	2114 Mission St	4792	MXMD - Mix	CC - Community Commercial	0.11	10 - 30	2.48	2	
010-172-02	213 Buena Vista Ave	5053	L - Low De	R15 - Single Family Res	0.12	1.1 To 10	1.01	1	ARA, C

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007-282-09	213 Uhden St	4312	M - Med De	RTD - Tourist Beach Res	0.10	20.1-30	2.40	2	ARA, C, F
008-264-19	215 Glenwood Ave	4966	L - Low De	R15 - Single Family Res	0.11	1.1 To 10	0.99	1	ARA
010-222-04	217 Brook Ave	2047	LM - Low M	RL - Multiple Res-Low	0.05	10.1 To 20	0.41	1	ARA, C
011-171-21	218 Owen St	9060	LM - Low M	RL - Multiple Res-Low	0.21	10.1 To 20	4.12	4	ARA, BUT, C, HAB
003-261-06	2206 West Cliff Dr	7405	L - Low De	R15 - Single Family Res	0.17	1.1 To 10	1.48	1	ARA, C
008-384-03	221 Calcita Dr	10149	L - Low De	R17 - Single-Family Res 7	0.23	1.1 To 10	1.45	1	ARA
007-291-06	222 Third St	2004	M - Med De	RTD - Tourist Beach Res	0.05	20.1-30	1.38	1	ARA, C
011-171-17	224 Owen St	13504	LM - Low M	RL - Multiple Res-Low	0.31	10.1 To 20	6.14	6	ARA, C, HAB
010-262-72	228 4th Ave	7492	L - Low De	R15 - Single Family Res	0.17	1.1 To 10	1.50	1	ARA, C
002-081-12	228 Alamo Ave	31973	L - Low De	R15 - Single Family Res	0.73	1.1 To 10	6.39	6	ARA, HAB
004-232-23	229 Bay St	8189	L - Low De	R15 - Single Family Res	0.19	1.1 To 10	1.64	1	ARA, C
003-212-10	229 Getchell St	6229	L - Low De	R15 - Single Family Res	0.14	1.1 To 10	1.25	1	C
003-212-09	233 Getchell St	6229	L - Low De	R15 - Single Family Res	0.14	1.1 To 10	1.25	1	C
003-212-08	237, 239 Getchell St	6229	L - Low De	R15 - Single Family Res	0.14	1.1 To 10	1.25	1	C
008-342-19	238 Carbonera Dr	13504	L - Low De	R17 - Single-Family Res 7	0.31	1.1 To 10	1.93	1	ARA
003-253-10	239 Chico Ave	4792	L - Low De	R15 - Single Family Res	0.11	1.1 To 10	0.96	1	ARA, C
003-061-09	2394 Delaware Ave	483560	L - Low De	R15 - Single Family Res	11.10	1.1 To 10	96.71	96	ARA, C, F
003-196-32	244 San Jose Ave	5314	L - Low De	R15 - Single Family Res	0.12	1.1 To 10	1.06	1	ARA, C
004-153-20	249 Walk Cir	2352	L - Low De	R15 - Single Family Res	0.05	1.1 To 10	0.47	1	C
001-161-58	25 Rocky Rd	10019	L - Low De	R110 - Single-Family Res	0.23	1.1 To 10	1.00	1	ARA, C
008-301-21	250 Blaine St	31363	M - Med De	RM - Multiple Res- Medium	0.72	20.1-30	14.26	14	ARA, E, F
004-131-48	251 Younglove Ave	3136	L - Low De	R15 - Single Family Res	0.07	1.1 To 10	0.63	1	C
007-422-18	272 San Lorenzo Blvd	6186	M - Med De	RM - Multiple Res- Medium	0.14	20.1-30	2.81	2	ARA, C, E, F

APN	Site Address	Lot Size In S.F.	General Plan	Zone Code	Acres	Allowable Density	Potential Units	Potential Units	Constraints
010-172-15	301 Buena Vista Ave	7231	L - Low De	R15 - Single Family Res	0.17	1.1 To 10	1.45	1	ARA, C, HAB
008-383-07	303 Esmeralda Dr	7013	L - Low De	R17 - Single-Family Res 7	0.16	1.1 To 10	1.00	1	ARA
007-282-08	304 Park Pl	2309	M - Med De	RTD - Tourist Beach Res	0.05	20.1-30	1	1	ARA, C, F
008-621-09	305 Tanner Heights Dr	16466	L - Low De	R15 - Single Family Res	0.38	1.1 To 10	3.29	3	BUT
004-472-17	308 Wilkes Cir	2004	L - Low De	R15 - Single Family Res	0.05	1.1 To 10	0.40	1	C
007-112-16	312 Second St	2570	M - Med De	RTA - Tourist High Res	0.06	20.1-30	1	1	ARA, C
004-472-15	312 Wilkes Cir	2222	L - Low De	R15 - Single Family Res	0.05	1.1 To 10	0.44	1	C
010-072-57	314 Pennsylvania Ave	7710	LM - Low M	RL - Multiple Res-Low	0.18	10.1 To 20	3.50	3	
008-262-40	320 Grant St	5837	L - Low De	R15 - Single Family Res	0.13	1.1 To 10	1.17	1	ARA
004-231-01	321 Bay St	7667	L - Low De	R15 - Single Family Res	0.18	1.1 To 10	1.53	1	ABA, C
008-262-41	324 Grant St	5140	L - Low De	R15 - Single Family Res	0.12	1.1 To 10	1.03	1	ARA
001-061-29	406 Spring St Cmn-29	7144	L - Low De	R15 - Single Family Res	0.16	1.1 To 10	1.43	1	
006-193-40	420 Laurent St	7492	L - Low De	R15 - Single Family Res	0.17	1.1 To 10	1.50	1	ARA
002-012-40	430 Meder St	192709	L - Low De	R110 - Single-Family Res	4.42	1.1 To 10	19.27	19	ARA
001-141-07	434 High St	40162	L - Low De	R15 - Single Family Res	0.92	1.1 To 10	8.03	8	BUT
002-042-41	435 Meder St	10193	L - Low De	R110 - Single-Family Res	0.23	1.1 To 10	1.02	1	ARA, BUT
006-081-36	437 High St	6926	L - Low De	R15 - Single Family Res	0.16	1.1 To 10	1.39	1	
003-223-10	440 Oxford Way	6229	L - Low De	R15 - Single Family Res	0.14	1.1 To 10	1.25	1	ARA, C
008-331-05	457 May Ave	7492	MXMD-Mix	CC - Community Commercial	0.17	10 - 30	3.87	3	ARA
003-311-05	49, 53 Coast Rd	5489	M - Med De	IG - General Industrial	0.13	20.1-30	3.78	3	ARA, C
006-081-34	517 High St	9235	L - Low De	R15 - Single Family Res	0.21	1.1 To 10	1.85	1	
001-061-19	524 Spring St	97182	L - Low De	R15 - Single Family Res	2.23	1.1 To 10	13.00	13	

APN	Site Address	Lot Size In S.F.	General Plan	Zone Code	Acres	Allowable Density	Potential Units	Potential Units	Constraints
002-312-10	525 Meder St	77929	VL - VL De	RS1a - Residential Suburb	1.79	0.1 - 1	1.79	1	ARA, C, HAB
001-101-18	526 Highland Ave Cmn-17	23087	L - Low De	R15 - Single Family Res	0.53	1.1 To 10	4.62	4	BUT
001-141-35	530 High St	16814	L - Low De	R15 - Single Family Res	0.39	1.1 To 10	3.36	3	ARA
001-101-23	538 Highland Ave	11848	L - Low De	R15 - Single Family Res	0.27	1.1 To 10	2.37	2	
002-071-24	550 Western Dr	3964	L - Low De	R15 - Single Family Res	0.09	1.1 To 10	0.79	1	ARA
010-262-61	559 Atlantic Ave	4095	L - Low De	R15 - Single Family Res	0.09	1.1 To 10	0.82	1	ARA,C
001-133-34	574, 620 High St	79279	L - Low De	R15 - Single Family Res	1.82	1.1 To 10	15.86	15	
008-373-08	601 Branciforte Dr	6795	L - Low De	R17 - Single-Family Res 7	0.16	1.1 To 10	0.97	1	ARA, F, HAB
006-142-45	601 Escalona Dr	4312	L - Low De	R15 - Single Family Res	0.10	1.1 To 10	0.86	1	
010-012-07	613 Soquel Ave	7362	MXHD - Mix	Cc - Community Commercial	0.17	10-55	3.80	3	ARA
006-142-43	615 Escalona Dr Cmn-43	7841	L - Low De	R15 - Single Family Res	0.18	1.1 To 10	1.57	1	
002-312-15	615 Meder St	72527	VL - VL De	RS1a - Residential Suburb	1.67	0.1 - 1	1.67	1	ARA, C
008-373-09	617 Branciforte Dr	12153	L - Low De	R17 - Single-Family Res 7	0.28	1.1 To 10	1.74	1	ARA, F, HAB
002-242-12	621 Arroyo Seco	6360	L - Low De	R15 - Single Family Res	0.15	1.1 To 10	1.27	1	ARA
002-312-16	625 Meder St	89821	VL - VL De	RS1a - Residential Suburb	2.06	0.1 - 1	2.062	2	ARA, C, HAB
002-311-03	700 Meder St	12153	VI - VI De	RS1a - Residential Suburb	0.28	0.1 - 1	0.28	1	ARA, C, HAB
001-133-30	705 Highland Ave	8189	L - Low De	R15 - Single Family Res	0.19	1.1 To 10	1.64	1	
010-062-17	710 Soquel Ave	6752	MXHD - Mix	Cc - Community Commercial	0.16	10-55	3.49	3	ARA
001-133-04	717 Highland Ave	7841	L - Low De	R15 - Single Family Res	0.18	1.1 To 10	1.57	1	ABA
011-025-06	718 Darwin St	6708	M - Med De	RM - Multiple Res- Medium	0.15	20.1-30	3.05	3	

APN	Site Address	Lot Size In S.F.	General Plan	Zone Code	Acres	Allowable Density	Potential Units	Potential Units	Constraints
002-301-01	735 Meder St	211919 4	VL - VL De	Rs1a - Residential Suburb	48.65	0.1 - 1	1	1	ARA, C, HAB, F
004-441-05	749 Seaside St	11413	L - Low De	R15 - Single Family Res	0.26	1.1 To 10	2.28	2	
006-102-30	752 Escalona Dr	20473	L - Low De	R15 - Single Family Res	0.47	1.1 To 10	4.09	4	ARA
006-102-29	760 Escalona Dr	15290	L - Low De	R15 - Single Family Res	0.35	1.1 To 10	3.06	3	
002-041-26	769 Western Dr	11761	L - Low De	R110 - Single-Family Res	0.27	1.1 To 10	1.18	1	ARA, C
002-041-27	799 Western Dr	20038	L - Low De	R110 - Single-Family Res	0.46	1.1 To 10	2.00	2	ARA, C
004-217-02	807 Columbia St	2526	L - Low De	R15 - Single Family Res	0.06	1.1 To 10	0.51	1	C
004-201-07	811 Pelton Ave	5750	L - Low De	R15 - Single Family Res	0.13	1.1 To 10	1.15	1	ARA, C
009-073-21	813 Morrissey Blvd	7362	L - Low De	R15 - Single Family Res	0.17	1.1 To 10	1.47	1	ARA
003-052-10	840 Almar Ave Meter	31102	MXMD - Mix	RL - Multiple Res-Low	0.71	10 - 30	14.14	14	C
003-052-08	850 Almar Ave	6926	MXMD - Mix	RL - Multiple Res-Low	0.16	10 - 30	3.15	3	C
002-042-37	850 Western Dr	17903	L - Low De	R110 - Single-Family Res	0.41	1.1 To 10	1.79	1	ARA, BUT
010-022-15	927 Soquel Ave	10149	MXHD - Mix	Cc - Community Commercial	0.23	10-55	5.24	5	
008-391-26	97 Misty Ct	7187	L - Low De	R17 - Single-Family Res 7	0.17	1.1 To 10	1.03	1	ARA
Total					133. 2		751	700	

8.4 Appendix C: Opportunity Areas

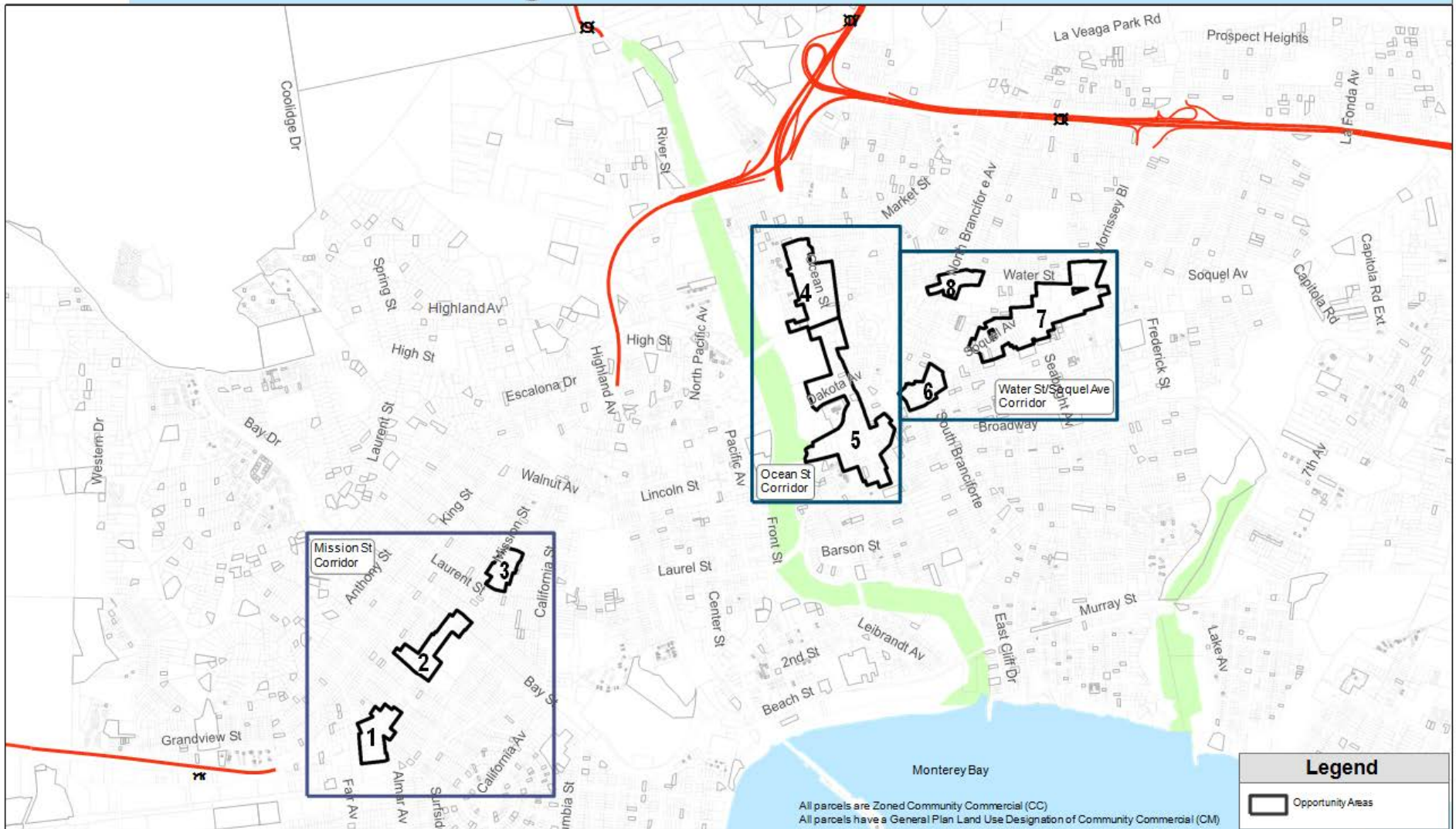


Appendix C

Opportunity Areas Housing Element

0 0.25 0.5 Miles

City of Santa Cruz
Planning Department
809 Center St. Room 206
Santa Cruz, CA 95060
Ph: 420-5100 |



8.5 Appendix D: Opportunity Sites Along Corridors

APN	Street #	Street Name	RATIO	ACRES	ZONING	OPPT	GP 2030	GP_CHGAREA	TAZ	CONSTRAINTS	FOCUS_AREA
10-062-15	519	Caledonia St	0	0.12	CC	REUSE	MXHD	Soquel Av	74	ARA	Soquel Avenue Corridor
11-025-09	728	Darwin St	0.4	0.15	CC	REUSE	MXHD	Soquel Av	98		Soquel Avenue Corridor
10-041-09	100	Doyle St	0.3	0.17	CC	REUSE	MXHD	Soquel Av	77		Soquel Avenue Corridor
10-022-12	117	Doyle St	0	0.08	CC	VAC	MXHD	Soquel Av	77		Soquel Avenue Corridor
10-022-11	119	Doyle St	0	0.06	CC	VAC	MXHD	Soquel Av	77		Soquel Avenue Corridor
08-551-18	116	Grant St	0.4	0.09	CC	REUSE	MXVC	Ocean St	24	ARA	Ocean Street Corridor
08-331-37	116	Hubbard St	0.1	0.17	CC	REUSE	MXVC	Ocean St	26		Ocean Street Corridor
08-331-03	126	Hubbard St	0.1	0.14	CC	REUSE	MXVC	Ocean St	26		Ocean Street Corridor
05-251-04	323	May Ave	0.2	0.41	CC	REUSE	MXVC	Ocean St	79		Ocean Street Corridor
08-331-12	429	May Ave	0	0.16	CC	REUSE	MXVC	Ocean St	26		Ocean Street Corridor
08-331-35	431	May Ave	0.4	0.34	CC	REUSE	MXVC	Ocean St	26		Ocean Street Corridor
08-331-05	457	May Ave	0	0.17	CC	REUSE	MXVC	Ocean St	26		Ocean Street Corridor
05-251-05	N/A	May Ave	0.1	0.27	CC	REUSE	MXVC	Ocean St	79	F	Ocean Street Corridor
04-011-37	1211	Mission St	0.3	0.17	CC	REUSE	MXMD	Mission St	123	ARA	Mission Street Corridor
06-192-26	1212	Mission St	0.1	0.23	CC	REUSE	MXMD	Mission St	47	ARA	Mission Street Corridor
04-011-39	1215	Mission St	0	0.16	CC	REUSE	MXMD	Mission St	123	ARA	Mission Street Corridor

APN	Street #	Street Name	RATIO	ACRES	ZONING	OPPT	GP 2030	GP_CHGAREA	TAZ	CONSTRAINTS	FOCUS_AREA
06-192-12	1228	Mission St	0.1	0.14	CC	REUSE	MXMD	Mission St	47	ARA	Mission Street Corridor
04-012-45	1301	Mission St	0	0.35	CC	REUSE	MXMD	Mission St	123	ARA	Mission Street Corridor
06-181-89	1500	Mission St	0.3	0.09	CC	REUSE	MXMD	Mission St	46		Mission Street Corridor
06-181-75	1508	Mission St	0.2	0.11	CC	REUSE	MXMD	Mission St	46		Mission Street Corridor
02-235-01	1642	Mission St	0.4	0.39	CC	REUSE	MXMD	Mission St	54		Mission Street Corridor
02-622-19	1700	Mission St	0	0.8	CC	REUSE	MXMD	Mission St	54		Mission Street Corridor
04-441-23	1701	Mission St	0	0.28	CC	REUSE	MXMD	Mission St	145		Mission Street Corridor
04-441-25	1725	Mission St	0.4	0.27	CC	REUSE	MXMD	Mission St	145		Mission Street Corridor
02-223-34	2006	Mission St	0.4	0.13	CC	REUSE	MXMD	Mission St	55		Mission Street Corridor
02-223-31	2012	Mission St	0	0.23	CC	REUSE	MXMD	Mission St	55		Mission Street Corridor
02-223-36	2114	Mission St	0	0.11	CC	REUSE	MXMD	Mission St	55		Mission Street Corridor
10-012-06	707	N. Branciforte Ave	0.1	0.07	CC	REUSE	MXHD	Soquel Av	81	ARA	Soquel Avenue Corridor
10-571-04	835	N. Branciforte Ave	0	0.36	RL	REUSE	MXHD	Water St	81	S30, ARA	Water Street Corridor
05-302-10	409	Ocean St	0	0.08	CC	REUSE	MXVC	Ocean St	85		Ocean Street Corridor
05-302-32	433	Ocean St	0.1	0.36	CC	REUSE	MXVC	Ocean St	85		Ocean Street Corridor

APN	Street #	Street Name	RATIO	ACRES	ZONING	OPPT	GP 2030	GP_CHGAREA	TAZ	CONSTRAINTS	FOCUS_AREA
05-282-42	525	Ocean St	0	0.85	CC	REUSE	MXVC	Ocean St	83		Ocean Street Corridor
05-891-02	611	Ocean St	0.4	3.33	CC	REUSE	MXVC	Ocean St	84		Ocean Street Corridor
05-271-21	624	Ocean St	0.1	0.16	CC	REUSE	MXVC	Ocean St	79		Ocean Street Corridor
05-271-16	630	Ocean St	0	0.15	CC	REUSE	MXVC	Ocean St	79	F	Ocean Street Corridor
05-271-17	636	Ocean St	0	0.14	CC	REUSE	MXVC	Ocean St	79		Ocean Street Corridor
Source: City of Santa Cruz Planning and Community Development 2015											

8.6 Appendix E: Affordable Housing

Project Name and Address	Housing Characteristics			Affordability Levels			Funding Information		
	Total Units	Afford Units	Unit Type	VLow	Low	Mod	Fund* Source	Year Entered	Afford. Expires
123-131 3rd Ave. Seabright II	6	3	APT	0	0	3	Replace	1984	2017
114-131 Abby Ct Harbor Heights	7	1	TH	0	0	1	Meas. O	1992	Perpetuity
420 Alta Ave	1	1	ADU		1		LUA	2007	Perpetuity
101-121 Annie Lane Marina Green	16	2	TH	0	0	2	Meas. O	1992	Perpetuity
115 Baldwin St	2	1	ADU	1	0	0	LUA	2011	Perpetuity
111 Barson St Nuevo Sol	14	14	MFD	14	0	0	Meas. O/ HUD	2006	2014/ 2032/2061
208 Bay St City Bluff	10	1	TH	0	1	0	Meas. O	2003	Perpetuity
721 Bay St Garfield Park	94	19	APT	94	0	0	LIHTC HUD Sec 202 HOME	1964	2015; 2034
701 Beach St Shoreline Apts.	45	45	APT	45	0	0	Mod/ Rehab	1993	2009/2010
142 Belmont St Belmont Court	6	1	APT	0	1	0	Meas. O	1989	2019
175 Belvedere Terrace	6	1	APT	0	0		Meas. O	Pending	Perpetuity
177 Belvedere Terrace	2	2	SFD	0	0	2	Meas. O	2008	Perpetuity
227 Berkeley Way	2	1	ADU	0	1	0	LUA	2011	Perpetuity
353 Berkeley Way	2	1	ADU	1	0	0	LUA	2014	Perpetuity
143 Bixby St Monarch Housing	4	4	PSH	4	0	0	HOME	2002	2042
84 Blackburn Arbor Cove	35	35	APT	35	0	0	HUD Sec 202	1982	2051
119 Blaine St	13	4	MFD	0	0	4	Meas. O	2006	Perpetuity
146 Blaine St Riverfront Apts.	71	70	APT	71	0	0	HUD Sec. 8	1983	2015; 2018
1346 N. Branciforte Ave	2	1	ADU	1	0	0	LUA	2010	Perpetuity
1430-1438 N. Branciforte Ave	0	1	SFD	0	0	1	Meas. O	Pending	Perpetuity
1223 Broadway Broadway (HA)	5	5	APT	5	0	0	P.H.		Perpetuity
109-127 Button St	9	1	TH	0	0	1	Meas. O	1995	Perpetuity

Project Name and Address	Housing Characteristics			Affordability Levels			Funding Information		
	Total Units	Afford Units	Unit Type	VLow	Low	Mod	Fund* Source	Year Entered	Afford. Expires
Brooke Hill									
225 Button St Magnolia Park	9	1	SFD	0	0	1	Meas. O	2003	Perpetuity
25 Camille Ln	9	1	SFD	0	0	1	Meas. O	2005	Perpetuity
106 Campbell/307 Barson St	7	1	APT	0	1	0	Meas. O	1999	Perpetuity
125 Carbonera Dr	2	1	ADU	0	1	0	LUA	2010	Perpetuity
217 Cardiff Pl	2	1	ADU	1	0	0	LUA	2013	Perpetuity
1041 Cayuga St Grace Commons	15	14	PSH	14	0	0	Meas. O/HUD Sec. 202/811 HOME	2007	2014; 2015; 2061
81 Chestnut St Neary Lagoon	95	95	Co-Op	64	31	0	LIHTC/ RDA/ HOME	1989 2012	Perpetuity
125 Chestnut St Mariners Cove	84	26	Condo	0	0	26	RDA	1997	n/a
131-150 Chestnut St Chestnut St. Apts.	96	14	APT/TH	0	0	14	RDA	2002	2015
739-757 Chestnut St Chestnut Street Commons	10	1	TH	0	1	0	Meas. O	1988	2019
100-155 Claremont Terrace Claremont Cove	41	1	TH	0	0	1	Meas. O	1995	2025
109 Coral St Community House	9	8	Transition	8	0	0	Owner*	1998	Perpetuity
101-290 Cypress Park Westview Terrace	50	1	SFD	0	0	1	Meas. O	1998	Perpetuity
131 Dake Ave	2	1	ADU	1	0	0	LUA	2006	Perpetuity
134 Dakota Ave San Lorenzo Park Apts.	78	77	APT	77	0	0	HUD Sec. 221(d)(4)	1977	2015; 2032
215 Darwin St	2	1	ADU	1	0	0	LUA	2011	Perpetuity
223 Darwin St SCAP House	5	5	SFD	5	0	0	FEMA 403		2022
511 Darwin St	2	1	0	0	1	0	LUA	2011	Perpetuity
115 Dubois St	49	7	SRO	0	0	0	Meas. O	pending	Perpetuity

Project Name and Address	Housing Characteristics			Affordability Levels			Funding Information		
	Total Units	Afford Units	Unit Type	VLow	Low	Mod	Fund* Source	Year Entered	Afford. Expires
301 Elm St Heiner House	5	5	GH	5	0	0	CALDAP *	1994	2024
1044 Escalona Dr	2	1	ADU	1	0	0	LUA	2011	Perpetuity
1107 Escalona Dr	2	1	ADU	0	0	1		2008	Perpetuity
350 Fairmount Ave	2	1	ADU	0	0	1		2007	Perpetuity
219 Fern St	8	1	SRO	1	1	0	Meas. O	2001	Perpetuity
121 Francis Ct	2	1	ADU	0	1	0	LUA	2010	Perpetuity
517-33 Frederick St Frederick St. Apts.	36	5	APT	5	0	0	Meas. O	1986	2019
609 Frederick St La Posada	150	119	APT	0	119	0	HUD Sec. 221(d)(4)	1980	2015; 2018
80 Front St Sunshine Villa	163	26	Beds	0	26	0	Meas. O	1989	2019
126 Front St Front St. Residential Care	26	26	MFD	0	0	0	FEMA 403		2027
1520 Front St/1520 Pacific Ave Saint George Hotel	124	71	SRO	20	51	0	CALDAP *	1993	2023
117 Gault St	3	1	MFD	0	0	1	Meas. O	2007	Perpetuity
211 Gault St Gault St	37	37	APT	37	0	0	Meas. O/ HUD, Sec. 202/811 HOME	2004	2015;2084
112 Goss Ct	7	1	SFD	0	0	1	Meas. O	2005	Perpetuity
269 Goss Ave	7	1	SFD	0	0	1	Meas. O	Pending	Perpetuity
65 Grandview St A-J Mission Gardens VI	10	1	Condo	0	0	1	Meas. O	1984	2014
81 Grandview St Grandview (HA)	15	15	APT	15	0	0	P.H.		2012
90 Grandview St Mission Gardens	50	50	APT	50	0	0	HUD Sec. 8/State Agency/ LIHTC/ CHFA/ RDA	1982 2009	2031; 2064

Project Name and Address	Housing Characteristics			Affordability Levels			Funding Information		
	Total Units	Afford Units	Unit Type	VLow	Low	Mod	Fund* Source	Year Entered	Afford. Expires
202 Grandview St	15	2	SFD	2	0	0	Meas. O	2005	Perpetuity
250 Grandview St Southview Terrace	52	7	TH	0	7	0	Meas. O	2002	Perpetuity
10-36 Hanover Ct Hanover Court	5	1	TH	0	0	1	Meas. O	1996	Perpetuity
419-B Harbor Dr	2	1	ADU	1	0	0	LUA	2013	Perpetuity
130 Harmony Ct	2	1	ADU	0	1	0	LUA	2014	Perpetuity
195 Harvey West Blvd.	15	2	APT	0	2	0	Meas. O	Pending	Perpetuity
209 Highland Ct	2	1	ADU	1	0	0	LUA	2011	Perpetuity
251 High St, #9	10	1	MFD	1	0	0	Meas. O	2005	Perpetuity
125-135 Holway Dr Holway Cottages	6	1	TH	0	0	1	Meas. O	1994	Perpetuity
178 Isbel Dr	2	1	ADU	0	1	0	LUA	2014	Perpetuity
225 Jackson St	2	1	ADU	1	0	0		2007	Perpetuity
314 Jessie St Jessie Street Apts.	14	13	SRO	11	2	0	Meas. O*/RDA	2002	Perpetuity
115 Kenneth St	2	1	ADU	0	1	0	LUA	2011	Perpetuity
218 Keystone Ave	2	1	ADU	0	1	0		2006	Perpetuity
1811 King St	2	1	ADU	1	0	0		2009	Perpetuity
1824 King St	2	1	ADU	1	0	0	LUA	2011	Perpetuity
301 La Fonda La Fonda (HA)	12	12	APT	12	0	0	P.H.		Perpetuity
229 Laguna St	2	1	ADU	0	1	0	LUA	2014	Perpetuity
520 Laurel St	5	1	APT	0	1	0	Meas. O	1999	Perpetuity
219 Laurent St	2	1	ADU	1	0	0		2007	Perpetuity
124 Leibrandt Ave Nueva Vista	48	47	APT	39	8	0	LIHTC*/RDA	Building	2082
216 Leibrandt Ave/ 304 Riverside La Playa	8	8	APT	3	5	0	LIHTC*/RDA	1994	2024
505 Leibrandt Ave.	7	7	APT	2	4	1	HOME/RDA	2000	2030
112 Lighthouse Ave	2	1	ADU	1	0	0		2009	Perpetuity
110 Lindberg St Riverwalk Apartments	21	20	APT	18	2		Dev. Agreement/ LIHTC/ AHTF	2014	2069
206 Locust St	2	2	MFD	0	2	0	CDBG	1988	2018

Project Name and Address	Housing Characteristics			Affordability Levels			Funding Information		
	Total Units	Afford Units	Unit Type	VLow	Low	Mod	Fund* Source	Year Entered	Afford. Expires
205 Maple St	11	2	SRO	0	2	0	Meas. O	2002	Perpetuity
212 Marnell Ave	2	1	ADU	1	0	0	LUA	2011	Perpetuity
118 Miles St	2	1	ADU	1	0	0	LUA	2011	Perpetuity
222 Miramar St	2	1	ADU	0	0	1		2006	Perpetuity
708 Monarch Way	2	1	ADU	0	1		LUA	2011	Perpetuity
A1-C 226 Mora St Bergman Apts.	6	1	APT	0	1	0	Meas. O	1990	2020
209 Morrissey Blvd	2	1	ADU		1			2004	Perpetuity
15 Mountain View Ct Mountain View Court	7	1	TH	0	0	1	Meas. O	1995	Perpetuity
316 Ocean Ave	2	1	ADU	0	0	1		2009	Perpetuity
1410 Ocean St The Garden	49	49	MFD	0	0	0	FEMA 403		2027
1642-1652 Ocean St Ocean Street Terrace	6	1	TH	0	0	1	Meas. O	1989	2020
316 Oceanview Ave	2	1	ADU	1	0	0	LUA	2009	Perpetuity
321 Oxford Way	2	1	ADU	0	1	0	LUA	2009	Perpetuity
630 Pacheco Ave	2	1	ADU	0	1	0	LUA	2010	Perpetuity
401 Pacific Ave South Pacific	71	11	SRO	0	11	0	Meas. O	2003	Perpetuity
1010 Pacific Ave 1010 Pacific	112	44	APT	22	0	22	LIHTC/ RDA	Buildin g	2057
1108 Pacific Ave El Centro	45	44	SRO	44	0	0	LIHTC*/ RDA	1993	2023; 2024
1114 Pacific Ave Gularte Building	24	4	SRO	0	4	0	CALDAP */Red Cross	1993	2023
1344 Pacific Ave Palomar Inn	97	97	SRO	0	97	0	CALDAP	1987	2024
2120 N. Pacific Ave. El Rio Mobilehome Park	91	91	Co-Op	0	91	0	CDBG/ HOME		Perpetuity
439 Palm St	2	1	ADU	0	1	0	LUA	2011	Perpetuity
236 Peyton St	2	1	ADU	1	0		LUA	2010	Perpetuity
303 Potrero St Sash Mill Apts.	16	2	L/W	0	2	0	Meas. O	1986	2017
161-179 Pryce St River Run	14	3	TH	0	0	2	Meas. O	1984	2014

Project Name and Address	Housing Characteristics			Affordability Levels			Funding Information		
	Total Units	Afford Units	Unit Type	VLow	Low	Mod	Fund* Source	Year Entered	Afford. Expires
2000 S. Rappetta/ El Rancho Dr Rancho Carbonera	13	2	TH	2	0	0	Meas. O	2002	Perpetuity
124 Reed Way	2	1	ADU	0	1	0		2006	Perpetuity
423 Rigg St	2	1	ADU	1	0	0	LUA	2013	Perpetuity
125 River St	70	4	MFD	0	4	0	Meas. O	2008	Perpetuity
250 River St River Street West	34	7	Condo	0	0	7	Meas. O	1985	2016
308 River St River Street Place	36	5	Condo	0	0	5	Meas. O	1993	Perpetuity
1030/1040 River St Tannery	100	99	MFD	40	34	30	Meas. O LIHTC; HCD MFHB; AHTF; RDA	2009	Perpetuity
1111-A River St	7	1	L/W	0	1	0	Meas. O	2003	Perpetuity
211 Rooney St	2	2	SFD	0	0	1	Meas. O	2006	Perpetuity
200-225 Roosevelt Terrace Roosevelt Terrace	21	3	SFD	0	0	3	Meas. O	1995	Perpetuity
414 Roxas St	2	1	ADU	0	1	0	LUA	2011	Perpetuity
225 Santa Cruz St	2	1	ADU	1	0	0		2009	Perpetuity
108 Second Street	44	7	SRO	0	0	7	Meas. O	2008	Perpetuity
1280 Shaffer Rd Pacific Shores	206	83	APT	21	62	0	LIHTC	2002	2057
114 Sherman St	2	1	ADU	1	0	0	LUA	2014	Perpetuity
502/ 506 Soquel Ave	34	5	SRO	0	5	0	Meas. O	2003	Perpetuity
1008 Soquel Ave	15	2	SRO	0	2	0	Meas. O	2003	Perpetuity
1606 Soquel Ave Redwood Commons	36	13	SRO	6	7	0	Meas. O/ State AHTF Grants	2008	Perpetuity
Spruce St	22	22	MFD	0	22	0	CDBG	1989	2019
313 Spruce St, 1-7	6	1	APT	0	1	0	Owner*	1980	Perpetuity
101-156 Stoneycreek Rd Brookside Glen	40	6	TH	0	0	6	Meas. O	1984	2015
1024 Sumner St	2	1	ADU	1	0	0	LUA	2014	Perpetuity
330 Swift St	2	1	ADU	1	0	0	LUA	2011	Perpetuity
125 Sycamore St	60	60	APT	24	36	0	LIHTC*/	1998	Perpetuity

Project Name and Address	Housing Characteristics			Affordability Levels			Funding Information		
	Total Units	Afford Units	Unit Type	VLow	Low	Mod	Fund* Source	Year Entered	Afford. Expires
Sycamore Commons							RDA		
170 Tosca Terrace	26	4	SFD	0	0	4		2007	
317 Van Ness Ave	2	1	ADU	0	1		LUA	2011	Perpetuity
140 Vernon St	29	4	SRO	0	4	0	Meas. O	1999	Perpetuity
10 Victorian Ct	2	1	ADU	1	0	0	LUA	2011	Perpetuity
90-503 Village Circle Village Highlands	47	7	TH	0	0	7	Meas. O	1994	Perpetuity
630 Water St	48	13	SRO	0	13	0		2006	
130-148 Walti St Downtown Villas	9	1	SFD	0	0	1	Meas. O	1997	Perpetuity
Washburn St	7	7	MFD	0	7	0	CDBG	1989	2019
330-334 Washington St	3	3	Duplex SFD	0	2	1		2013	Perpetuity
333-341 Washington Washington Street Co-op	8	8	Co-Op	2	6	0	CDBG	1991	2041
612 Washington St Downtown Villas	5	5	APT	5	0	0	CALDAP *	1995	Perpetuity
632 Water St Branciforte Commons	53	13	SRO	0	8	5	Meas. O	Pending	Perpetuity
718 Water St	9	9	MFD	0	0	0	FEMA 403		2022
200 West Cliff Dr West Cliff Villas	36	6	Condo	0	1	5	Meas. O	1988	2019
536 Wilkes Circle	2	1	ADU	0	0	1	Meas. O	2007	Perpetuity
936 Windsor St	2	1	ADU	1	0	0	LUA	2014	Perpetuity
180 Yosemite St	1	1	SFD	0	0	1		2006	
Source: Planning and Community Development, May 2009.									
* Units not created directly from Measure "O" but have a participation agreement with the City, in addition to other funding.									
** 116, 120, 124 Second Avenue and 123,129,131 Third Avenue are replacement housing in the same development.									

8.7 Appendix F: Accomplishments

	Objectives	Progress/Status Report	Continuation Appropriate
Housing Production Programs			
1.1 Provision of Adequate Sites	Maintain an inventory of available vacant and underutilized sites that can accommodate new housing.	The City currently maintains an inventory of vacant and underutilized land.	Yes
	Require the preparation of Specific Plans or Area Plans for larger developable residential areas identified in the Land Use Element.	The City currently requires Specific Plan for the Swenson parcel and an Area Plan for the Golf Club Drive parcel, the two remaining larger sites in the City.	Yes
	Continue to require housing production goals for the larger housing opportunity sites described in the Land Use Element.	The two parcels described above are subject to housing production goals per the 2030 General Plan.	Yes
1.2 Mixed Use Developments	Establish mixed-use development standards to encourage housing along transit corridors, including density levels, parking and open space requirements, and other development standards; and consider expanding the mixed-use overlay along transit corridors.	The 2030 General Plan includes these objectives. The update of the Zoning Ordinance is anticipated to begin in 2015.	Yes
	Complete the Ocean Street Area Plan and the RiverFront design guidelines and incentives study with an emphasis on identifying housing opportunities and mixed use development.	These plans have been completed, with the Ocean Street Area Plan adopted on January 14, 2014 and the RiverFront Design Guidelines completed in May 2010.	No - Completed
	Conduct an urban design study of major commercial corridors to further identify opportunities for redeveloping inefficient commercial space, obsolete supermarkets, and parking lots for new housing.	A "Corridor Design Study" was provided to the City on August 3, 2008.	No - Completed
	Initiate study within 1 year of adoption of the Housing Element. If actual constraints are found, propose revisions within 2 years of adoption of the Housing Element.	The study included a number of suggestions to improve outcomes but did not delineate specific constraints. As a result of this study, the City is moving forward with a Corridor Design Plan, anticipated to be completed in 2016-2017.	No-Completed

1.3 Alternative Housing Types	Create and/or revise development standards for co-housing, live/work, and other alternative and appropriate housing types which respond to Santa Cruz's diverse population and housing needs.	The City concentrated on revising its Accessory Dwelling Unit project during this planning period as it was determined that this was the most pressing need to upgrade and legalize existing ADUs and encourage the development of more ADUs in the future.	Yes
	Continue to implement the ADU program and monitor the effect of the new ADU ordinance on neighborhood vitality.	The City's monitoring efforts indicated that changes were needed to the ADU ordinance to maximize the number of existing units that could be legalized and to encourage further ADU development.	Yes
	Amend the ADU program to allow larger ADUs on lots with houses listed on the historic building survey, within historic districts, and within conservation districts. The range of allowable ADUs would be increased to allow an ADU no larger than 500 sq. ft. on lots as small as 4,500 sq. ft. (where none is currently allowed), up to an ADU of 940 sq. ft. on lots over 10,000 sq. ft. in area (where the maximum ADU allowed is now 800 sq. ft.).	The City adopted an ordinance revising the zoning ordinance to allow the changes described on December 11, 2012. The City Council declined to increase the maximum size of ADUs beyond 800 sq. ft.	No – Completed
	Examine development regulations to identify potential barriers to the development of alternative types of housing and, if such barriers are found, develop actions to remove or modify them as feasible.	As described above, the City revised its ADU ordinance to legalize additional existing ADUs and to encourage the development of new ADUs in the future. ADUs continue to be one of the alternative housing types most sought in the City.	Yes
	Examine the possibility of utilizing graduated density for mixed use development.	Graduated density for mixed use development is encouraged in the 2030 General Plan. Zoning changes to facilitate graduated density are in process and are anticipated to be in place by 2016.	Yes
	Encourage the State to recognize appropriate non-traditional housing types as housing types.	The City continues to speak to its legislators and write letters of support for regulations that would recognize appropriate non-traditional housing types.	Yes

1.4 Planned Development Permit	Examine parking requirements and other regulatory constraints that may deter the development of Planned Developments. Initiate study within 1 year of adoption of the Housing Element.	Parking requirements for mixed use development were revised on June 25, 2013. Other potential constraints to planned and mixed use development will be addressed with the zoning changes that will be undertaken as part of the Corridor Plan, anticipated to be completed in 2016-2017.	Yes
1.5 Development Review Process	Work with the development community to continue to streamline the project and design review processes to provide a greater level of certainty in the outcome of housing proposals.	This program was partially addressed with the development of OpenCounter, an online program that allows potential business owners to examine the regulatory requirements for their proposed business by parcel. The zoning ordinance updates that will accompany the Corridor Plan will also address streamlining project and design review.	Yes
	Periodically audit the effectiveness of the development review process to promote efficiency and predictability.	Staff periodically examines the development review process for greater efficiency and predictability. In addition, development projects are reviewed at weekly staff meetings where all planners provide input, ensuring that staff shares input on individual projects. This shared review process enables staff to compare viewpoints and develop a more common and predictable perspective.	Yes
	Review the existing development fee structure, including water and sewer connection fees, to determine if the current structure is appropriate and equitable.	The City continues to review development fee structure to ensure the current structure is appropriate.	Yes
	Review and adjust the fee structure for Single Occupancy Units and propose changes for City Council consideration.	The City has and will continue to review and adjust the fee structure for SOUs as well as propose changes for the City Council to consider.	Yes

1.6 Public Education and Participation	Continue to provide accurate and clear information to the public and the development community about City policies and the development review process and make such information available at the public counter.	The City continues to provide information to the public and development community about City policies and the development review process.	Yes
	Continue to develop educational materials such as brochures and videos that provide information on the development process, planning and housing issues as program change.	The City continues to develop educational materials that provide information on the planning process.	Yes
	Continue to ensure that information is accessible and available to all members of the community on the City's web page and at the public counter.	The City continues to ensure that information is available to the members of the public through the City's web page and at the public counter.	Yes
2.1 Affordable Housing Ordinance	Examine whether current inclusionary program requirements, in tandem with market conditions, make the development of affordable housing difficult without significant public subsidy. Initiate study within 1 year of adoption of the Housing Element.	The City is in the process of updating the Inclusionary Zoning Code to ensure that program requirements along with market conditions are not hampering affordable housing development.	No – In Process
	Examine the feasibility of modifying the current program to add flexibility and incentives that could encourage the private market to build affordable units and minimize the public assistance needed to make projects feasible.	The City is in the process of updating the Inclusionary Zoning Code to add flexibility and incentive to encourage building of affordable housing.	No – In Process
	Prioritize a portion of public housing funds for the extremely-low income household housing category.	The city continues to prioritize a portion of public housing funds for extremely-low income housing.	Yes
2.2 Regulatory and Financial Incentives	Identify other residential projects for City financial or regulatory incentives subject to City Council approval.	The City continues to identify residential projects for City financial or regulatory incentives.	Yes
2.3 Density Bonus Program	Continue implementation of the density bonus ordinance.	The City continues to implement the density bonus ordinance.	Yes
	Evaluate and revise the City residential development standards to ensure housing projects can be built at the maximum density allowed under the underlying district.	The City is in the process of evaluating and revising development standards to ensure housing projects can be built at the maximum density allowed.	Yes

2.4 Public-Private Housing Partnerships	Continue to encourage public-private housing partnerships as a means to incentivize the production of affordable housing and build local capacity to manage such projects.	The City continues to encourage public-private housing partnerships as a means to incentivize the production of affordable housing.	Yes
	Explore creative approaches to developing and financing affordable housing such as the establishment of a Housing Trust fund, "sweat equity" program, or other innovative methods.	The City continues to explore creative approaches to developing and financing affordable housing.	Yes
2.5 Preservation of Housing Opportunities	Continue implementation of the condominium conversion ordinance.	The City continues to implement the condominium conversion ordinance.	Yes
	Maintain current mobile home rent stabilization and conversion regulations to preserve 360 mobile homes in parks in the community.	The City has discontinued stabilizing rent and preserving the 360 mobile home parks in the community due to changes in State law.	No-Discontinued
2.6 Preservation of At-Risk Affordable Housing	Work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion.	The City continues to work to preserve at-risk units.	Yes
	Assist projects approved by City Council in return for extensions of their affordability controls for as long as feasible.	The City continues to assist at-risk projects in return for extensions of affordability agreements.	Yes
3.1 Housing for Families with Children	Work with non-profit organizations to identify other proposed housing projects suitable to families with children and consider use of City financial assistance, subject to Redevelopment Agency approval, to facilitate and encourage their development.	The City continues to work with non-profits organizations to identify housing projects suitable for families with children.	Yes
	Encourage the development of child care opportunities in conjunction with residential development.	The City continues to encourage development of child care in conjunction with residential development.	Yes
3.2 Children and Youth Development	Continue to assist nonprofit and for-profit organizations that provide services, to children, youth, and families with children.	The City continues to assist organizations that provide services to children, youth, and families with children.	Yes

	Encourage the establishment of child care centers in appropriate locations and consider modified zoning standards and review procedures and other incentives to facilitate their development.	The City continues to encourage the establishment of child care centers in appropriate locations.	Yes
	Facilitate establishment of family daycare in single-family homes by considering modified permit fees and zoning standards including parking requirements and fence heights. Ensure the zoning code reflects State laws including protecting renters operating family daycare homes.	The City made changes to the Zoning Code to facilitate establishments of family daycare in single-family homes and to ensure it reflects State laws.	No - Completed
3.3 Continuum of Care	Continue to implement current programs aimed at the reduction and the prevention of homelessness.	The City continues to support and implement programs aimed at the reduction and prevention of homelessness.	Yes
	Participate with other Santa Cruz County communities in implementing the County's Five-Year Strategic Plan on Homelessness (2003-2007).	The Five-Year Strategic Plan on Homelessness has been revised. Now titled "All In – Toward a Home for Every County Resident," the plan continues to be the guiding document for County-wide strategies to address and work toward ending homelessness. The City has worked with the County and other communities toward this end.	Yes
	Consider the recommendations of the City's Housing Strategy.	The City's Housing Strategy has been replaced with the County-wide plan.	No- Replaced

	Within one year of the housing element adoption, amend the Zoning Ordinance to allow the development of emergency shelters in the Public Facility (PF) zone district without a conditional use permit or other discretionary review. In addition the City will evaluate adopting development and managerial standards that will be consistent with the Government Code Section 65583(a)(4). These standards may include such items as: • Lighting • On-site Management • Maximum number of beds or persons to be served • Off-street parking based on demonstrated need; and • Security during hours that the shelter is in operation	The Zoning Ordinance was amended to allow the development of emergency shelters in Public Facilities without a conditional use permit or other discretionary review.	No - Completed
3.4 Supportive Living Housing Services	Within one year of the housing element adoption, amend the Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Section 50675.2 of the Health and Safety Code. Further amend the Zoning Ordinance to allow transitional and supportive housing types as a permitted use subject to only the same restrictions on residential uses in the same type of structure.	The Zoning Ordinance was amended to include separate definitions of transitional and supportive housing as well as to allow transitional and supportive housing types as a permitted use.	No - Completed
	Continue supporting organizations in maintaining permanent supportive housing and providing assistance to special needs groups.	The City continues to support organizations in maintaining supportive permanent housing for special needs groups.	Yes
	Encourage the location of permanent supportive housing for the able-bodied in residential settings or other locations readily accessible to public amenities, public transit, shopping, and supportive services.	The City continues to encourage permanent supportive housing be located in areas readily accessible to public amenities.	Yes

3.5 Student Housing	Continue to collaborate with UCSC on ways to increase the supply of student, faculty, and staff housing serving the University campus.	The City continues to collaborate with UCSC on ways to increase housing serving the University campus, this is done through town and gown meetings and agreements.	Yes
	Promote housing strategies that reflect student housing needs including affordability and the siting of high density apartments and townhouses along transit corridors.	Promoting housing strategies that reflect student housing needs has been part of the GP and Zoning codes updates.	Yes
	Support State and federal legislation that would advance the housing goals of the community, such as increasing the funding for housing at University of California campuses.	The City continues to support state and federal legislation which advances housing goals of the community.	Yes
	Explore innovative methodologies for development, funding models, and delivery methods for new housing.	The City continues to explore innovative methodologies for developing, funding, and delivery of new housing.	Yes
	Implement a code enforcement program in conjunction with the University that will monitor rental housing within the city.	The City has implemented a code enforcement that monitors rental housing within the city.	Yes
	Fund two new code compliance specialists to implement the above programs.	The City has funded two code compliance specialists to implement the above program.	No - Completed
3.6 Housing for Persons with Disabilities	Work with other Santa Cruz County jurisdictions and the County Housing Authority to support the compilation and publicizing of housing accessible to persons with disabilities.	The City continues to work with other Santa Cruz County jurisdictions to support the compilation and publication of housing accessible to persons with disabilities.	Yes
	Revise the Uniform Housing Rehabilitation Program Guidelines to allow tenants to apply for grants to retrofit homes for accessibility, and pursue grant funding to support this program.	A revision of the Uniform Housing Rehabilitation Program Guidelines to allow tenants to apply for grants to retrofit homes for accessibility is no longer applicable.	No

	Amend the City's Zoning Code to provide individuals with disability reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide to improve the existing process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning or building laws of the City.	The City has amended the Zoning Code to provide individuals with disabilities reasonable accommodation to ensure equal access to housing.	No Completed
3.7 Housing and Community Development Program	Continue funding nonprofit human service and housing development organizations through the City's Housing and Community Development Program subject to funding availability and City Council approval.	The City continues to fund nonprofit human service and housing development organizations through the City's Housing and Community Development Program.	Yes
4.1 Housing Choice Vouchers	Work with Santa Cruz County jurisdictions and interested community organizations to continue to advocate for a payment standard that keeps pace with changes in market rents.	The City continues to work with Santa Cruz County jurisdictions and interested community organizations to advocate for a payment standards which keep pace with changes in the market rents.	Yes
	Advertise the Section 8 program to property owners.	The City continues to encourage property owners to accept Section 8 tenants.	Yes
4.2 Rental Assistance	Continue program implementation and assist households with security deposit and last month's rent and/or emergency rent assistance.	The City continues program implementation and assistance with household security deposits, last month's rent, and/or emergency rent assistance.	Yes
4.3 Silent Second Mortgage Program	Continue implementation of silent second mortgage program and investigate additional sources of homeownership assistance to help moderate-income households afford to buy a home.	The implementation of the silent mortgage program and investigation of additional resources of homeownership assistance was discontinued due to a lack of funding.	No
4.4 Mortgage Credit Certificate	Continue to support and advertise the program, and encourage the assistance of up to three households each year.	The Mortgage Credit Certificate program is now implemented by the County.	No – Taken over by another agency
4.5 Grant Application Program	Investigate and apply for funds available under Proposition 1C that help meet the housing needs of Santa Cruz residents.	The Prop 1C funding has been exhausted.	No longer applicable
	Continue to investigate and apply for	The City continues to investigate	Yes

	additional sources of funding for new housing and supportive services.	and apply for additional sources of funding for new housing and supportive services.	
	Annually review and apply for appropriate funding resources for new housing supportive services.	The City continues to report and implement the Fair Housing Plan and its strategies.	Yes
4.6 Fair Housing Services	Strengthen reporting and monitoring requirements for City-funded fair housing agencies and service providers.	This implementation measure was replaced with more appropriate long-term measures.	No - replaced
5.1 Code Enforcement	Continue to implement code enforcement program.	The City continues to implement code enforcement programs.	Yes
	Conduct targeted code enforcement efforts in concert with the Beach/South of Laurel Comprehensive Area Plan and the HUD target areas.	The City continues to conduct targeted code enforcement efforts with the Beach/South of Laurel Comprehensive Area Plan and HUD target areas.	Yes
	Consider expanding the Target Areas for proactive code enforcement efforts.	The City has expanded the Target Areas for proactive code enforcement efforts.	No - Completed
5.2 Housing Inspection Program	Consider developing and staffing a self-funding pre-sale inspection program of for-sale units in conjunction with code enforcement.	The City has determined that it does not currently have the resources to develop a pre-sale inspection program.	No
	Consider developing a self-funding, pro-active inspection program for rental units in conjunction with code enforcement.	The City has developed a self-funded, pro-active inspection program for rental units in conjunction with code enforcement.	Continue to administer the program.
5.3 Housing Rehabilitation	Issue home improvement loans to rehabilitate housing units, with an emphasis on the Beach/South of Laurel Area and lower Ocean Street.	The City has discontinued issuing home improvement loans to rehabilitate housing units.	No
	Continue to seek funding for the Lead Paint Abatement program.	The County Housing Authority now administers.	No
	As part of a comprehensive rehabilitation project, offer loans to households for the removal of lead based paint and asbestos hazards	The City no longer offers loans to households for the removal of lead based paints and asbestos hazards; this program is now funded through the Housing Authority.	No
	Advertise availability of housing rehabilitation loans, along with home-ownership assistance, to allow people with disabilities to retrofit homes.	The City has determined to concentrate limited rehabilitation funding where it will provide the most benefit; limited funding makes advertising inadvisable.	No

5.4 Beach/South of Laurel Comprehensive Area Plan	Continue to provide pro-active code enforcement, upgrade services and infrastructure, provide homeownership assistance, and other community development activities for the Beach/South of Laurel and the Neighborhood Revitalization Strategy Area.	The City continues to provide pro-active code enforcement and other community development activities for these areas.	Yes
5.5 Housing Replacement	In conjunction with an economic analysis, modify the demolition/replacement ordinance to allow for the replacement of substandard housing which otherwise would lead to neighborhood decline.	The City has modified the demolition/replacement ordinance to allow for the replacement of substandard housing.	No - Completed
6.1 Water Provision and Conservation	Continue to require all residential, commercial and industrial buildings to be retrofitted completely with low consumption plumbing fixtures at the time of sale of the property.	The City continues to require all buildings to be retrofitted completely with low consumption plumbing fixtures at the time of sale of the property.	Yes
	Continue to implement water conservation measures and publicize efforts at the City Hall and on the City's Water Conservation Office website at: http://www.cityofsantacruz.com/departments/water/conservation	The City continues to implement water conservation measures and publicize efforts at City Hall in addition to the City's Water Conservation Office website.	Yes
	Maintain and implement short and long-term contingency plans to ensure an adequate water supply for residents and business.	The City continues to maintain and implement contingency plans to ensure an adequate water supply for residents and businesses.	Yes
6.2 Green Building Program	Continue the Green Building Program for design and construction of new housing.	The City will continue the Green Building Program for the design and construction of new housing.	Yes
6.3 Transit Oriented Development	Continue to facilitate the development of transit-oriented housing projects through regulatory concessions, financial assistance, and zoning.	The City will continue to facilitate the development of transit-oriented housing projects through regulatory concessions, financial assistance, and zoning.	Yes
	Link land uses and transportation systems and promote bicycle- and pedestrian-friendly neighborhoods.	The City continues to link land use with transportation systems and promote bicycle/pedestrian friendly neighborhoods.	Yes

7.1 Greenhouse Gas (GHG) Reduction	Implement municipal, community, and business sections of the Climate Action Plan on energy efficiency and expanded use of renewable energy.	This implementation measure has been replaced to provide more measurable objectives.	No
	Implement sections of the Climate Action Plan that reduce vehicle emissions, identify metrics for tracking success, and address objectives not met.	This implementation measure has been replaced to provide more measurable objectives.	No
	Work with the Santa Cruz Regional Compact on Climate Change to draft a countywide strategy to meet GHG reduction targets.	This implementation measure is no longer relevant as different groups are now working on regional strategies.	No
	Support initiatives, legislation, and actions for reducing and responding to climate change.	The City has supported initiatives, legislation, and actions for reducing and responding to climate change.	No - Completed
	Continue to support the Santa Cruz Regional Compact on Climate Change, and encourage participation from other cities in the County.	With the adoption of the City's Climate Action Plan, implementation of the CAP incorporates this objective.	No - Completed
	Adopt and implement key programs developed by the Regional Compact that meet city GHG reduction goals.	With the adoption of the City's Climate Action Plan, implementation of the CAP incorporates this objective.	No - Completed
	Encourage community involvement and public-private partnerships to reduce and respond to global warming.	The City continues to encourage property owners to consider construction techniques and method to reduce and respond to global warming.	No - Completed
	Implement tracking and reporting procedures that meet AB32 requirements and the public interest.	The City will continue to implement, track, and report procedures that meet AB32 requirements and the public interest.	Yes
7.2 Energy Conservation	Continue to expand municipal energy efficiency programs to reduce building energy use to a defined level. Provide incentives for departments to meet efficiency goals.	The City has implemented expanded municipal energy efficiency programs to reduce building energy use to a defined level.	No - Completed

	Complete solar analysis and implement a five year plan to increase solar generation significantly on municipal buildings.	The City has completed a solar analysis and a draft work plan has been adopted to increase solar generation on municipal buildings. Many of the steps in the work plan have been completed and the City has implemented several major solar installations during the 2007-2014 planning period.	No - Complete
	Establish an Energy Conservation team responsible for defining and achieving building efficiency goals.	The City has established an Energy Conservation team who are responsible for defining and achieving building efficiency goals.	No - Complete
	Promote efficiency upgrades and renewable energy projects over the use of carbon offsets to meet climate reduction goals.	The City will continue to promote efficiency upgrades and renewable energy project over the use of carbon offsets to meet climate reduction goals.	Yes

8.8 Appendix G: Units Built 2007-2013

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
001-161-64	10 Rocky Rd		1						1							1	1		
010-281-08	100 Alhambra Ave		1						1							1	1		
008-681-20	100 Meadowview Ln		1						1							1	1		
008-391-23	100 South Rapetta Rd		1						1							1	1		
006-521-10	101 Bursar Ln		1						1							1	1		
002-731-17	101 Tosca Terrace	1	1						2							2	2		
001-111-48	102 Hillcrest Terrace	1	1					1	2	1	M, by density				1	1	2		
002-731-18	102 Tosca Terrace		1						1	1	Measure O			1			1		
003-261-04	103 Auburn Ave		1						1							1	1		
008-661-01, 008-163-07	1030-1040 River St					1	50		50	50	35 EL, 64 VL-Dev. Agt.	Tannery Artist Lofts	99			1	100		
008-681-21	104 Meadowview Ln		1						1							1	1		
003-301-34	104 Sunset Ave		1						1							1	1		
010-072-76	1041 Cayuga St					1	15		15	14	L & VL, Dev. Agt.	Grace Commons	7	7		1	15	13,199	879.9
008-681-18	105 Meadowview Ln		1						1							1	1		
003-272-42	105 San Jose Ave		1						1							1	1		
002-731-16	105 Tosca Terrace		1						1							1	1		
006-531-11, -12	105-107 Bursar Ln	2							2							2	2		
006-531-01, -02	1053-1057 High St	2							2							2	2		
004-191-49	106 Oxford Way		1					1	1	1	M, by survey				1		1		
002-651-06	106 Penguin Ct		1						1							1	1		
005-194-33	106 Younger Way	4							4						4		4		
006-531-03, -04	1061-1065 High St	2							2							2	2		
003-141-09	107 Anderson St		1					1	1	1	M, by survey				1		1		
008-681-22	108 Meadowview Ln		1						1					1			1		

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
007-103-11	108 Second St					1	44		30	43	L, 6 Measure O, 37 by density	Second Street Commons		43		1	44	14,026	318.8
008-681-17	109 Meadowview Ln		1						1							1	1		
002-235-25	109 Toledo St		1						1							1	1		
002-731-15	109 Tosca Terrace		1						1							1	1		
002-031-29	110 Cardiff Ct		1					1	1	1	M, by survey				1		1		
011-151-56	110 Plum St		1						1							1	1		
002-731-19	110 Tosca Terrace		1						1							1	1		
006-531-07, -08, -09	110-118 Bursar Ln	3							3						3		3		
002-191-10	1107 Escalona Dr		1					1	1	1	VL, LUA		1				1		
005-292-29	111 Barson St			2	3	1	10		13	13	L & VL, Dev. Agt. (2 Measure O)		6	7			13	15,420	1,186.2
008-213-08	111 Brookside Ave		1						0							1	1		
011-271-23	111 Frederick St			1	2				2							2	2		
002-731-14	111 Tosca Terrace		1						1							1	1		
004-571-03	112 Eucalyptus Ave	1						1	1	1	M, by survey				1		1		
004-282-24	112 Lighthouse Ave		1					1	1	1	VL, LUA		1				1		
008-681-23	112 Meadowview Ln		1						1							1	1		
002-731-20	112 Tosca Terrace		1						1							1	1		
004-011-06	1125 Laurel St		1					1	1	1	M, by survey				1		1		
006-261-02	1127 King St		1					1	1	1	M, by survey				1		1		
008-681-16	113 Meadowview Ln		1						1	1	Measure O			1			1		
009-152-11	1135 N Branciforte Ave		1					1	1	1	M, by survey				1		1		
009-391-32	115 Acacia Way	1						1	1	1	M, by survey				1		1		
002-222-08	115 Berkshire Ave		1						0							1	1		
002-213-05	115 Ladera Dr		1					1	1	1	M, by survey				1		1		

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
004-102-13	115 Mason St	1						1	1	1	M, by survey				1		1		
008-681-15	115 Meadowview Ln		1						1	1	Measure O			1			1		
004-284-15	115 Monterey St		1						1							1	1		
005-331-10	115 Ocean St			1	2				2							2	2		
006-094-14	115 Rulofson St		1						1							1	1		
002-731-13	115 Tosca Terrace		1						1							1	1		
010-273-12	1157 East Cliff Dr		1						1							1	1		
008-681-24	116 Meadowview Ln		1						1							1	1		
002-731-21	116 Tosca Terrace		1						1	1	Measure O			1			1		
010-284-03	117 Cypress Ave		1						1							1	1		
008-681-14	117 Meadowview Ln		1						1	1	Measure O			1			1		
009-421-09	118 English Dr		1						1							1	1		
002-631-27	118 Ladera Dr		1					1	1	1	M, by survey				1		1		
002-651-01	118 Penguin Ct		1						1							1	1		
004-274-34	119 Lighthouse		1					1	1	1	M, by survey				1		1		
004-284-14	119 Monterey St		1						0							1	1		
004-261-35	119 National St	1						1	1	1	M, by survey				1		1		
002-731-12	119 Tosca Terrace		1						1							1	1		
011-041-25	120 Hagemann Ave		1					1	1	1	M, by survey				1		1		
011-321-04	120 Harmony Ct		1						1							1	1		
008-681-25	120 Meadowview Ln		1						1							1	1		
004-274-41	120 Phelan Ct		1						1							1	1		
002-731-22	120 Tosca Terrace		1						1							1	1		
002-141-08	121 Crestview Terrace		1					1	1	1	M, by survey				1		1		
009-143-21	121 Dahlia St		1						1							1	1		
002-731-11	121 Tosca Terrace		1						1							1	1		
010-092-14	1215 Broadway		1						1							1	1		

APN	Address	Single Unit		4-2 Units		5+ Units													
		Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
006-241-18	122 Bradley Dr	1						1	1	1	M, by survey				1		1		
009-421-07	122 English Dr		1						1							1	1		
010-262-67	122 Fairview Pl		1						1							1	1		
003-274-19	122 Stockton Ave		1						1							1	1		
006-531-13, -14	123-125 Bursar Ln			1	2				2							2	2		
004-274-23	124 Laguna St		2					1	2	1	M, by survey				1	1	2		
008-681-23	124 Meadowview Ln		1						1	1	Measure O			1			1		
005-332-11	125 Bixby St			1	2				2							2	2		
009-122-29	125 English		1						1							1	1		
008-302-04	125 Kennan St					2	14		14	2	Measure O, 12 by density	Redwood Village Estates		14			14	12,414	886.7
002-731-10	125 Tosca Terrace		1						1							1	1		
010-092-03	126 Effey St		1					1	1	1	M, by survey				1		1		
006-163-12	126 Jordan St		1					1	1	1	M, by survey				1		1		
009-364-23	126 Marnell Ave		1					1	1	1	M, by survey				1		1		
008-391-11	126 Misty Ct		1						1							1	1		
004-243-09	126 Santa Cruz St		1						1							1	1		
005-311-10	127 Campbell St	1						1	1	1	M, by survey				1		1		
006-302-19	127 Easterby Ave		1					1	1	1	M, by survey				1		1		
006-134-06	127 Miles St		1						1							1	1		
010-281-02	127 Pilkington Ave		1						0							1	1		
006-531-15, -16	127-129 Bursar Ln			1	2				2							2	2		
008-491-24	128 Meadowview Ln		1						1							1	1		
009-081-42	129 Prospect Ct	1						1	1	1	M, by survey				1		1		
002-731-09	129 Tosca Terrace		1						1							1	1		

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
002-142-18	130 Bayona Dr		1						0							1	1		
011-131-13	131 Glenview St		1					1	1	1	M, by survey				1		1		
007-403-32	132 Clay St					3	16		16	2	L, 2 Measure O, 14 by density			16		0	16	19,646	1,227.9
003-292-19	132 Delacosta Ave		2					1	0	1	M, by survey				1	1	2		
009-162-04	132 Fairmount A		1					1	1	1	M, by survey				1		1		
008-491-30	133 Meadowview Ln		1						1							1	1		
011-042-21	133 Mentel Ave		1					1	1	1	M, by survey				1		1		
002-731-08	133 Tosca Terrace		1						1							1	1		
009-032-10	1346 N Branciforte	1							1	1	VL, LUA		1				1		
002-073-11	136 Yosemite St		1						1							1	1		
008-491-29	137 Meadowview Ln		1						1							1	1		
004-032-06	137 Myrtle St		1						1							1	1		
011-052-03	137 Park Way So		1					1	1	1	M, by survey				1		1		
002-731-07	137 Tosca Terrace		1						1							1	1		
011-041-27	138 Hagemann Ave		1						1							1	1		
006-133-22	138 Miles St		1					1	1	1	M, by survey				1		1		
002-731-06	139 Tosca Terrace		1						1							1	1		
008-491-22	140 Meadowview Ln		1						1							1	1		
002-431-14	141 Beachview Ave	1						1	1	1	M, by survey				1		1		
008-491-21	141 Meadowview Ln		1						1							1	1		
006-261-17	1416 Bay St		1					1	1	1	M, by survey				1		1		
004-264-32	142 Liberty St		1						1							1	1		
001-052-14	142 Mentel Ave	1						1	1	1	M, by survey				1		1		
004-274-57	142 Phelan Ct		1					1	1	1	M, by survey				1		1		
003-143-34	142 Seaside St		1					1	1	1	M, by survey				1		1		
011-061-15	1424 Seabright			1	2				2							2	2		
004-182-09	143 Plateau Ave		1						1							1	1		

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
002-731-05	143 Tosca Terrace		1						1							1	1		
010-041-16	144 Doyle St		4						4						4		4		
011-091-70	144 Francis Ct		1					1	1	1	M, by survey				1		1		
003-283-26	144 Getchell St		1					1	1	1	M, by survey				1		1		
004-202-08	145 Clark Ave		1						1							1	1		
002-014-39	1453 High St		1					1	1	1	M, by survey				1		1		
002-731-04	147 Tosca Terrace		1						1							1	1		
001-161-57	15 Rocky Rd		1						1							1	1		
011-321-07	150 Harmony Ct		1						1							1	1		
004-081-17	150 West Cliff			1	9				9						9		9	35,719	3,968.8
003-281-16	1506 West Cliff Dr		1						1							1	1		
002-294-28	151 Calvin Pl		1					1	1	1	M, by survey				1		1		
002-731-03	151 Tosca Terrace		1						1							1	1		
011-014-10	1512 Seabright Ave		1						1							1	1		
009-362-19	1521 Soquel Ave B		1						1							1	1		
002-731-02	155 Tosca Terrace		1						1							1	1		
002-731-23	156 Tosca Terrace		1						1							1	1		
002-731-01	159 Tosca Terrace		1						1							1	1		
004-182-32	160 Alta Ave		1						1							1	1		
011-321-08	160 Harmony Ct	1	1					1	2	1	M, by survey				1	1	2		
011-032-73	1606 Soquel Ave					1	36		36	17	VL, L - by density, 36 SRO units for disabled		8	28			36	19,558	543.3
002-731-24	162 Tosca Terrace		1						1							1	1		
002-111-09	1640 Escalona Dr	1						1	1	1	M, by survey				1		1		
002-731-25	166 Tosca Terrace		1						1							1	1		
004-181-34	168 Plateau Ave		1						1							1	1		
002-731-26	170 Tosca Terrace		1						1	1	Measure O			1			1		

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
011-321-03	172 Frederick St		1						1							1	1		
009-212-33	173 Belvedere Terrace		1						1							1	1		
011-321-02	174 Frederick St		1						1							1	1		
009-212-35	175 Belvedere Terrace		1						1							1	1		
011-321-01	176 Frederick St		1						1							1	1		
009-212-35	177 Belvedere Terrace		1						1	1	Measure O			1			1		
009-212-36	179 Belvedere Terrace		1						1	1	Measure O			1			1		
003-273-45	1802 West Cliff		1					1	1							1	1		
002-741-01	1804 Mission St					1	18		18	3	Measure O, 15 by density			18			18	17,206	955.9
002-631-34	1811 King St	1						1	1	1	M, by survey				1		1		
002-631-13	1824 King St	1						1	1	1	VL, LUA		1				1		
008-681-02	200 Fieldcrest Ln		1						1	1	L, Measure O			1			1		
008-681-03	201 Fieldcrest Ln		1						1							1	1		
010-234-15	201 Mott Ave		1						-1							1	1		
006-121-05	201 Sherman St		1					1	1	1	M, by survey				1		1		
008-681-01	202 Fieldcrest Ln		1						1	1	L, Measure O			1			1		
010-235-08	202 Mott Ave		1						1							1	1		
009-284-11	203 Almena St		1						1							1	1		
003-212-34	203 Chace St	1						1	1	1	M, by survey				1		1		
003-254-08	203 Chico Ave		1						1							1	1		
006-541-01	2030 N. Pacific Ave					4	70		70	4	Measure O, paid in-lieu fees for 3 other units by transferring ownership of 2 units to City.			70			70	58,545	836.3
003-271-36	204 Sacramento Ave		1						1							1	1		
008-681-04	205 Fieldcrest Ln		1						1							1	1		

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
004-611-02	207 A Blackburn St		1						1							1	1		
004-611-03	207 B Blackburn St		1						1							1	1		
009-234-17	207 Stanford Ave		1					1	1	1	M, by survey				1		1		
009-234-17	207 Stanford Ave		1					1	1	1	M, by survey				1		1		
008-681-19	208 Fieldcrest Ln		1						1							1	1		
004-012-28	208 Laurent St		1					1	1	1	M, by survey				1		1		
008-681-05	209 Fieldcrest Ln		1						1							1	1		
004-611-04	211 Blackburn St		1						1							1	1		
008-202-53	211 Grant St			2	4				4						4		4		
003-292-31	211 Sunset		1						0							1	1		
004-245-19	212 Monterey St		1					1	1	1	M, by survey				1		1		
003-243-06	212 Oxford Way	1						1	1	1	M, by survey				1		1		
008-681-06	213 Fieldcrest Ln		1						1							1	1		
004-156-16	214 Dufour St		1						0							1	1		
010-235-03	215 Cypress Ave		1						0							1	1		
003-303-03	215 Woodrow Ave		1						1							1	1		
003-271-23	216 Sacramento Ave		1						1							1	1		
004-242-10	216 Santa Cruz St		1						1							1	1		
004-041-25	216 Trescony St		1						1							1	1		
002-031-36	217 Cardiff Pl		1					1	1	1	Measure O			1			1		
008-681-07	217 Fieldcrest Ln		1						1							1	1		
003-131-44	217 Jeter St		1					1	1	1	M, by survey				1		1		
010-254-20	218 3rd Ave		1						0							1	1		
009-491-01	218 Keystone Ave	1						1	1	1	L, Deed restricted unit			1			1		
009-254-03	219 Harrison Ave		1					1	1							1	1		
004-041-08	219 Laurent St		1					1	1	1	M, by survey				1		1		
004-257-19	219 National St	1						1	1	1	M, by survey				1		1		

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
004-043-06	219 Trescony St		1					1	1	1	M, by survey				1		1		
002-681-16	219 Western Dr		1						1							1	1		
008-261-16	220 Grant St		1						1							1	1		
009-142-13	220 Linden St		1						1							1	1		
008-681-08	221 Fieldcrest Ln		1						1							1	1		
007-023-33	224 Center St					2	7		7	1	Measure O			1	6		7	17,772	2,538.9
008-681-13	224 Fieldcrest Ln		1						1							1	1		
003-212-44	224 John St		1						0							1	1		
004-041-27	224 Trescony St		1						0							1	1		
010-254-12	225 4th Ave		1						1							1	1		
008-681-09	225 Fieldcrest Ln		1						1							1	1		
008-155-06	225 Jackson St		1					1	1	1	M, by survey				1		1		
010-102-40	225 Ocean View Ave		1					1	1	1	M, by survey				1		1		
004-245-17	225 Santa Cruz St	1						1	1	1	VL, LUA		1				1		
003-261-33	2256 West Cliff Dr		1						0							1	1		
004-273-03	227 Oregon St		1						1							1	1		
009-163-05	228 Fairmount A		1					1	1	1	M, by survey				1		1		
004-232-18	228 Gharkey St		1						1							1	1		
003-254-18	228 Swanton Blvd		1						1							1	1		
008-681-10	229 Fieldcrest Ln		1						1							1	1		
002-214-09	229 Miramar Dr	1						1	1	1	M, by survey				1		1		
006-581-01, -02; 006-591-01, -02; 006-601-01, -02	232-242 Cardiff Pl	6							6		L, by density			6			6	8,886	1,481.0
004-154-36	233 Dufour St		1					1	1	1	M, by survey				1		1		
008-681-11	233 Fieldcrest Ln		1						1							1	1		

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
003-243-21	235 Alta Ave	1	1					1	2	1	M, by survey				1	1	2		
006-152-26	236 Peyton St		1					1	1	1	VL, LUA		1				1		
003-254-20	236 Swanton Blvd		1					1	1	1	M, by survey				1		1		
008-681-12	237 Fieldcrest Ln		1						1							1	1		
010-252-24	238 1st Ave		1						1							1	1		
004-023-01	240 Felix St		1						1							1	1		
003-241-27	240 Plateau Ave		1					1	1	1	M, by survey				1		1		
003-291-26	240 Sunset Ave	1	1					1	2	1	M, by survey				1	1	2		
004-023-02	242 Felix St		1						1							1	1		
004-156-61	244 Dufour St		1						1							1	1		
004-023-03	244 Felix St		1						1							1	1		
008-372-22	247 Vista Bella Dr		1						1							1	1		
002-081-06	250 Alamo Ave		1					1	1	1	M, by survey				1		1		
006-531-05, -06	252-254 Cardiff Pl	2							2							2	2		
009-352-26	254 San Juan Ave		1					1	1	1	M, by survey				1		1		
002-531-03	300 Refugio Rd		2					1	2	1	M, by survey				1	1	2		
010-231-05	301 Mott Ave		1						1							1	1		
003-243-05	303 Woodrow Ave		1					1	1	1	M, by survey				1		1		
001-181-18	304 High St		1					1	0	1	M, by survey				1		1		
006-221-04	305 King St	1						1	1	1	M, by survey				1		1		
010-116-18	306 S Branciforte		1						1							1	1		
004-144-18	306 Walk Circle		1						1							1	1		
009-194-12	312 Harrison Av		1					1	1	1	M, by survey				1		1		
006-153-19	312 King St		1					1	1	1	M, by survey				1		1		
009-183-26	315 Keystone Ave		1					1	1	1	M, by survey				1		1		
010-113-02	316 Caledonia St		1						0							1	1		
010-115-11	316 Ocean View Ave	1						1	1	1	VL, LUA		1				1		

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
004-472-11	316 Wilkes Cir		1						1							1	1		
009-342-20	317 Pacheco Ave		1					1	1	1	M, by survey				1		1		
006-193-28	318 Laurent St		2					1	1	1	M, by survey				1	1	2		
009-183-27	319 Keystone Ave		1						1							1	1		
004-243-20	320 West Cliff Dr		1					1	1	1	M, by survey				1		1		
003-233-11	321 Alta Ave	1						1	1	1	M, by survey				1		1		
009-043-39	321 Goss Ave	1						1	1	1	M, by survey				1		1		
002-152-04	325 Alta Vista		1					1	1	1	M, by survey				1		1		
003-213-04	325 Fair Ave		1					1	1	1	M, by survey				1		1		
003-201-58	325 John St		1					1	1	1	M, by survey				1		1		
003-201-58	325 John St		1						1							1	1		
010-072-47	326 Pennsylvania Ave	1							1							1	1		
005-312-05	328 Broadway		1						1							1	1		
003-203-18	328 Getchell St	1						1	1	1	M, by survey				1		1		
002-251-17	331 Arroyo Seco		1						1							1	1		
004-042-11	333 California St		1					1	1	1	M, by survey				1		1		
009-341-29	334 Pacheco Ave		1					1	1	1	M, by survey				1		1		
009-151-18	335 Linden St		1						1							1	1		
009-151-05	339 Linden St		1						1							1	1		
004-432-25	340 Younglove Ave		1					1	1	1	M, by survey				1		1		
003-202-46	346 St. John St		1					1	1	1	M, by survey				1		1		
005-941-13	348 Soquel Ave		1						1							1	1		
009-172-36	350 Fairmount Ave		1					1	1	1	VL, LUA		1				1		
005-941-14	350 Soquel Ave		1						1							1	1		
005-941-15	352 Soquel Ave		1						1							1	1		
009-171-34	361 Fairmount Ave		1					1	1	1	M, by survey				1		1		
001-161-62	40 Rocky Rd		1						1							1	1		
009-272-19	404 Pacheco Ave		1					1	1	1	M, by survey				1		1		

APN	Address	Single Unit		4-2 Units		5+ Units													
		Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
010-072-39	406 Pennsylvania Ave	1	1					1	2	1	M, by survey				1	1	2		
004-261-23	408 Columbia St	1						1	1	1	M, by survey				1		1		
010-118-09	409 Windham St		1						0							1	1		
010-118-09	409 Windham St		1					1	1	1	M, by survey				1		1		
003-291-07	413 Oxford Way	1						1	1	1	M, by survey				1		1		
002-173-11	417 Miramar Dr		1						1							1	1		
010-064-05	419 Caledonia St		1					1	1	1	M, by survey				1		1		
004-252-15	419 Centennial St		1						1							1	1		
011-081-22	419 Harbor Dr		1						1	1	L, HOME/Fee Waiver			1			1		
003-222-06	420 Alta Ave		1					1	1	1	L, LUA			1			1		
011-071-30	421 Effey St		1					1	1	1	M, by survey				1		1		
006-204-02	423 Rigg St		1					1	1	1	M, by survey				1		1		
006-192-20	425 Cleveland A		1					1	1	1	M, by survey				1		1		
009-265-13	426 San Juan Ave	1						1	1	1	M, by survey				1		1		
004-144-01	429 Dufour St		1					1	1	1	M, by survey				1		1		
010-141-04	433 Cayuga St	1						1	1	1	VL, LUA		1				1		
009-282-32	435 Roxas St		1						1							1	1		
004-144-32	440 Bellevue St		1						1							1	1		
001-161-59	45 Rocky Rd Lot#3		1						1							1	1		
001-161-61	50 Rocky Rd		1						1							1	1		
002-192-10	502 Olive St		1						1							1	1		
004-124-17	503 Palm St		1					1	1	1	M, by survey				1		1		
010-236-07	509 Forbes St		1						1							1	1		
003-222-11	510 Fair Ave		1					1	1	1	M, by survey				1		1		
010-062-02	511 Caledonia St		1					1	1	1	M, by survey				1		1		
006-473-06	515 Lincoln St		1						1							1	1		
010-192-28	515 Logan St	2						1	1	1	M, by survey				1	1	2		

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
005-148-15	517 Cedar St					1	17		17	3	3 Measure O, 14 by density			17			17	5,009	294.6
002-123-11	52 Alta Vista Dr		1					1	1	1	L, Fees Waived			1			1		
009-282-22	524 Trevethan Ave	1						1	1	1	M, by survey				1		1		
010-142-04	529 Buena Vista Ave		2					1	2	1	M, by survey				1	1	2		
004-173-24	536 Wilkes Cir	1						1	1	1	M, by survey				1		1		
004-281-06	540 West Cliff		1					1	1	1	M, by survey				1		1		
002-312-14	555 Meder St		1						1							1	1		
002-593-03	555 Western Dr		1						1							1	1		
004-232-15	604 Laguna St		2					1	1	1	M, by survey				1	1	2		
007-022-09	605 Pacific Ave					1	8		8	1	L, 1 Measure O, 7 by density			8			8	3,659	457.3
007-022-08	609 Pacific Ave	2							2							2	2		
004-222-19	616 National St		1					1	1	1	M, by survey				1		1		
009-072-04	625 Marnell Ave	1						1	1	1	M, by survey				1		1		
009-073-14	626 Marnell Ave		1					1	1	1	M, by survey				1		1		
010-192-15	627 Seabright					2	6		6	1	L, Measure O			1	5		6	16,596	2,766.0
010-192-15	629 Seabright Ave		1						1							1	1		
010-601-16	637 Windsor St		1						1							1	1		
001-161-60	65 Rocky Rd		1						1							1	1		
003-141-11	653 Almar Ave	1						1	1	1	M, by survey				1		1		
001-081-37	658 Highland Ave		1					1	1	1	M, by survey				1		1		
009-481-01	673 Prospect Heights		1						1							1	1		
007-101-01	706 Third St		1						1							1	1		
007-101-02	710 Third St		1						1							1	1		
007-101-04	712 Third St		1						1							1	1		
001-131-13	716 High St		1					1	1	1	M, by survey				1		1		
006-332-35	718 Laurent St	1						1	1	1	M, by survey				1		1		

		Single Unit		4-2 Units		5+ Units													
APN	Address	Attached	Detached	Structure	Units	Structure	Units	ADU	Total Units	Affordable Units	Level and Method	Project Name	VL	L	M	AM	Total Units	Lot size (sq. ft.)	Density
006-134-13	726 King St		1					1	1	1	M, by survey				1		1		
004-102-23	726 Seaside St		1						1							1	1		
011-024-03	727 Frederick St			1	3				3						3		3		
003-102-31	802 Almar Ave	1						1	1	1	M, by survey				1		1		
003-102-39	820 Almar Ave		1						1							1	1		
005-291-23	821 Riverside Ave		1						1							1	1		
006-133-07	821 Walnut Ave		1						0							1	1		
004-194-08	824 Pelton Ave		1					1	1	1	M, by survey				1		1		
006-133-01	845 Walnut Ave		1					1	1	1	M, by survey				1		1		
004-461-26	854 Gharkey St		1						1							1	1		
004-461-25	858 Gharkey St		1						1							1	1		
004-156-60	859 Gharkey St		1						1							1	1		
009-032-29	89 Rooney St	1						1	1	1	M, by survey				1		1		
004-193-08	914 Pelton Ave		1						1							1	1		
002-431-21	99 Grandview St		1					1	1	1	M, by survey				1		1		
009-123-26	992 Prospect Ht		1						1							1	1		
001-211-05	UCSC -Ranchview Terrace		45						45						45		45	296,208	6,582.4
	Totals	67	337	12	31	22	361	132	759	347			129	253	201	213	796		

8.9 Appendix H: Map of Vacant Residential



Appendix H

Vacant Residential



City of Santa Cruz
Planning Department
505 Center St., Room 206
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