



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

701 OCEAN ST, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-3290 FAX. (831) 454-2131 TDD (831) 454-2123

2003 ANNUAL REPORT TO THE BOARD OF SUPERVISORS

I. **Role of the Housing Advisory Commission**

The duties of the Housing Advisory Commission are listed in Section 2.94.050 of the Santa Cruz County Codes. These duties specifically include:

- Assessing the housing needs of Santa Cruz County residents and making recommendations on public programs designed to meet those needs:
- Advising the Board of Supervisors on housing policy;
- Advising the Board of Supervisors and Planning Commission on matters related to the Housing Element of the General Plan: and
- Conducting public hearings on housing problems and potential solutions to them.

II. **Meeting Dates, Time and Location**

The Housing Advisory Commission meets at the Aptos-La Selva Fire Protection District Office, in the first floor conference room, located at 6934 Soquel Drive, Aptos. Regular meetings are held from 4:00 p.m. to 5:30 p.m.

III. **Commission Membership and Structure**

The Commission is composed of ten or fewer County residents, depending on vacancies. Two commissioners are appointed by each County Supervisor to represent their supervisorial district. A list of the members of the Housing Advisory Commission during 2003 and their terms of office is included in Table 1 on the following page. At its April meeting, the Commission elected Ms. Donna Stewman as its Chairperson and elected Ms. Katherine Sweet as its Vice-Chairperson.

District	Commissioner and Office	Date Appointed	Term Expires
First	Katherine Sweet	4/1/01	4/1/05
First	Michael Guth	12/02	4/1/05
Second	Sheri Damon	10/07/03	4/1/05
Second	Mary Thuerwachter	5/22/01	4/1/05
Third	Andrew Schiffrin	3/25/03	4/1/07
Third	Ann Pomper	3/25/03	4/1/07
Fourth	Yolanda Melgoza	3/25/03	4/1/07
Fourth	Carl Sprague	3/25/03	4/1/07
Fifth	Donna Stewman, Chairperson	4/1/01	4/1/05
Fifth	Jay Averill	8/7/01	4/1/05

Table 2. 2003 HAC Meeting Attendance

Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug ¹	Sep	Oct	Nov	Dec
Sweet	P	A	P	P	P	P	P	P/P	P	P	C	C
Guth	P	E	P	P	A	P	A	P/P	P	P	C	C
Thuerwachter	A	E	P	P	P	P	E	P/P	P	P	C	C
Damon	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	C	C
Foster/Schiffrin	P	P	E	P	E	P	P	P/P	P	P	C	C
Pomper	P	E	P	E	A	P	P	P/P	P	P	C	C
Melgoza	NS	NS	P	P	P	P	P	P/E	A	P	C	C
Sprague	E	P	P	P	P	P	E	P/P	P	P	P	C
Stewman	P	P	E	P	P	E	E	P/P	P	P	C	C
Averill	A	E	P	P	P	A	P	P/P	A	P	C	C

P: Present A: Absent E: Excused NS: Not Serving C: Meeting Cancelled

¹ There two meetings in August.

V. Commission Staff

Suzanne Ise, Housing Coordinator, served as Secretary to the Commission through February 2003. Mark Deming, Principal Planner, assumed the secretary's duties following Ms. Ise's departure for Capitola.

Housing Advisory Commission
2003 Annual **Report to the Board of Supervisors**

VI. 2003 Goals and Accomplishments

The Housing Advisory Commission plans to focus on four main areas of activity:

- Providing Input to and Oversight of County Housing Policies;
- Monitoring Housing Programs, Projects and Activities;
- Seeking Information to Help Address Housing Problems and Needs; and
- Facilitating Public Participation Related to Housing Programs and Policies.

The Commission's activities within each of these categories is summarized below

A. County Housing Policies

During 2003, the Commission's primary responsibility was as the reviewing body for the development of the Housing Element Update. The Commission met numerous times to discuss the proposed Housing Element and conducted two public hearings in August. In September and October, the Commission deliberated on the Housing Element and finalized a recommendation to the Board of Supervisors.

The Commission identified a number of policy and program revisions to strengthen the document, including those County policies and procedures that needed modification in order to provide adequate housing for current and future residents, as determined by the community and in accordance with the Regional Housing Needs Allocation from AMBAG. The Commission recommended changes to the Housing Element to provide additional higher density zoning code revisions to allow reduced setbacks, three-story multi-family development, modified parking requirements, increased design and size flexibility in standards for inclusionary units, etc.

For second units, the Commission was instrumental in the development of revised ordinance language to implement AB 1866.

The Commission also considered policies to increase the amount of housing provided to households with special needs, such as the disabled, mentally ill, foster children, and the elderly.

B. Housing Programs, Projects and Activities

The Commission was informed of planned and proposed housing projects in the County, including market-rate and affordable housing developments.

The Commission also discussed issues related to notification of renter's rights, problems regarding the enforcement of limited stay provisions in State Parks and the loss of affordable units by the demolition and construction of new dwellings.

C. Information Seeking

The Commission continued to stay abreast of new state and local housing legislation that affects the provision of affordable housing in the County or otherwise affect local housing supply, demand and/or the development process.

D. Public Participation

The Commission served as one of the main forums for public discussion of the new Housing Element, in accordance with State law related to Housing Elements. It also served as a forum for public discussion of many housing issues.

VII. Future Goals: Year 2004 Work Program

The Commission considered its work program for the year 2004 at its January 2004 meeting and adopted it on February 4, 2004.

VIII. Approval

Housing Advisory Commission approved and adopted this 2003 Annual Report on February 4, 2004

Donna Stewman, Chairperson



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

701 OCEAN ST., 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-3290 FAX. (831) 454-2131 TDD (831) 454-2123

REVISED 2004 WORK PROGRAM

I. Role of the Housing Advisory Commission

The duties of the Housing Advisory Commission are listed in Section **2.94.050** of the Santa Cruz County Codes. These duties specifically include:

- Assessing the housing needs of Santa Cruz County residents and making recommendations on public programs designed to meet those needs;
- Advising the Board of Supervisors on housing policy;
- Advising the Board of Supervisors and Planning Commission on matters related to the Housing Element of the General Plan; and
- Conducting public hearings on housing problems and potential solutions to them.

II. Meeting Dates, Time and Location

The Housing Advisory Commission meets at the Aptos-La Selva Fire Protection District's first floor conference room located at **6934** Soquel Drive, Aptos. Meetings are held from **4:00 p.m. to 5:30 p.m.** on the first Wednesday of each month, or the second Wednesday in case of a holiday. The scheduled meeting dates for 2004 are as follows:

January 7	May 5	September 1
February 4	June 2	October 6
March 3	July 7	November 3
April 7	August 4	December 1

The Commission may elect to cancel the July and/or August meetings for a summer hiatus. If so, notice **will** be given in the prior month's Agenda.

III. Planned Activities for 2004

The Housing Advisory Commission plans to focus on four main areas of activity:

- A. Providing Input to and Oversight of County Housing Policies, and Monitoring Housing Programs, Projects and Activities;
- B. Seeking Information to Help Address Housing Problems and Needs; and

C. Facilitating Public Participation Related to Housing Programs and Policies.

The Commission's planned activities within each of these categories are summarized below.

A. Housing Programs, Projects and Activities

The Commission strives to be informed of planned and proposed housing projects in the County, including market-rate and affordable housing developments.

The Commission also plans to evaluate the housing impacts of proposed non-residential (i.e., commercial and industrial) developments, and to explore ways to encourage the construction of more multi-family housing (i.e., attached dwellings such as townhomes, apartments, four-plexes and so on) to meet local needs.

Following Housing Element adoption, the Commission plans to focus on policies and programs identified in the Housing Element.

With regard to Proposition 45 Housing Bond Act, the Commission plans to become informed on what the programs are, what funding is available, and what funding types and sources the County is eligible for.

The Commission plans to stay informed on the status of Affordable Housing Project Applications. The Commission plans to take an active roll in supporting such projects and will invite affordable housing developers to come to meetings to discuss issues involved.

B. Information Seeking

The Commission aims to stay abreast of new state and local housing legislation that may affect the provision of affordable housing in the County or otherwise affect local housing supply, demand and/or the development process.

The Commission will seek information related to the creation of adequate housing for agricultural workers and their families, and for other groups with special housing needs. The Commission also intends to seek information regarding current water supply issues as they relate to local housing development during 2004.

In order to remain well informed, the Commission plans to invite speakers from various housing organizations, public agencies, etc. to make presentations on current housing topics of interest. In addition, the Commission plans to continue to communicate regularly with other housing groups such as the Continuum of Care Coordinating Group.

The Commission plans to become informed about the relationship between the Redevelopment Agency and the Planning Department.

The Commission plans to address the conversion of housing to vacation rentals or weekend homes. The Commission plans to take an in depth look at the ramifications of

**Housing Advisory Commission
2004 Work Program**

such conversion and investigate the **possibility** of regulating such conversion through ordinance.

C. Public Participation

The Commission will continue to serve as a forum for public discussion of any housing issues, to conduct public hearings on proposed County housing legislation and plans, as required by Law, and to hear public comments related to local housing issues, needs, and developments.

IV. Approval

The Housing Advisory Commission approved and adopted this 2004 Work Program on January 7, 2004.

Donna Stewman, Chairperson



0425

County of Santa Cruz

REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4000

(831)454-2280 FAX: (831)454-3420 TDD: (831)454-2123

January 14, 2004

Agenda: January 27, 2004

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Status Report on State Farm Worker Housing Program

Dear Members of the Board:

In October 2001, your Board approved a Housing Action Plan that established a work plan for a number of housing items. Over the intervening two years, your Board has received a number of follow up reports and implementation items to address the issues raised in that Plan. One of the issues discussed in the Housing Action Plan involved a further analysis of the potential to increase the opportunities for both permanent and seasonal farm worker housing.

To this end, in an effort specifically to address seasonal housing needs, staff has, over the past two years, been exploring the potential for developing and financing new, safe, and decent farm worker housing using the provisions of the State's Employee Housing Act. As you may recall, this State law allows for the construction of temporary, seasonal or permanent employee housing for 12 or fewer agricultural workers on privately owned farm land without requiring a local conditional use permit, zoning variance or other zoning approval that is not required for any other agricultural activity in the same zone. The staff has made periodic reports on its progress to the Board, and in response to the most recent October 7, 2003 report, the Board directed staff to sponsor an informational meeting with farmers on the issue of housing seasonal workers on farmland. Staff was asked to work with Board members to identify key players to invite to the forum and to provide your Board with a status report on this effort.

The potential to utilize the Employee Housing Act to develop migrant housing units has been discussed with grower representatives, who initially suggested to the Agency that farmers would support the development of housing on farmland as long as they could avoid becoming landlords. In previous reports, the staff outlined and specified how such a program may work if all the necessary components were in place. A key necessary component is the local farmer who owns land and who is experiencing a need to house seasonal workers.

On December 11, 2003, staff, Supervisors Campos and Pirie along with the director of South County Housing (a non-profit housing development corporation) held a community forum with about a dozen agricultural growers to discuss the issues related to housing migrant workers. Invitations were sent to all names on the Agricultural Commissioner's mailing list (containing almost 800 names) and the District Supervisors also extended personal invitations.

0426

At the forum the Staff presentation covered a variety of issues related to farm worker housing needs. Staff outlined the provisions of the State's Employee Housing Act and listed examples of housing for farm workers provided by agricultural growers around the State under the Act. Growers were told that they could also apply locally to build units under the Act. Finally, the presentation focused on the Agency's pilot program involving a private/public partnership development model to provide housing through a three-way partnership among the Agency, a nonprofit development corporation and the grower.

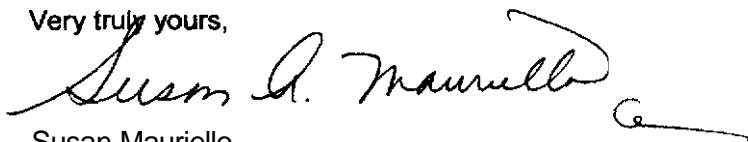
Following the staff presentation there was a general discussion about the overall need for farm worker housing. While the participants at the meeting indicated that the greatest need for farm worker housing is for families, and that families (including migrant families) are better housed in cities, there was a general belief that the Employee Housing Act could potentially accommodate the needs of some growers and farm workers in the rural areas both on a seasonal and permanent basis. Indeed, some growers have demonstrated an interest by applying to the County for a permit to build a "caretaker" unit. At the meeting staff discussed the distinctions between the County's approval process required for "caretaker units" and the potential use of the provisions of the State Employee Housing Act, which treats farm worker housing for up to 12 employees as an allowed agricultural use on agriculturally zoned land and does not require a discretionary land use approval from the Board of Supervisors.

In conclusion, the forum was helpful in clarifying the information and resources available to local growers who want to provide housing for their workers. To this end, the staff has prepared the attached draft informational brochure (Attachment 1) describing the Employee Housing Act and the Agency's pilot program. It is recommended that this material be finalized and made available to interested growers and at the Planning Department's informational counter. In addition, the Agency will continue to encourage local growers to pursue all available avenues to address the housing needs of farm workers, and staff will return to your Board, as appropriate, to discuss specific proposals by growers to pursue farm worker housing projects under this program or through other programs.

It is therefore RECOMMENDED that your Board:

1. Accept and file this status report on this program;
2. Finalize the attached informational brochure on the Employee Housing Act and direct staff to work with the Planning Department to distribute this brochure to interested growers and through the Planning Department's public information counter; and
3. Direct staff to continue to explore options for increasing farm worker housing in the County and return to the Board, as appropriate, to discuss specific farm worker housing proposals.

Very truly yours,



Susan Mauriello,
Redevelopment Agency Executive Director

Attachment

cc: Planning Department
Farm Bureau

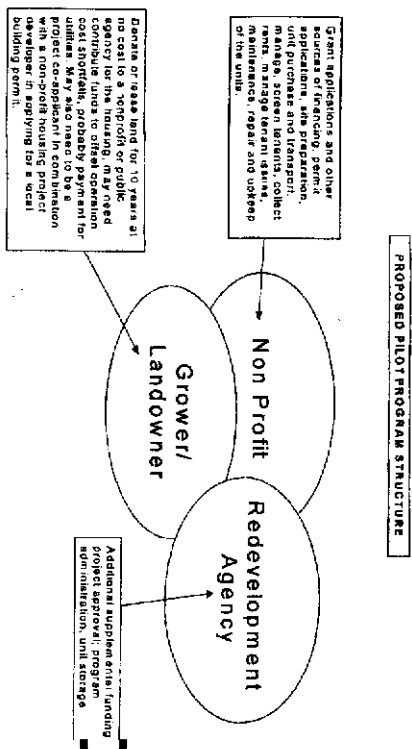
0428

Advisory Commission and from agricultural buffer setback regulations.

✓ Employee housing units as an agricultural structure must still meet development standards for property line setbacks and maximum building heights. The units must also meet all other County environmental and resource protection regulations and standards typically applied to building permits.

Redevelopment Agency Model Project

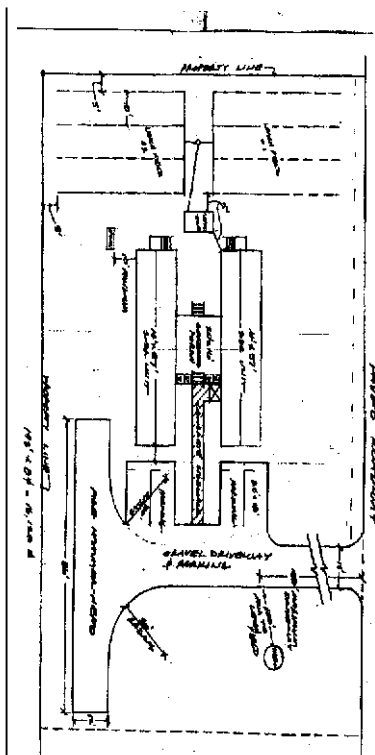
If you need housing for your seasonal employees but don't want to build or manage the housing, then investigate the Santa Cruz County Redevelopment Agency's alternative. The Agency will provide technical assistance, matching grant funds and coordinate the activities of the owner/grower with a non-profit partner who would secure financing, apply for all necessary permits, prepare the site and install the manufactured units ready for occupancy. The non-profit partner would also qualify tenants, collect rents, manage tenant issues, and provide for the maintenance, repair and upkeep of the units on a long term basis. The Agency's goal is to assist growers who help maximize long term affordability for very low income migrant farm workers.



DRAFT

Project Details

- ✓ Agency funds must be leveraged with other state, federal, and/or private funds, including some matching funds from owner/growers.
- ✓ There are restrictions placed on the property to ensure the long term affordability of the employee housing.
- ✓ A non-profit partner will secure State and Federal grants, develop the site and continue to manage the units by verifying tenant eligibility and providing long term project management and maintenance services.
- ✓ The owner/grower would be required to lease the land for certain number of years at no cost to the non-profit partner.



DRAFT

ATTACHMENT 5

Julianne Ward

From: John DeCourcy
Sent: Thursday, January 08, 2004 11:00 AM
To: Julianne Ward
Subject: RE: Uniform Housing Code???

Environmental Health adopts and enforces it.

On another issue, could you email me the height ordinance. I'd like to make some suggested changes to the introductory paragraphs, subject to your approval of course. What is your deadline?

John de Courcy
Building Official
Ext 3195
pln712

-----Original Message-----

From: Julianne Ward
Sent: Thursday, January 08, 2004 10:57 AM
To: John DeCourcy
Cc: Mark Deming
Subject: Uniform Housing Code???

Hi John

The Housing Advisory Commission met yesterday and a member of the public brought up an issue about the Uniform Housing Code and that the County hasn't adopted it. He asserted that State law requires that the County adopt it according to Health and Safety Code 17922 (a) (1).

Do you have any information on this? Do we or don't we? And if we don't why not?

Thanks so much

Julianne

1/8/2004

**CURRENT AFFORDABLE HOUSING PROJECTS - RDA ASSISTED
STATUS UPDATE**

January 2004

PROJECT NAME / DEVELOP. PERMIT #	APN	LOCATION	STATUS (BP OR DP)	DETAILED STATUS	# OF UNITS	BEDROOM DISTRIBUTION	LEVEL OF AFFORDABILITY	OWNER	APPLICANT
Corralitos Creek (Pajaro Ln) Townhomes 00-0767	048-041-56	Pajaro Lane, Pajaro Valley	BP Issued	Constructed & Finished	35	3 bdrm = 12 4 bdrm = 23	Moderate/Low	South County Housing	Same
Corralitos Creek (Pajaro Ln) Apartments 00-0767	048-041-47 & 55	Airport Blvd & Pajaro Lane, Pajaro Valley	BP Issued	Under construction	64	1 bdrm = 12 2 bdrm = 32 3 bdrm = 20	Low/Very Low	South County Housing	Same
Villas del Paraiso (Marmo MH Park Conversion) duplex/ triplex rental units 02-0065	050-421-01	324 Amesti Rd, Pajaro Valley	BP Close to issuance	Building Permit review/ ready for construction	51 w/mgr's unit	1 bdrm = 10 2 bdrm = 24 3 bdrm = 12 4 bdrm = 5	Very Low	Mid-Peninsula New Communities Assoc	Same
Seacliff Highlands (McGregor) Apartments 03-0276	038-081-34	NW of Seairidge Rd & McGregor Dr, Seacliff area Aptos	DP In process	Project still in discretionary review	40	1 bdrm = 6 2 bdrm = 22 3 bdrm = 12	Low	South County Housing	RJA Engineering
Golden Torch (MH Park Conversion) rental manufact'd units No # assigned yet	041-271-28	6100 Freedom Blvd., Aptos Hills	DP not submit- ted yet	In design phase, anticipated submittal in January	68 w/mgr's unit	1 bdrm = 5 2 bdrm = 28 3 bdrm = 29 4 bdrm = 6	Low/Very Low	Mid-Peninsula New Communities Assoc	Unknown

* Affordable Housing projects are funded by a variety of financing sources, including funding assistance and loans, through coordination of a variety of partnerships and agreements. Typically, this would involve participation by several of the following groups for any one project: Private non-profit developers, Tax Credit Investors, RDA, HCD, private bank construction loans, and private bank permanent financing.

Prepared by:
Melissa Allen, Planning Liaison to County Redevelopment Agency

1/13/04

LIST OF PROJECTS - APTOS - URBAN - 2011 - 2012

PROJECT NUMBER	APN	ADDRESS	BP OR DP*	DETAILED STATUS	# AND TYPE OF UNITS	MEASURE J UNITS OR IN-LIEU FEES	# OF MEASURE J UNITS	PLANNER	OWNER
02-0610	039-182-06	Soquel x Mar Vista	DP	Hearing/Info Needed	12 condos or 13 apts.	2 or 3 affordable units (TBD)	2 or 3 affordable units (TBD)	Randall Adams	Bixler
03-0065 - Cabrillo Commons	037-251-23	Soquel x Atherton Drive	DP	Incomplete/Info - Redesign Needed	43 townhouses	Meas. J	6 Measure J units	Randall Adams	Atherton Place Development LLC
03-0496	037-151-12 & 13	Soquel & Corte Cabrillo	DRG	DRG review	26 - 29 single family parcels	Unknown/Not Specified	Unknown/Not Specified	Randall Adams	Fife
01-0445	029-381-17	Mattison Lane	BP	Post Planning Commission, Pre Building Permit	20 SFDs	Measure J	3	John Schlagheck	Northbrook Homes
02-0271	032-171-01, -02, -03, -04, -05	East Cliff Drive	BP	Post Planning Commission, Pre Building Permit	7 townhomes	In Lieu Fees (Lg. Project)	1.05	John Schlagheck	David Arata
02-315	025-033-30	Mission Drive	DP	Pre Planning Commission	3 SFDs	In Lieu Fees (Sm. Project)	1 X \$10,000	John Schlagheck	Cliff Bixler
03-0385	026-071-52	Rodriguez Street	DP	Pre Planning Commission	4 SFDs	In Lieu Fees (Sm. Project)	2 X \$10,000	John Schlagheck	Howard Ellis
03-0551	030-201-02	West Walnut Street	DP	Pre Planning Commission	4 Multi-family	In Lieu Fees (Sm. Project)	2 X \$10,000	John Schlagheck	Gary Meeker
01-0316	026-231-04, -17, -19	Brommer and 4th Avenue	BP	Post Planning Commission, Post Building Permit, Under Construction	7 SFDs	-	-	John Schlagheck	George Pentz
00-0804	049-561-04	East Bel Mar	DP	MLD development application	In Environmental Review	4 SFD	none	Cathleen Carr	Holcomb Corp
01-0405	041-031-09	Montero Court	none	Post Planning Commission, BP applications routing	Approved 1/03, Building Permits routing	2 detached 2 bedroom units, 2 attached studios	none	Cathleen Carr	Sam Ridino
Santa Cruz Gardens #12	025-391-01 (et al)	None-end of Benson Avenue	Subdi vision	Approved, final map has not been filed	9 SFD	In lieu for one lot	N/a	Cathy Graves	Porter-Livingston Development

* "BP" - Building Permit; "DP" - Discretionary Permit



County of Santa Cruz

BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069

(831) 454-2200 FAX (831) 4543262 TDD: (831) 454-2123

JANET K. BEAUTZ
FIRST DISTRICT

ELLEN PIRIE
SECOND DISTRICT

MARDI WORMHOUDT
THIRD DISTRICT

TONY CAMPOS
FOURTH DISTRICT

MARK W. STONE
FIFTH DISTRICT

January 14, 2004

Donna Stewman, Chairperson
Housing Advisory Commission
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Dear Chairperson Stewman and Commissioners:

I am writing to request that your Commission formally make a recommendation regarding the Atherton Place development.

Briefly, this property is designated as Residential Urban High (R-UH) in the General Plan and the Board previously acquired a commitment from the developer for this property to be developed with high density housing. Specifically, in reviewing an adjacent development called Cabrillo Commons Subdivision, the Board created a deed restriction on the Atherton Place property requiring it to be developed at no less than the minimum density range of the R-UH General Plan designation. Accordingly, the agreement stated that 59 units would be developed on the Atherton Place property.

On September 23, 2003, the Board of Supervisors made a consistency determination for this project, and ultimately chose to support 43 units, a density well below the range designated by the General Plan. Obviously, the developer will be required to request an amendment to the General Plan and/or Zoning Ordinance in order to meet the General Plan's consistency requirements. Nevertheless, this policy determination counters the work that our Board, your Commission, and numerous other organizations have done in previous years to address the housing shortage in our County. More importantly, it reverses the previous commitment that our Board made in recording a legally binding deed restriction on this property and in designating it as R-UH under the General Plan.

Your Commission has a history of supporting programs aimed at meeting the housing needs of our residents. Recently, you have supported affordable housing policies, provided input for our General Plan, Second Unit Ordinance, the Housing Element, and much more. Similarly, your Commission played an instrumental role in drafting an ordinance mandating that projects conform to the densities specified under the General Plan.

January 14, 2004
Page 2


As you will recall, this ordinance was envisioned **as** a way to ensure that our General Plan designations are used to maximize the housing potential of the limited remaining undeveloped properties in the County.

While I firmly believe that our Board of Supervisors has the intention of helping meet the housing needs of our County residents, it is disconcerting that recent density policy determinations fail to demonstrate this commitment clearly. Moreover, I am concerned that these determinations will set a precedent for all projects coming to the Board for density policy reviews in the future. This recent attitude has the potential to diminish the already short housing stock by hundreds of additional units.

It is my hope that your Commission will seek input from staff and make an advisory density recommendation on this particular project at your earliest convenience. Your recommendation would encourage the Board to support the high density housing policies that we have established to meet the needs of our community.

Thank you for your support.

Sincerely yours,



TONY CAMPOS, Supervisor
Fourth District

TC:lg

cc: Tom Burns, Planning Director
Mark Deming, Advanced Planning
Susan Mauriello, County Administrative Officer
Density Housing, Ad Hoc Committee
Richard Beale, Land Use Planning, Inc.

143054

4.7 Housing Goals and Programs and Objectives

GOVERNMENT CODE SECTION 65583(b)(1): A STATEMENT OF THE COMMUNITY'S GOALS, QUANTIFIED OBJECTIVES, AND POLICIES RELATIVE TO THE MAINTENANCE, PRESERVATION, IMPROVEMENT, AND DEVELOPMENT OF HOUSING.

65583(b)(2): IT IS RECOGNIZED THAT THE TOTAL HOUSING NEEDS IDENTIFIED PURSUANT TO SUBDIVISION (a) MAY EXCEED AVAILABLE RESOURCES AND THE COMMUNITY'S ABILITY TO SATISFY THIS NEED WITHIN THE CONTENT OF THE GENERAL PLAN REQUIREMENTS OUTLINED IN ARTICLE 5 (COMMENCING WITH SECTION 63000). UNDER THESE CIRCUMSTANCES, THE QUANTIFIED OBJECTIVES NEED NOT BE IDENTICAL TO THE TOTAL HOUSING NEEDS. THE QUANTIFIED OBJECTIVES SHALL ESTABLISH THE MAXIMUM NUMBER OF HOUSING UNITS BY INCOME CATEGORY THAT CAN BE CONSTRUCTED, REHABILITATED, AND CONSERVED OVER A FIVE YEAR PERIOD OF TIME.

65583(c) A PROGRAM WHICH SETS FORTH A FIVE-YEAR SCHEDULE OF ACTIONS THE LOCAL GOVERNMENT IS UNDERTAKING OR INTENDS TO UNDERTAKE TO IMPLEMENT THE POLICIES AND ACHIEVE THE GOALS AND OBJECTIVES OF THE HOUSING ELEMENT THROUGH THE ADMINISTRATION OF LAND USE AND DEVELOPMENT CONTROLS, PROVISION OF REGULATORY CONCESSIONS AND INCENTIVES, AND THE UTILIZATION OF APPROPRIATE FEDERAL AND STATE FINANCING AND SUBSIDY PROGRAMS WHEN AVAILABLE AND THE UTILIZATION OF MONEYS IN LOW AND MODERATE INCOME HOUSING FUND OF AN AGENCY IF THE LOCALITY HAS ESTABLISHED A REDEVELOPMENT PROJECT AREA PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW (DIVISION 24 (COMMENCING WITH SECTION 33000) OF THE HEALTH AND SAFETY CODE). IN ORDER TO MAKE ADEQUATE PROVISION FOR THE HOUSING NEEDS OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY, THE PROGRAM SHALL DO ALL OF THE FOLLOWING:

(1) (A) IDENTIFY ADEQUATE SITES WHICH WILL BE MADE AVAILABLE THROUGH APPROPRIATE ZONING AND DEVELOPMENT STANDARDS AND WITH SERVICES AND FACILITIES, INCLUDING SEWAGE COLLECTION AND TREATMENT, DOMESTIC WATER SUPPLY, AND SEPTIC TANKS AND WELLS, NEEDED TO FACILITATE AND ENCOURAGE THE DEVELOPMENT OF A VARIETY OF TYPES OF HOUSING FOR ALL INCOME LEVELS, INCLUDING MULTIFAMILY RENTAL HOUSING, FACTORY-BUILT HOUSING, MOBILE HOMES, HOUSING FOR AGRICULTURAL EMPLOYEES, EMERGENCY SHELTERS, AND TRANSITIONAL HOUSING IN ORDER TO MEET THE COMMUNITY'S HOUSING GOALS AS IDENTIFIED IN SUBDIVISION (B).

(i) WHERE THE INVENTORY OF SITES, PURSUANT TO PARAGRAPH (3) OF SUBDIVISION (a), DOES NOT IDENTIFY ADEQUATE SITES TO ACCOMMODATE THE NEED FOR GROUPS OF ALL HOUSEHOLD INCOME LEVELS PURSUANT TO SECTION 65584, THE PROGRAM SHALL PROVIDE FOR SUFFICIENT SITES WITH ZONING THAT PERMITS OWNER-OCCUPIED AND RENTAL MULTIFAMILY RESIDENTIAL USE BY RIGHT, INCLUDING DENSITY AND DEVELOPMENT STANDARDS THAT COULD ACCOMMODATE AND FACILITATE THE FEASIBILITY OF HOUSING FOR VERY LOW AND LOW-INCOME HOUSEHOLDS.

(ii) WHERE THE INVENTORY OF SITES PURSUANT TO PARAGRAPH (3) OF SUBDIVISION (a) DOES NOT IDENTIFY ADEQUATE SITES TO ACCOMMODATE THE

NEED FOR FARMWORKER HOUSING, THE PROGRAM SHALL PROVIDE FOR SUFFICIENT SITES TO MEET THE NEED WITH ZONING THAT PERMITS FARMWORKER HOUSING USE BY RIGHT, INCLUDING DENSITY AND DEVELOPMENT STANDARDS THAT COULD ACCOMMODATE AND FACILITATE THE FEASIBILITY OF THE DEVELOPMENT OF FARMWORKER HOUSING FOR LOW- AND VERY LOW INCOME HOUSEHOLDS.

4.7.1 Goals and Policies

This Section provides goals, objectives, and policies for Santa Cruz County. The policy framework sets forth six primary housing goals as follows:

- GOAL 1 : PROMOTE PRODUCTION OF AFFORDABLE UNITS.
- GOAL 2: PROMOTE THE USE OF AVAILABLE SITES FOR AFFORDABLE HOUSING CONSTRUCTION AND PROVIDE ADEQUATE INFRASTRUCTURE BY REMOVAL OF CONSTRAINTS.
- GOAL 3: PRESERVATION OF EXISTING HOUSING PROGRAMS AND AFFORDABLE HOUSING UNITS.
- GOAL 4: MAINTAIN AND INCREASE FUNDING FOR AFFORDABLE UNITS.
- GOAL 5: PROMOTE PRODUCTION OF SPECIAL NEEDS HOUSING UNITS.
- GOAL 6: IMPROVE CONSERVATION OF ENERGY AND NATURAL RESOURCES

Each of these goals includes several objectives that more clearly state the expected results, including quantified objectives where appropriate. Each objective will be implemented through the use of one or more policies. Housing Action Programs that implement these objectives and policies are described in Section 4.7.3.

GOAL 1. PROMOTE PRODUCTION OF AFFORDABLE HOUSING UNITS

In order to increase the number of available sites and/or opportunities for housing production, the County must actively promote affordable housing production. Such promotion will be achieved primarily through development of programs to facilitate the production of housing under current policies and ordinances, and new regulations, as required.

Objective 1.1: To facilitate and encourage the use of allocated and available permits through simplified and expedited permit processing procedures and technical assistance and support to the development community.
[Quantified Objective: Allocate permits for 1698 above moderate income units]

Objective 1.2: Ensure that an adequate amount of publicly and privately held land is designated for residential uses in the General Plan and zoned appropriately to accommodate the number of housing units needed for this planning period according to the Regional Housing Needs Determination.

- Objective 1.3: Increase the potential opportunities for the construction of all types of affordable housing in urban and rural areas over the 2002-2007 planning period giving priority to the most viable, sustainable and practical of the alternative building approaches.
[Quantified Objective: 1762 affordable units of all types]
- Objective 1.4: Review the existing density bonus program in order to determine how to better encourage builders and developers to take advantage of such provisions.
[Quantified Objective: 22 above moderate income units, 17 low income units]
- Objective .5: Eliminate existing unneeded regulatory constraints on affordable housing production.
- Objective .6: Continue the requirement that all new market rate housing developments include an affordable housing component of either affordable units within the development ~~or~~ and payment of partial-unit in-lieu fees to an affordable housing fund. ~~In-lieu fees~~ The affordable housing fund will continue to be used to assist a variety of affordable housing activities, including the conversion of existing units to moderate income units.
[Quantified Objective: 102 moderate income units]
- Objective 1.7: Strive to ensure that 15 percent of the affordable housing units produced are available to persons with special housing needs, including but not limited to the elderly, persons with developmental and physical disabilities, the mentally ill, homeless persons, farmworkers, large households, female headed households, and others in need of transitional housing or group care.
- Objective 1.8: Allow the development of affordable housing by institutional uses on surplus institutional land for employees of the institutional landowner.
[Quantified Objective: 60 affordable units]

The following policies shall be used to accomplish these objectives:

- Policy 1.1: Provide regulations and incentives that increase the opportunities for construction of second dwelling units in both urban and rural areas, while avoiding areas with potential environmental constraints, such as geologic and flood hazards, sensitive habitats and wetlands, and assuring that public service capacities are addressed. *[Quantified Objective: 335 second units]*
- Policy 1.2: Provide additional regulation and incentives to expand the supply of housing for farmworkers by continuing the current priority

-
- processing of farmworker housing projects and revising existing zoning regulations and procedures.
[Quantified Objective **48** farmworker housing units]
- Policy 1.3: Consider additional incentives that will expand the opportunities for increased residential use within mixed use developments in the County, such as rental flats above retail uses, provided that public service capacities are addressed. These regulations and incentives would be accomplished as part of the update to the zoning ordinance.
[Quantified Objective: 305 affordable units through mixed use projects]
- Policy 1.4: Revise the zoning ordinance and other regulations to allow “single room occupancy” (SRO) units within certain Commercial and residential districts within the Urban Service Line.
- Policy 1.5: Inventory existing properties, including small rental projects (1-15 units, triplexes etc.) vacant and underutilized urban commercial parcels and existing older motels, in order to identify unincorporated urban commercial and residential land with SRO development potential. Develop additional incentives and programs that would encourage new SRO development, rehabilitate existing motel rooms for SRO occupancy and sustain the housing units provided. [Quantified Objective: **197 SRO** units]
- Policy 1.6: Consider revising the existing RV Park Conversion regulations to apply to additional urban parks in the County, in compliance with State and County codes and regulations. In-lieu fees shall only be allowed for very high priced market rate units where the fees will subsidize several lower income units.
[Quantified Objective: 20 units]
- Policy 1.7: Encourage “infill” projects on underutilized sites within the Urban Services Line.
- Policy 1.8: Survey developers to determine why the density bonus provisions of the Zoning Ordinance has not been used by private developers. Make needed improvements and additional incentives that will encourage developers and builders to take advantage of the density bonus provisions.
- Policy 1.9: Continue inclusionary zoning ordinance.
- Policy 1.10: Maintain the regulations requiring development at or above the minimum density for the General Plan designation.

- Policy 1.11: Revise the Zoning Ordinance to more narrowly define allowed uses in each residential zone district.
- Policy 1.12: ~~Develop and implement a limited amnesty program to encourage the Legalization of illegal second housing units that meet minimal county requirements.~~ Encourage
- Policy 1.13: Amend the Zoning Ordinance to allow for the creation of parcels for farmworker housing on Williamson Act parcels, pursuant to Section 51230.2 of the California Government Code.
- Policy 1.14: Review the existing structure of development impact fees on new residential development.
- Policy 1.15: Encourage and support the efforts of non-profit organizations, such as Habitat for Humanity, Mid-Peninsula Housing Coalition, Housing Authority, South County Housing, Community Housing, Land Trust of Santa Cruz County and others, that develop housing affordable to very low, low and moderate income households.
- Policy 1.16: Encourage institutional uses to develop employee housing on surplus land.
- Policy 1.17: Initiate, as a high Priority item, general plan and zoning ordinance amendments, within the Urban Services Line, to allow densities of 20 - 25 units per acre and, in medium and high density zones, residential building heights of three stories, with design review and for projects with no more than 60 units, where at least 40% of the units are affordable by low and very low income people.
- Policy 1.18: Initiate general plan and zoning ordinance amendments to allow on larger vacant and underutilized commercial parcels, where appropriate, mixed use or higher density residential development when at least 40% of the housing is affordable by low and very low income people.
- Policy 1.19: Allow density bonuses of 30% for developments on parcels within the urban services line, of three acres or more that result from the merger of at least two smaller pre-existing parcels, where at least 40% of the units are affordable by low and very low income people.

GOAL 2. ~~PROMOTE THE USE OF AVAILABLE SITES FOR AFFORDABLE HOUSING~~
~~CONSTRUCTION AND PROVIDE ADEQUATE INFRASTRUCTURE BY REMOVAL OF~~
~~CONSTRAINTS~~

The Housing Site Inventory identified an adequate number of sites to meet the Regional Housing Needs Determination (RHND) housing requirements. However, there are a number of constraints that may make it more difficult for these sites to be developed with affordable units. Policies are needed which would enhance the opportunities for affordable housing production on these sites. These policies focus on the need to educate the public about the need for housing and to provide adequate infrastructure to serve this type of development as well as ways to design and site units in a way that is sensitive to the community environment.

Objective 2.1 : Assist potential private sector and non-profit developers in locating available sites and accessing programs for affordable multi-family housing and rental projects.

Objective 2.2: Improve community acceptance of housing projects.

~~Objective 2.3: Consider alternative administrative structure to enhance coordination of housing activities county-wide, such as a Department or Office of Housing and Economic Development to include Housing Planners, the Redevelopment Agency, Housing Authority, etc.~~

Objective 2.43: Assist public service providers in planning adequate infrastructure capacity for housing consistent with the General Plan.

Objective 2.54: Work with the cities within Santa Cruz County to investigate the possibility of accommodating higher density affordable housing projects within city limits through transfer agreements authorized under state law.

Objective 2.45: In cooperation with the County's cities, maintain a countywide jobs/housing balance that does not exert excessive upward pressure on housing sales prices and rents. This could be accomplished through ~~coordination of the County and Cities' Offices of Housing and Economic Development (as described in Objective 2.3 above).~~ the Mayors Select Committee.

Objective 2.7: Support the development of affordable units by continuing to provide a good faith effort to meet the new construction goals for very low, lower and moderate income households as identified in the County's housing goals.

Objective 2.7: In cooperation with the County's cities, oppose policies in adjacent counties that cause significant jobs/housing imbalances.

Objective 2.8: Give focused support to the alternative building methods proposed to the County that focus on sustainable and natural materials and recycled material reuse.

Objective 2.9: Support the development of sustainable co-housing neighborhood designs to strengthen our social service networks.

The following policies shall be used to accomplish these objectives:

Policy 2.1: Publish a summary identifying available housing opportunity sites in the unincorporated County.

Policy 2.2: Develop a public information program regarding the housing needs of the community programs and, specifically, the merits of providing additional housing in the County's Urban Service Areas.

Policy 2.3: Work with local employers, schools and universities, and other large institutions, such as unions, to increase community awareness about housing issues and the demands associated with housing production, the number of jobs vs. population increase and to provide data and analysis to explain the need for affordable housing.

Policy 2.4 Continue to provide priority permit processing for affordable housing projects and units.

Policy 2.5: Notify all public sewer and water providers of the state law requirement that these agencies provide priority to affordable housing projects within existing service capacity.

Policy 2.6: As part of the future General Plan Update, retain and expand the policy that allows the potential use of package treatment plants for affordable housing in rural areas.

Policy 2.7: Adopt a work plan that identifies a specific timeline for implementation of Housing Element programs that are normally

outside the purview of the Planning Department and Redevelopment Agency.

Policy 2.8: Monitor development that results in job or housing growth and include this data in periodic reports to the Board of Supervisors on the status of the General Plan.

Policy 2.9: Working cooperatively with the County's cities and jurisdictions in adjacent counties, identify and comment on proposed General Plan amendments and development projects that may improve or worsen the countywide jobs/housing balance.

Policy 2.10: Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to moderate and lower income households.

Policy 2.11: Maintain design guidelines for new residential development.

Policy 2.12: Support sewer and water district annexations or out-of-service-area agreements on properties adjoining urban service boundaries for moderate or lower income housing projects.

Policy 2.13 Urge the state to enact legislation to deter frivolous lawsuits for construction defect through the imposition of appropriate penalties for bringing such lawsuits.

Policy 2.14: Adopt design guidelines in collaboration with alternative building experts that include natural, sustainable and recycled materials for development of truly low cost, non toxic and sustainable housing.

GOAL 3. PRESERVATION OF EXISTING AFFORDABLE HOUSING PROGRAMS AND AFFORDABLE

The County's existing housing programs run by the Planning Department and the Redevelopment Agency should continue as the basis of County affordable housing production and subsidy efforts. Also, it is important to retain existing affordable and assisted housing units and to continue rehabilitation programs. ~~Without efforts to retain expiring units and to rehabilitate deteriorating ones, affordable units will be lost from the housing stock.~~ Without efforts to retain expiring units, to prevent the replacement of existing single family moderately priced housing with larger expensive units and vacation rentals. and to rehabilitate deteriorating existing units, affordable units will be lost from the housing stock.

Objective 3.1: Maintain the affordable status of 510 existing affordable Measure J housing units in the unincorporated area, including

those that are at risk of losing their affordable status over the 2002-2007 time period.

- Objective 3.2: Continue existing Redevelopment Agency programs which provide comprehensive rehabilitation loans to make needed improvements to conventional single family housing and mobile homes occupied by very low and low income households. The occupants of some of these rehabilitated housing units may also include special needs households.
- Objective 3.3: Strive to ensure that 15 percent of the affordable housing units produced pursuant to the County's quantified objectives are available to persons with special housing needs.
- Objective 3.4: Encourage the continued rehabilitation and maintenance of the County's existing housing stock. The objective for 2002-2007 will be to assist 75-100 units per year (or 375-500 units over the five year period) with publicly assisted rehabilitation and to encourage the private rehabilitation and maintenance of units by public agencies and non-profit organizations.
- Objective 3.5: Preserve the existing affordable housing inventory of 1,329 housing units.
- Objective 3.6: Conserve the County's existing stock of 3,480 mobile homes by continuing to enforce County ordinances that protect mobile home parks from conversion and provide rent stabilization protections.
- Objective 3.7: Preserve the County's existing stock of rental units and encourage the production of new rental units, as they provide affordable housing opportunities.
- Objective 3.8: Continue programs that seek to convert court-condemned housing units to permanent housing.
[Quantified Objectives: 30 affordable units]

The following policies shall be used to accomplish these objectives:

- Policy 3.1: Continue all existing County Planning and Redevelopment Agency Condominium Conversion Ordinance and RDA funding programs.
- Policy 3.2: Evaluate existing housing programs in view of changes in State and Federal housing policy and emerging Local initiatives, both public and private. Actively seek opportunities for program expansion and more efficient use of limited resources.
- Policy 3.3: Continue the existing density bonus programs, including the state density bonus incentive in accordance with Government Code section 65915.

-
- Policy 3.4: Conserve the existing affordable housing stock by providing funding through the Redevelopment Agency to non-profit organizations to subsidize the acquisition of properties that are at risk of losing their affordability and restricting them to long-term occupancy by low and very low households.
- Policy 3.5: Prioritize the retention of rental units.
- Policy 3.6: Continue to administer the County's mobile home rent control ordinance under County Code Chapter 13.32.
- Policy 3.7: Consider development of a local ordinance to preserve "at risk" units from conversion.
- Policy 3.8: Maintain available funding for those programs to convert court condemned housing units to permanent housing.
- Policy 3.9: Require, as part of new development proposals, commercial and residential developers of larger housing units, with existing affordable housing stock located within the project, to either repair, rehabilitate or replace those units (either on-site or off) on a one for one basis. Encourage a partnership with local, non profit providers of low-income housing to meet this requirement.
- Policy 3.10 Encourage the development of affordable housing within commercial/institutional projects, when appropriate, for the employees of those commercial/institutional projects.
- Policy 3.11 Adopt an ordinance regulating the conversion of existing housing units to vacation rentals in order to limit the impact of such conversions on the stock of housing and on the integrity of single family neighborhoods. If the use of such housing as vacation rentals is non-compliant with other county and/or state laws, strictly enforce such laws.

GOAL 4. MAINTAIN AND INCREASE FUNDING FOR AFFORDABLE HOUSING

Achieving increased production of affordable housing units will require an introduction of new funding sources and related financing and cooperative efforts with other public agencies and private companies. The number of affordable units that will be produced with the aid of new funding resources has already been included in the number of units generated by new programs, presented in Objective 1.3.

- Objective 4.1: Increase the public resource base that can be utilized to accomplish Housing Element programs. Actively seek

additional public/private partnerships to increase the funding available for building affordable housing.

Objective 4.2: Subsidize or reduce development impact fees applied to affordable housing units where necessary services and infrastructure costs can be offset from other sources.

~~Objective 4.3: Consider lowering the cost of developing affordable housing by exploring options to make surplus County land available for housing programs and projects as a high priority use.~~

Objective 4.4: Work with non-profit organizations to secure existing mobilehome parks that provide de facto affordable housing so that they provide permanent affordable housing for low and very Low income households.

Objective 4.5: Inventory all State and Federal affordable housing funding opportunities including grants, tax credits, rental vouchers, and other assistance and access undersubscribed programs or new opportunities that can yield additional funding.

The following policies shall be used to accomplish these objectives.

Policy 4.1 : ~~Cooperate with private sector, nonprofits, and local jurisdictions in the establishment of~~ Establish a Housing Trust Fund that would be managed as an ongoing source of funding to carry out Housing Element programs for low, very low and extremely low incomes, with involvement, Coordinate the involvement of Leadership, and where appropriate, financial participation of representatives of the commercial private sector, nonprofits, the Housing Authority, local jurisdictions and labor in establishing such a Fund.

Policy 4.2: Continue policy to provide funding priority for affordable housing projects to nonprofit organizations and the Housing Authority in order to increase the likelihood that units will remain affordable for a longer period of time.

~~Policy 4.3: Consider amending General Plan and Zoning designations of non-residential zoned property in order to increase opportunities for recreational and visitor serving uses, thus increasing County Transient Occupancy Tax (TOT) revenues. Allocate funds from these increased visitor-based revenue sources to a broad array of Housing Element programs that address needs identified in this Element.~~

-
- Policy 4.43: Continue the existing County employee First Time Homebuyer Loan Program and the Rental/Mortgage Assistance Program.
- Policy 4.54: Maintain the existing 25% Redevelopment Agency Set-Aside Funds for housing purposes and ~~that~~ designate these funds ~~continue to be devoted to~~ for housing programs that directly produce new permanent affordable units or rehabilitate existing units. These units should be affordable to very low and low income households.
- Policy 4.65: Cooperate with the County's cities and other public agencies in solving regional infrastructure problems including transportation, water supply, sewage treatment, as well as open space preservation.
- Policy 4.76: Consider waiving impact fees for second units provided that the units are rent restricted to be affordable to very low or low income households.
- Policy 4.87: Identify County-owned or other publicly owned lands suitable for housing and consider leasing such land to developers or nonprofit housing entities for the production of affordable housing.
- Policy 4.98: Assist nonprofit organizations in the purchase of existing mobile home parks in order to ensure long term affordability and, in some cases, improve management.
- Policy 4.109: Increase participation in equity partnerships with lower income households to provide secondary mortgage financing with no down payment and no points.
- Policy 4.110: Consider ways in which the County, acting in cooperation with a nonprofit organization, could assist in the creation of perpetually affordable housing using the community land trust model.
- Policy 4.121: Consider use of any other funding sources created pursuant to the policies of the Housing Element (e.g. Housing Trust Fund, workforce impact fees, in-lieu fees) for financing predevelopment activities for affordable or special needs housing projects.

GOAL 5. PROMOTE PRODUCTION OF SPECIAL NEEDS HOUSING UNITS

While some special needs housing will be provided as part of the affordable housing unit production targets, there are a number of special housing types that require specific effort, especially affordable and accessible housing for the elderly, developmentally and physically disabled persons and the mentally ill, farmworkers, female headed households, large households, and homeless people.

Objective 5.1: Continue to ensure that all households have equal access to housing opportunities and strive to address the housing needs of those households identified as special need households in the Housing Element.

Objective 5.2: Create an additional supply of housing for special need populations, including group care homes, transitional housing, and homeless shelters.

Objective 5.3: Continue to support efforts to attract funding for homeless programs.

Objective 5.4: In cooperation with social service entities, sustain and expand residential group home facilities for foster children and other children in need of special care.

The following policies shall be used to accomplish these objectives:

Policy 5.1: Review the current zoning regulations for group homes, transitional housing, and the full range of licensed healthcare programs and facilities in order to determine whether or not they can be changed to encourage additional use of residences or construction of new facilities for these purposes.

Policy 5.2: Continue to support County participation in the Continuum of Care Coordination Group.

Policy 5.3: Continue to support small-scale homeless shelters and service providers.

Policy 5.4: In cooperation with other jurisdictions and social service entities, identify a site or sites for and contribute financially to the construction of a permanent homeless shelter in Santa Cruz County.

Policy 5.5: Participate with other jurisdictions in a comprehensive survey of the County's homeless population in order to establish the need for homeless facilities.

-
- Policy 5.6: Support increasing the range of senior housing available in the community.
- Policy 5.7: Support and facilitate the development of medium to high density senior housing projects.
- Policy 5.8: Inventory existing group home facilities and determine sustainability of these operations and consider providing financial incentives and other considerations needed to sustain existing facilities and develop additional facilities to meet the County's needs. Include in this effort support for modification of State and Federal reimbursement rates in a manner that recognizes the high costs of operating licensed healthcare facilities and programs in Santa Cruz County.
- Policy 5.9: Advocate for increased reimbursement rates for Board and Care facilities,
- Policy 5.10: Discourage the demolition or conversion of units having three or more bedrooms (*large family and female headed households special needs*).
- Policy 5.11: Place a priority on assistance to large families in utilizing federal programs which provide financial assistance to households for the purpose of paying a portion of housing expenditures.
- Policy 5.12: Promote affordable housing units which are accessible to the physically disabled.
- Policy 5.13: Continue to implement the provisions in the County Code which provide for reasonable accommodation for persons with disabilities seeking fair access to housing in the application of the County's zoning regulations.
- Policy 5.14: Support future proposals for a variety of mental health housing facilities, including a locked perimeter facility for individuals with mental health issues.
- Policy 5.15: Encourage construction of new housing for occupancy by farmworkers.
- Policy 5.16: Farmworker housing code enforcement activities shall be intended to abate unsafe conditions and to expedite, where practicable, the rehabilitation and continued availability of lawfully-constructed farmworker housing units.

Policy 5.17: Designate one or more sites for a camp for **50** seasonal farmworkers on State, County or private land to be operated and maintained by a qualified nonprofit organization. Campsite facilities may include the provision of farmworker-related social services and would be subject to compliance with all applicable health and safety codes.

[Quantified Objective: 50 farmworker housing units]

Policy 5.18: In connection with proposed conservation and open space easements over agricultural lands, consider allowing for construction of farmworker housing in a manner consistent with the General Plan and Zoning Ordinance.

[Quantified Objective: 48 farmworker housing units]

Policy 5.19: Continue to support efforts to enforce anti-discrimination laws through mediation of disputes and provision of assistance in filing discrimination complaints.

Goal 6. IMPROVE CONSERVATION OF ENERGY AND NATURAL RESOURCES

Santa Cruz County benefits from a range of natural features and open space amenities that enhance the quality of life for residents and make Santa Cruz a popular tourist destination: these include forestland, undeveloped mountains, rivers and streams, and the coastline. Housing is a considerable source of demand for energy, water, and other natural resources. While existing regulations (e.g. Title 24) impose rigorous energy and water conservation measures on new housing, additional effort will yield additional energy savings particularly in the remodeling of existing older homes. The County remains committed to energy and water conservation and to protecting the beauty and integrity of its natural environment, particularly in light of anticipated population growth, consumption levels, tourism, and other pressures.

Objective 6.1: Promote conservation of energy, water, and other natural resources as a cost-saving measure in existing residential development.

The following policies shall be used to accomplish this objective:

Policy 6.1: Encourage improvements that result in conservation of energy, water, and other natural resources in existing residential development, particularly in renter-occupied units by offering workshops, individual consultations, and financial assistance for weatherization and other conservation measures.

-
- Policy 6.2: Continue to provide funding through the Redevelopment Agency for retrofits of existing affordable housing units that result in conservation of energy, water, or other natural resources.
- Policy 6.3: Ensure that natural and cultural resources are protected from the impacts of new residential development in accordance with the goals and objectives outlined in the Conservation and Open Space Element of the Santa Cruz County General Plan.
-

4.7.2 Quantified Objectives

According to the State Department of Housing and Community Development, the sum of the quantified objectives for the programs should ideally be equal to or surpass the community's identified housing needs. However, State law recognizes that the total housing needs identified may exceed available resources and the community's ability to satisfy this need within the context of the general plan. Under these circumstances, the quantified objectives need not match the identified existing housing needs but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five year time frame.

With respect to affordable units, the County has estimated the potential subsidies available during the planning period and has calculated the potential number of units that could be assisted with these funds. In addition, staff has compiled a list of known or expected development projects in the next few years, including preservation projects anticipated to come on line between 2003-2007.

Affordable Housing Quantified Objectives

The quantified objective for affordable housing production was prepared through an assessment of both existing and new housing policies and programs. As a result of County policies and actions a total of 2494 units affordable for rent or sale to very low, low and moderate income households are expected to be produced, exceeding the **2090** affordable units identified in the Regional Housing Needs Determination. These affordable units represent a variety of housing types including development of inclusionary units, subsidized units, second units, farmworker units, institutional sponsored employee housing, converted transient occupancy/court condemned properties and mixed use housing.

Table 4.7.1 presents the quantified objective for housing units in Santa Cruz County by housing unit prototype and affordability category. Also, table 4.7.1 summarizes the quantified objective and compares it with the Regional Housing Needs Determination ("RHND") requirements. Overall, the quantified objective, reflecting the combination of existing programs and a range of new

programs, exceeds the total RHND requirement. The combined effort reflected in the Housing Action Program (Section 4.7.3) represents a significant increase over prior affordable housing efforts and unit production. However, market conditions, the high costs of subsidizing affordable housing units, and the lack of additional public funding from discretionary or new funding sources are limiting factors.

Above Moderate Income Objectives

Based on residential building permits issued in the last eighteen months and the projected allocation of market rate permits for the remainder of the planning period, it is expected that 1604 housing units for above moderate income households will be constructed. In addition, it is expected that 94 above moderate income Second Units will be constructed during the planning period. This construction of above moderate income housing will exceed the housing need of 2351 units established by AMBAG.

Sustaining Existing Housing Programs

The core of Santa Cruz County's housing program effort will be (as committed in Policy 3.1) a continuation of the ongoing efforts of the Redevelopment Agency. The Redevelopment Agency has been very effective in its efforts to provide and maintain affordable housing, given the resources available. Similarly, a variety of regulatory programs and policies have been effective and should be continued.

Major sources of affordable housing units from existing programs will result from projects that receive subsidies (RDA funds, etc.) and that take advantage of the density bonus programs. Modifying policies and regulations for second units and sustaining production levels of farmworker units also have the potential to substantially increase permanent affordable housing stock.

Adopting New Housing Programs

The County has a wide range of programs through which it can affect affordable housing production. The programs discussed below reflect a range of such programs that will encourage housing production, provide new funding sources, alter regulatory requirements, and increase County financial participation. These programs, taken as a whole, will require additional efforts and new initiatives by the County.

Under the proposed new Housing Action Programs, major sources of affordable housing units (especially for lower and very low income households) will likely result from:

1. Acquisition of expiring units or subsidizing preservation of existing units through new funding sources;

-
2. Continuing to offer density bonuses of up to 50% of mapped densities in exchange for provision of affordable housing.
 3. Increasing the incentives for construction of affordable Second Units;
 4. Providing design flexibility to encourage construction of affordable infill units in Urban Service Areas;
 5. Continuing to provide regulatory incentives for construction of farmworker housing in agricultural areas, as well as considering farmworker housing needs in development of affordable housing in Urban Service Areas;
 6. Increasing opportunities for mobilehome parks; and,
 7. Providing opportunities and/or funding for SRO projects and emergency homeless shelters.

Providing for Special Housing Needs

In addition to examining projected affordable housing needs, Government Code Section 65582 requires that jurisdictions conduct an analysis of any existing special housing needs such as those of the elderly, disabled (including individuals with HIV/AIDS), large families, female headed households, and farmworkers. The following discussion presents a qualitative assessment of the housing needs of these groups. The quantitative analysis of these groups current housing needs is found in Section 4.3. The County also recognizes the housing needs of several subpopulations not specifically mentioned in State Law, such as the mentally ill, developmentally disabled, and youth transitioning from foster care. Efforts have been made to highlight and address these special needs where appropriate. Several of the special needs populations mentioned above do not require housing that is operationally different from that required by the general low income population. Female headed households, large families, and able bodied elderly households, for example, do not require significant operational intervention. While such households may benefit from housing that is proximate to schools, workplaces, or services (e.g. day care, after school activities, senior centers, etc.), they typically do not need to be located in different types of developments than the general population. Design modifications, such as adding extra bedrooms and bathrooms for large families or limiting entry stairs or internal stairs in units for elderly, can accommodate these households.

Other special needs populations may require very specialized housing types. The physically and developmentally disabled may require supportive housing options that provide quarters for personal assistants, or group home facilities that provide services and staffing on site. The same holds true for less able-bodied elderly, the mentally ill, and people with chronic and/or terminal illnesses.

Populations that have self-care and/or mobility limitations have faced increased housing challenges in Santa Cruz County in recent years. Limitations on the operational revenues of housing and service providers combined with escalating property values have caused some service providers to cease operations in favor of the financial windfalls available through closing and selling their properties. This trend is particularly problematic to lower income residents, as they may not have the financial recourse to secure alternative arrangements for housing and care.

The homeless population also requires operational support, as do many families and individuals transitioning from social services to independent housing. Homeless shelters and transitional housing (such as group homes, SRO hotels, etc.), and supportive housing options, should be have access to complementary services (e.g., job training, day care, substance abuse programs, etc.)

Finally, a diverse population of farmworkers requires diverse housing opportunities. Those farmworkers who live with their families or with friends and co-workers year-round in Santa Cruz County may not require units that are different from the general lower income population. However, migrant farmworkers (typically men traveling alone) often can be adequately accommodated in SRO hotels, group homes, or bunkhouse units on agricultural lands.

Policy opportunities and incentives programs to develop housing for these special needs populations are discussed in Section 4.7.3.

Given these factors, the County has determined that the quantified objectives for the next five years are as follows:

**Table 4.7.1 - Potential New Units by Affordability Level for
Housing Element 2000-2007**

Type of Development	Total Inventory	2000-2007 Feasible Inventory	Very Low Income	Low Income	Moderate Income	Above Moderate Income
General Plan, Zoning and Programs - Existing						
Already 'Developed' Housing (2000-2002)	-	875	201	57	47	570
Urban Sites > 5 units/site	2,121	2,121	-	227	170	1,724
Urban Sites < 5 units/site	2,811	2,811	-	-	140	2,671
Rural Sites	5,770	408	30	30	17	331
Commercial Mixed Use @30%	2,004	601	-	60	180	361
Rural Agricultural Employee Housing	4,845	48	48	-	-	-
Second Units	13,276	335	83	84	85	83
Conversion of Transient Occupancy Development (RV Parks) to Permanent Housing	65	65	65	-	-	-
Permanent Housing for Homeless	0	25	25	-	-	-
Self-Help Housing	10	10	10	-	-	-
Conversion of Existing Housing to Housing for Disabled/Mentally Ill	0	76	76	-	-	-
Sub-Total	30,902	7,375	538	458	639	5,740
Housing Dependent on Proposed Programs						
Designation of Housing Opportunity Sites (HAC)	-	360	72	72	-	216
Additional Incentives for Commercial Mixed Use w/40% lower income (HAC)	-	80	40	40	-	-
Increased density bonus for parcel mergers w/40% lower income	-	40	20	20	-	-
Analysis of "H" sites (non-residential or commercial)	-	300	150	150	-	-

SRO Conversion Program	197	100	100	-	-	-
Develop a Second Migrant Farmworker Camp	50	50	50	-	-	-
RV Park Conversion	-	20	20	-	-	-
Commercial Mixed Use	-	40	-	-	40	-
Employee Housing on Public Facility Sites	-	60	-	30	30	-
Sub-Total	247	1,050	452	312	70	216
Total - New Units (new units =3454)	31,149	8,425	1,015	770	709	5,956
AMBAG New Construction Goals 2000-2007	-	3,441	937	502	651	1,351

Note: See Table 4.6.2 for footnotes

4.7.3 Housing Action Programs:

Section 65583 (c) of the Government Code requires that housing elements contain "a program which sets forth a five year schedule of actions..." in order to implement stated goals, objectives and policies. Moreover, this program of actions is required to include programs which 1) identify sites available for new housing; 2) assist in development of housing; 3) reduce governmental constraints to housing; 4) improve the conditions and sustaining the amount of existing affordable housing units; 5) promote equal housing opportunities for all persons; 6) preserve the number of existing housing units.

The following Housing Action Program organizes individual programs into six general action categories that relate to the housing goals set forth in section 4.7.1.

- GOAL 1: PROMOTE PRODUCTION OF AFFORDABLE UNITS.
- GOAL 2: PROMOTE THE USE OF AVAILABLE SITES FOR AFFORDABLE HOUSING CONSTRUCTION AND PROVIDE ADEQUATE INFRASTRUCTURE BY REMOVAL OF CONSTRAINTS.
- GOAL 3: PRESERVATION OF EXISTING HOUSING PROGRAMS AND AFFORDABLE HOUSING UNITS.
- GOAL 4: MAINTAIN AND INCREASE FUNDING FOR AFFORDABLE UNITS.
- GOAL 5: PROMOTE PRODUCTION OF SPECIAL NEEDS HOUSING UNITS.
- GOAL 6: IMPROVE CONSERVATION OF ENERGY AND NATURAL RESOURCES

The programs included under these categories include a range of existing and newly recommended programs that, taken as a whole, will assure that the County achieves the quantified objectives Listed in Section 4.7.2. As noted in the Introduction, the housing programs were developed through an evaluation of existing programs and an identification of new programs.

Goal 1. Promote Production of Affordable Units

Through its planning and zoning regulations, Santa Cruz County will expand affordable housing production. Programs that expand the County's capacity to meet its affordable housing goals are described below.

Inclusionary Housing Program

Program Description: Encourage for-profit developers to fulfill their requirement by constructing units rather than paying in-lieu fees. Further provide incentives and encourage for-profit developers to partner with non-profits in developing affordable housing that meets inclusionary requirements. Only permit in-lieu fees for very high priced market rate units where the fees will subsidize several lower income units.

Time Frame: 2000-2007

Responsible Party: PLanning Department, Board of Supervisors

Projected Units: 131 moderate income units.

Changes to the Affordable Housing Ordinance

Program Description: Maintain the following changes to the Affordable Housing Ordinance as follows:

- (1) Eliminate "rounding" inclusionary unit obligation and calculate the number of affordable units to be exactly equal to the inclusionary percentage of the number of eligible market units
- (2) Approve the creation of a Developer Financed Measure J Home Purchase fund
- (3) Require a \$10,000 per unit contribution to the County's Housing Fund for the third and fourth units in Minor Land Divisions.
- (4) ~~Delete~~ Maintain the current provision that does not exempts demolished units from inclusionary requirement ~~and encourage the imposition of replacement housing requirements for demolished units~~
- (5) Provide a link between the household size and the number of bedrooms for inclusionary unit purchasers/renters.

Revise ordinance on an annual basis to identify regulations and programs that require modification to improve program efficiency.

Time Frame: Board of Supervisors, ~~enacted 2002.~~

Responsible Party: Planning Department, Board of Supervisors

Self Help Affordable Ownership Housing Program

Program Description: By waiving park fees and providing priority processing, support the efforts of non-profit organizations, such as Habitat for Humanity, in the development of affordable housing for very low, low and moderate income households.

Objective: construct 10 self-help affordable housing units

Process: **RDA** underwriting land costs

Time Frame: 2000 - 2007

Funding: Habitat for Humanity, others

Responsible Party: Planning Department, Board of Supervisors

Affordable Housing **Developers** Priority to Purchase Tax Defaulted Property

Program Description: Coordinate with the Assessor's Office to provide developers of affordable housing, first opportunity to purchase land foreclosed on and sold due to property tax default.

Time Frame: 2004 - 2007

Responsible Party: Assessor's Office, Board of Supervisors. County

Administrative Office

Incentives for Non-Profit Housing Development

Program Description: Provide incentives to non-profits, who propose to develop affordable housing with affordability restrictions. Incentives shall include:

- (a) Expedited priority permit processing
- (b) Assigning specific Planning Department staff member to monitor fast tracking of development application
- (c) Reduced fees
- (d) Reduced development standards (parking, open space, etc...)
- (e) Funding assistance from local funds such as Redevelopment funds, CDBG and HOME funds, housing trust fund accounts, and other sources
- (f) Density bonus

Time Frame: 2000-2007

Funding: Redevelopment Agency, CDBG and HOME funding.

Responsible Party: Planning Department, Redevelopment Agency, Board of Supervisors

Public Facility Employee Housing

Program Description: General Plan and Zoning Ordinance amendments to allow for the development of affordable employee housing by public agencies and private public facility uses.

Program Implementation: The County will commit to the adoption of policy and ordinance amendments that will allow for the development of employee housing on land designated as Public Facility and zoned "PF". This housing will be at densities equivalent to Urban Medium Density and subject to review as a part of a Master Site Plan review for the public facility use.

Quantifiable Objective: 60 moderate/low income units

Time Frame: 2003-2004.

Responsible Party: Planning Department, Board of Supervisors

Expanded Conversion of RV Parks

Program Description: General Plan and Zoning Ordinance amendments to allow for the development of affordable housing by the conversion of existing RV parks in the urban area to permanent housing.

Program Implementation: The County will commit to the adoption of ordinance amendments that will allow for the conversion of one or more RV parks located within the urban area to permanent housing for very low income households.

Quantifiable Objective: 20 very low income units

Time Frame: 2003-2004.

Responsible Party: Planning Department, Board of Supervisors

Mixed Use Housing Incentives

Program Description: Consider opportunities for expanding the development of mixed use (including live/work units) by revising the County Code to include the following:

- (a) ~~Permit~~ additional residential floor area allowed for a higher percent of residential units that are reserved for lower income households;
- (b) Allow residential use on second and third floor with no floor area ratio limitations;
- (c) ~~Consider~~ Expand — mixed use to urban commercial areas designated as Tourist Commercial or Visitor Accommodations as incidental to uses in these zones;
- (d) ~~Consider~~ *residential use of existing underutilized properties designated as Industrial or Commercial ~~or publicly zoned~~, where there is a need to supply employee housing for adjoining businesses or activities;
- (e) Allowance for shared parking between residential and commercial uses;
- (f) Provide information and hold workshops to educate commercial property owners and development community about mixed-use opportunities and incentives;
- (g) ~~Expand mixed use development to land zoned for public facility for —employee housing~~

Quantifiable Objective: 125 units

Time Frame: 2000-2007

Responsible Party: Planning Department, Board of Supervisors

Expand Live/Work Mixed Use Development

Program Description: Expand areas that allow live/work mixed-use developments. Maintain and expand existing language in adopted town plans to facilitate these uses.

Time Frame: By December 2004

Responsible Party: Planning Department, Board of Supervisors

Restrict Development of Lower than Minimum Density as Determined by the General Plan Designation

Program Description: ~~Adopt and~~ Maintain an ordinance requiring the ~~Approving Body~~ Board of Supervisors to make certain findings as part of a preliminary approval of a proposed residential development that is below the General Plan density range that the proposed use is consistent with the General Plan.

Objective: Retention of land designated for higher density

Time Frame: Approved by the Board of Supervisors; see County Code Section 18.10.140(b)

Responsible Party: Planning Department, Housing Advisory Commission, Board of Supervisors

RV Park Conversion Ordinance

Program Description: Maintain the existing RV Park Conversion regulations. Consider expanding the RV Park Conversion regulations to apply to additional urban parks in the County, in compliance with State and County codes and regulations.

Objective: Retention and legalization of RVs as affordable housing.

Time Frame: 2003-2007

Responsible Party: Planning Department, Planning Commission, Board of Supervisors

Second Unit Incentives

Program Description: Continue existing policies and consider additional incentives to reduce barriers to second units development.

Actions to be taken:

- (a) Implement AB 1866
- (b) ~~Consider reducing fees~~ Discuss reduction of fees with utility providers, such as sewer connection, water service etc...
- (c) Encourage Incentives from other utility connection providers
- (d) Continue the RDA Second Unit Subsidy Program

Objective: Construction of 335 second units

Time Frame: Adopt ordinance amendments to implement AB1866 by July 1, 2003. Consider additional incentives and regulatory relief by end of 2004.

Responsible Party: Planning Department, Housing Advisory Commission, Redevelopment Agency, Board of Supervisors

Reduce Capital Improvement Fees for Second Units

Program Description: Consider revisions to the County Code and Unified Fee Schedule for Second Units to reduce the cost of constructing these units.

Time Frame: 2003-2004

Responsible Party: Planning Department, Board of Supervisors

Modular Second Units Consistent with Design Standards

Program Description: Develop a catalog of preapproved manufactured housing and preapproved plans for stick-built second units for a range of second unit sizes. Encourage the use of manufactured housing for second units.

Objective: Reduced construction costs for Second Units (see above).

Time Frame: Complete catalog by the end of 2004.

Responsible Party: Planning Department, Housing Advisory Commission, Board of Supervisors

Second Units on Agricultural Land

Program Description: Permit Second Units on Agriculturally zoned land.

Time Frame: 2002 Ordinance approved by Board of Supervisors; pending Coastal Commission certification

Responsible Party: Planning Department, Board of Supervisors

Farmworker Housing Production

Program Description: Promote the production of farmworker housing under the Employee Housing Act by providing preapproved structural plans, allowing multifamily farmworker units, and reviewing and streamlining regulations pertaining to agricultural employee housing and farm family housing units.

Objective: Construction of **48** units of farmworker family and farmworker housing.

Time Frame: 2003-2007

Responsible Party: Planning Department, Agricultural Policy Advisory Commission, Board of Supervisors, Redevelopment Agency

Migrant Farmworker Housing

Program: Seek funding to construct a second County migrant farmworker housing project of at least 50 units.

Objective: Construction of at least 50 migrant farmworker housing units.

Time Frame: 2003-2007

Responsible Party: Planning Department, Board of Supervisors; Redevelopment Agency

Reduce Capital Improvement Fees for Larger Affordable Household Units in Large Projects

Program Description: ~~Consider~~ **Revising** the Unified Fee Schedule to waive Capital Improvement Fees for proposed bedrooms exceeding the minimum required in affordable units of 5+ projects.

Time Frame: ~~2003-2004~~

Responsible Party: Planning Department, Board of Supervisors

Density **Bonus/Height** Increase for Affordable Housing

Program Description: Initiate, as a high priority item, a general plan and zoning ordinance amendments. within the Urban Services Line, to allow densities of 20 - 25 units per acre and. in medium and high density zones, residential building heights of three stories. with design review and for projects with no more than

60 units, where at least 40% of the units are affordable by low and very low income people.

Objective: Construction of 360 units (20% very low, 20% low, 60% above moderate).

Time Frame: 2004

Responsible Party: Planning Department, Planning Commission, Board of Supervisors.

Affordable Commercial/Residential Mixed Use

Program Description: Initiate general plan and zoning ordinance amendments to allow, on larger vacant and underutilized commercial parcels, where appropriate, mixed use or higher density residential development when at least 40% of the housing is affordable by low and very low income people.

Objective: Construction of 80 additional low and very low income units.

Time Frame: 2004

Responsible Party: Planning Department, Planning Commission, Board of Supervisors

Parcel Merger Density Bonus

Program Description: Allow density bonuses of 30% for development on parcels, within the urban services line, of three acres or more that result from the merger of at least two smaller pre-existing parcels, where at least 40% of the units are affordable by low and very low income people.

Objective: Construction of 40 additional low and very low income units.

Time Frame: 2004

Responsible Party: Planning Department, Planning Commission, Board of Supervisors

Goal 2. Promote the Use of Available Sites for Affordable Housing
Construction and Provide Adequate Infrastructure by Removal of
Constraints.

The County recognizes the need to educate the public about the provision of affordable housing, in particular with regard to such topics as the location of available sites, design options, and infrastructure issues.

Analysis of Designation of Affordable Housing Sites

Program Description: Identify potential sites for affordable housing. Prepare an analysis of these sites for the purpose of designating specific sites for affordable housing - H sites pursuant to "H" Assisted Housing Combining District, County Code Section 13.10.431 et seq. Revise County Code Section 13.10.431 et seq. to be applicable countywide.

Objective: Designate affordable housing sites for future affordable housing development as a part of the next General Plan update.

Time Frame: 2005-2006

Responsible Party: Planning Department, Housing Advisory Commission, Board of Supervisors

incentives for Single Room Occupancy Developments

Program Description: Encourage, promote and provide incentives for the development of Single Room Occupancy Developments ("SROs") and identify areas within the County where there are local services and concentration of need for such units.

Time Frame: 2004-2005

Responsible Party: Planning Department, Planning Commission, Board of Supervisors

increased Affordability Requirements on Large Sites

Program Description: Analyze sites that could accommodate a large number of units and make suggestions to increase the number of affordable housing requirements beyond 15% for projects on these sites either by improving the density bonuses or by reducing fees or other methods within the County's control.

Time Frame: 2003-2007

Responsible Party: Planning Department, Redevelopment Agency

Package Sewer Treatment Plants

Program Description: Maintain the County General Plan/LCP and implementing ordinances that allows for the use of package sewage treatment plants in rural areas where necessary for the development of affordable housing.

Time Frame: 2003-2007

Responsible Party: Planning Department, Board of Supervisors

Review Commercial and industrial Land for Residential Suitability

Program Description: As a part of the next update to the General Plan land use plan, review existing vacant and underutilized commercial and industrially zoned parcels for their suitability as affordable housing sites.

Time Frame: Next General Plan update.

Responsible Party: Planning Department, Housing Advisory Commission, Board of Supervisors

Inventory of Vacant and Underdeveloped **Parcels/Rezoning**
(1994 Housing Element Program 3)

Program Description: Annually review the inventory of vacant and underdeveloped parcels in the County, both within the Urban Services Line (USL) and in rural areas. identify lower density residential, commercial, industrial, or privately owned land that could be appropriate to rezone for higher density use (Urban High Density up to 17.4 units per acre).

Time Frame: 2004 Update inventory of vacant and underdeveloped parcels.
2005 Based on General Plan Update recommendations and the results of the 2004 inventory, evaluate rezoning or re-designation of appropriate

vacant/underdeveloped land to allow increased residential use. 2004-2007
Maintain and update inventory of vacant/underdeveloped parcels as needed.
Funding: apply for a CDBG "Planning and Technical Assistance" Grant
Responsible Party: Planning Department, Board of Supervisors

Adoption of Planned Unit Development Ordinance
Program Description: Develop a Planned Unit Development Ordinance to allow a combination of different dwelling types and/or a variety of land uses which complement each other and harmonize with existing and proposed land uses in the vicinity.
Time Frame: Adopted 4/16/02, pending California Coastal Commission review
Responsible Party: Planning Department, Board of Supervisors

Residential Uses in the Public Facility **Zone**
Program Description: Develop an ordinance amendment to allow residential development by public agencies on lands zoned Public Facility, such as surplus school district land.
Objective: Development of additional residential units in conjunction with public uses.
Time Frame: 2003-2004
Responsible Party: Planning Department, Board of Supervisors

Employer Assisted Affordable Housing Loan Programs
Program Description: Modify local affordable housing loan programs **so** that they can be utilized on small-scale in-fill employer-assisted housing projects without the need for lengthy County review processes.
Time Frame: 2003-2007
Responsible Party: Redevelopment Agency

Density Bonus Program
(1994 Housing Element Program 5)
Program Description: Continue to implement a ordinance which complies with State Density Bonus Law providing a 25% density bonus (plus the potential for additional incentives) to developers proposing 10% very low or 20% lower income or 50% qualifying senior projects. Revise ordinance as necessary to comply with new legislation.
Objective: Implement State Density Bonus Law; construction of 17 low income, and 22 moderate income units
Time Frame: 2000-2007 Ordinance Implementation
Responsible Party: Planning Department, Board of Supervisors

Retention of Designations for Properties designated Urban High or Urban Medium Residential and Zoned **RM**
(1994 Housing Element Program 7.1)
Program Description: Adopt a policy retaining the current General Plan designations and zoning for all property currently designated Urban High or

Urban Medium Residential and zoned Multi-Family Residential (RM) so as to prohibit a change of those designations or zoning to a lower density absent a finding by the Board of Supervisors after public hearing that development of the property as multifamily housing would result in a threat to public health and safety, a significant injurious threat to the environment, or a nuisance. This policy would not preclude the Board of Supervisors from changing these designations to a higher density, if appropriate. In addition, adopt an ordinance amendment limiting development on land zoned RM (Multi-family Residential) to multi-family dwellings, unless specific findings are made regarding service impacts, neighborhood compatibility, size of parcel, etc. to allow single family development.

Objective: Retention of land designated for multifamily housing

Time Frame: 2003-2004

Responsible Party: Planning Department, Housing Advisory Commission, Board of Supervisors

Notify Utility Providers of their Responsibility to Prioritize Service to Affordable Projects under State Law

Program Description: Notify all public sewer and water providers of their responsibility under State law to give affordable housing projects priority for existing service capacity.

Time Frame: 2003/2004

Responsible Party: Planning Department, Board of Supervisors, County Counsel, Other permitting agencies

Promote Dwelling Groups

Program Description: Promote the development of attached and semi-detached dwelling groups (duplexes, triplexes, etc.) as infill development where parcels are of sufficient size to accommodate more than one unit. Consider ordinance amendments to facilitate this type of development, including design standards to insure compatibility with existing development. Develop public information on the process and requirements for dwelling group permits and make this information available on the Planning Department website.

Time Frame: 2004-2005

Responsible Party: Planning Department, Board of Supervisors

Clarification of Land Use **Regulations/Procedures**

Program Description: Revise procedures (and regulations, if necessary) to streamline building and development permit processes. Includes better informational handouts, application intake procedures, County-Applicant communication, and implementation of the Applicants' Bill of Rights.

Time Frame: 2003-2004

Responsible Party: Planning Department

Affordable Housing Outreach

Program Description: Designate the "Affordable Housing Outreach" program as a high priority work task for the 2003-2007 program years. As part of that program, include the following items for staff to complete:

- a) Aggressively inform the public and the development community about the availability of permits for affordable housing units (County website, email etc.)
- b) Continue to work toward improving the public's perception of affordable housing. Nurture an approach to housing development with staff that is enthusiastic and helpful to developers who wish to provide affordable housing. Fast track affordable housing applications.
- c) Continue to provide improved household and unit data for the County's affordable housing units, including the inclusionary units, as well as other affordable units built by non-profit and for-profit developers. Organize the data as appropriate for the needs of the Planning Department, Redevelopment Agency and the Housing Authority. At a minimum include:
 - o Total number of housing units developed;
 - o Total number of affordable units developed (including inclusionary units);
 - o Number of inclusionary (Measure J) units developed;
 - o Number of affordable units according to household income categories; that is, a breakdown of units according to whether they are affordable by very low, lower or moderate income household;
 - o Number of affordable units by income category (see above) and household tenure (owner or renter);
 - o Type and length of affordability restrictions and monitoring requirements.

Report the information above on an annual basis in the staff report prepared for the establishment of growth rates and permit allocations.

Objective: Maintain and preserve existing inventory of affordable housing stock. Encourage use of building permits allocated for affordable units.

Time Frame: 2003-2007 Implement Affordable Housing Outreach Program

Responsible Party: Planning Department, Redevelopment Agency; Housing Authority, Board of Supervisors

Provide Priority Processing for Affordable and Farmworker Housing

Program Description: Amend the County Code to require all departments to provide priority processing for all projects with 20% or more affordable units, all density bonus projects, and all farmworker housing projects. Priority

processing is r / in fect only for planning permit processing on t
of 25% or more affordable units.

Time Frame: **2003-2004**

Responsible Party: Planning Department, Board of Supervisors, County Counsel,
Other permitting agencies

Fund Staffing Dedicated to Housing Element implementation

Program Description: Ensure adequate resources are available to implement
the policies and programs outlined in this housing element.

Time Frame: **2003-2007**

Responsible Party: Planning Department, Redevelopment Agency, Board of
Supervisors

Goal 3. Preservation of Existing Housing Programs and Affordable Housing Units

The County currently uses Federal, State, and local funds to promote
production of new affordable housing and to encourage the retention of
existing affordable units. The County also uses zoning regulations and
incentives to promote affordable units.

Foreclosure Fund

(1994 Housing Element Program 15)

Program Description: Continue to maintain a revolving fund to assist
inclusionary (Measure J) units or any other eligible affordable units in threat of
foreclosure proceedings. The funds are used to maintain the affordability of
the unit to a lower or moderate income household and to preserve the unit as
part of the County's affordable housing stock.

Time Frame: **2000-2007**

Funding: \$140,000 in "start up" funds already provided; additional funds as
needed from "in lieu" fees or other sources.

Responsible Party: Planning Department, Board of Supervisors, Redevelopment
Agency

Preservation of Affordable Units, Including Government Assisted Housing
Developments

(1994 Housing Element Program 22)

Program Description: ~~Continue to preserve the affordable housing units in the
County's housing stock (510 Measure J units, 140 Second Units, 545 individuals
and 123 units of Farmworker Housing Units for a total of 773 units plus 545
individual farmworkers as of 2002). Additionally, there are the 316 affordable
housing units that have been assisted with HUD financed mortgages and/or
Section 8 assistance.~~ Continue to preserve the affordable housing units
developed under the County's Measure J and Second Units programs through
monitoring and foreclosure assistance. Continue to monitor the three of the

HUD-assisted developments, Elizabeth Oaks, Pajaro Vista and Seaside Apartments, as they are scheduled to have their Section 8 rental subsidies renewed during the time frame of this Housing Element. Monitor the status of those renewal contracts and develop contingency plans as needed if contracts are not renewed.

Objective: Preserve affordable units, including 316 HUD assisted units.

Time Frame: 2002-2004 Monitor Elizabeth Oaks, Pajaro Vista and Seaside Apartments developments.

Funding: If assistance is needed to preserve the Elizabeth Oaks and Pajaro Vista units, potential funding resources include CDBG funds, Redevelopment housing funds, Foreclosure Funds for Affordable units and work with the California Housing Partnership and Non-Profit Housing Managers.

Responsible Party: Planning Department, Redevelopment Agency, Board of Supervisors

Preservation of Units Proposed for Demolition

Program Description: Maintain the ordinance (Chapter 12.06) that requires that all building permits for demolition of housing units first determine if the structure is capable of being moved and then that an offer is made to allow for the relocation of the housing units to another location.

Objective: Preservation of housing stock

Time Frame: Ongoing,

Responsible Party: Planning Department

Financial Support for Preservation of At-Risk Units

Program Description: Provide financial support for acquisition of at-risk affordable units at a minimum of \$40,000 per unit or more.

Objective: Preservation of at-risk units

Time Frame: 2004-2007

Responsible Party: Redevelopment Agency, Board of Supervisors

Legal Conversion of Transient Occupancy Use Facilities to Permanent Use

Program Description: The County will consider an amendment to its Zoning Ordinance to allow recognition and legalization of hotels/motels converted to permanent occupancy.

Objective: To encourage the development of SRO hotels (100 units) within the 2000-2007 planning period.

Time Frame: Amend the zoning ordinance to allow and encourage the development of SROs through the conversion of existing visitor accommodations and identify funding resources by the end of 2005.

Responsible Party: Planning Department, Board of Supervisors

Measure J Affordable Housing Preservation

Program Description: identify and monitor affordable Measure J units that have expiring restrictions. Make efforts to preserve the affordability of these units.

Time Frame: 2000-2007

Funding: Redevelopment Agency

Responsible Party: ~~Planning Department,~~ Redevelopment Agency, Board of Supervisors

Allow Rehabilitation of Existing Nonconforming Housing Stock

Program Description: ~~Continue~~ Maintain the ordinance that ~~to~~ allows existing nonconforming dwelling units to be repaired and structurally altered.

Objective: Retain existing housing stock

Time Frame: Ongoing

Responsible Party: Planning Department, Housing Advisory Commission, Board of Supervisors

Condominium Conversion and **Demolition/Replacement** Housing

(1994 Housing Element Program 13)

Program Description: Carry out the Condominium Conversion Ordinance (County Code Chapter 14.02) to protect the rental housing stock. Carry out the Demolition and Replacement Ordinance (County Code Chapter 12.06) which requires replacement of affordable housing units that are demolished or converted to non-residential use and Located in projects of 3 or more units.

Time Frame: 2000-2007

Responsible Party: Planning Department, Board of Supervisors

Mobile Home Park Preservation and Affordability

(1994 Housing Element Program 12)

Program Description:

- (1) Continue to implement County Code Chapter 13.32, as may be amended from time to time which provides regulations for the mobile home rent stabilization program.
- (2) Continue to implement County Code Chapter 13.30 which restricts mobile home park owners from converting parks to other uses.
- (3) Consider creating a special land use category for mobile homes and designating existing parks as "Mobile Home Parks" on General Plan Land Use Map.
- (4) Maintain the Mobile Home Ownership Conversion Program managed by the Redevelopment Agency for the purpose of maintaining long term affordability.

Objective: Preserve existing mobile home parks and actively assist in providing affordable housing opportunities through rent stabilization and cooperative conversion programs.

Time Frame: 2000-2007 Continue to implement County Code Chapters 13.13 and 13.30 and Mobile Home Ownership Conversion Program.

Funding:

Responsible Party: Planning Department, Board of Supervisors, Redevelopment Agency

Mobile Home Park Legislation

Program Description: Work with State Legislative Representatives to revise the regulations regarding Mobile Home Parks to include site standards for 2-story Mobile Homes. Critical concerns to be addressed include parking, privacy, "light, air and open space," and the infrastructure needs (water, sewer, electrical) of the new units when placed in older parks.

Objective: Development of regulations to preserve the affordability and Livability of existing units in mobile home parks where new, multi-story units are proposed.

Time Frame: 2004-2005

Responsible Party: Board of Supervisors, County Counsel

Mobile Home Park Combining District

Program Description: Continue implementation of the Mobile Home Park combining zone district to recognize this housing type as having an important role in meeting the affordability needs of the community.

Objective: Conserve affordable housing in mobile home parks.

Time Frame: Ongoing

Responsible Party: Planning Department, Planning Commission, Board of Supervisors

Coordination with Other Public and Private Organizations

(1994 Housing Element Program 14)

Program Description: Continue to work with the Housing Authority, non-profit housing developers and for profit developers on developing affordable housing opportunities. Maintain adequate data bank on housing stock characteristics and make available to interested parties who may need it for funding applications and program descriptions.

Time Frame: 2000-2007

Responsible Party: Planning Department, Board of Supervisors

Fair Housing Information

(1994 Housing Element Program 33)

Program Description: Continue to disseminate information on fair housing and anti-discrimination information to County households. Provide fair housing information at all County Office locations in both English and Spanish. Provide this information to Local housing advocates for further distribution.

Additionally, fair housing information will continue to be provided to clients of the Housing Authority in both English and Spanish. The Housing Authority also provides a complaint referral system for clients. Continue to support the services provided by the County's Office of Consumer Affairs to provide fair housing and tenant/landlord information.

Time Frame: 2000-2007

Responsible Party: Housing Law Center, Planning Department, Office of Consumer Affairs, Board of Supervisors

Anti-Retaliatory Eviction Ordinance

Program Description: Monitor, maintain and update, as needed, County Code Chapter 8.43 that protects the efforts of tenants to assert their right to affordable rents and/or tenants rights.

Time Frame: Adopted 2/12/02.

Responsible Party: County Counsel, Board of Supervisors

Interest on Tenants Security Deposits

(1994 Housing Element Program 15.1)

Program Description: Continue to require that tenants security deposits earn interest that is payable to the tenant on an annual basis or at the time tenancy ceases. Interest rates will be evaluated to ensure that they reflect general market conditions.

Time Frame: 2000-2007

Responsible Party: Planning Department, County Administrative Officer, Auditors Office, County Treasurer, Housing Advisory Commission, Consumer Affairs, County Counsel

Emergency Relocation Assistance

Program Description: Coordinate relocation assistance through the Red Cross/Human Resources Agency program that assists people who lost their housing due to natural disaster.

Time Frame: 2000-2007

Funding: Red Cross, Human Resources Agency

Responsible Party: Red Cross, Human Resources Agency

Assistance Programs: Relocation and Rental Deposit Funds

(1994 Housing Element Program 23)

Program Description: ~~Continue to develop~~ Maintain programs to 1) assist residents who may need relocation assistance because of public or private actions and, 2) assist lower income residents in securing housing entry costs (rental deposit and security costs). As part of the relocation program, develop policies to minimize relocation as much as possible. If relocation is necessary, design appropriate policies and funding resources to assist with both temporary and permanent relocation.

Time Frame: 2000-2007 Continue Relocation Assistance Program and Rental Deposit Assistance Program

Funding: Redevelopment Housing Funds, Housing Trust Funds

Responsible Party: Planning Department, Redevelopment Agency, Board of Supervisors

Repair, Rehabilitation or **Replacement** of Existing Affordable Units

Program Description: Require, as part of new development proposals, commercial and residential developers of larger housing units, with existing affordable housing stock located within the project, to either: repair, rehabilitate or replace those units (either on-site or off) on a one for one basis. Encourage a partnership with local, non-profit providers of low-income housing to meet this requirement.

Time Frame: 2004-2007

Responsible Party: Planning Department. PLanning Commission. Board of Supervisors

Housing Component to Commercial/Institutional Projects

Program Description: Encourage the development of affordable housing within commercial/institutional Droiects. when appropriate, for the employees of those commercial/institutional Droiects.

Time Frame: 2004-2007

Responsible Party: Planning DeDartment. PLanning Commission. Board of Supervisors

Conversion of Housing to Vacation Rentals

Program DescriDtion: Adopt an ordinance regulating the conversion of existing housing units to vacation rentals in order to limit the impact of such conversions on the stock of housing and on the integrity of single family neighborhoods. If the use of such housing as vacation rentals is non-compliant with other county and/or state Laws, strictly enforce such laws.

Time Frame: 2005

Responsible Partv: Planning DeDartment. Board of Supervisors

Goal 4. Maintain and Increase Funding for Affordable Units

The County will endeavor to identify and generate new sources of income for affordable housing programs (such as impact fees, in-lieu fees, intergovernmental grants, etc.). In addition, it may also be appropriate for the County to increase its own budgetary contributions to such programs.'

Establish Housing Trust Fund

Program Description: Working with cities, explore ~~the potential of~~ private sector and nonprofit organizations to establish a Housing Trust Fund. Such an organization could promote participation from existing employers and other funding sources that are otherwise not available to a public agency, as has been achieved successfully in the Silicon Valley. A local citizens group called the Affordable Housing Advocates has been working on the establishment of a Housing Trust Fund. When the Affordable Housing Advocates has more solid plans, the County will engage with their efforts and help prepare strategies for the Housing Trust Fund. Additionally, the County will eExplore new funding sources and research the potential of implementing:

- (1) Increased sales tax;
- (2) real estate property transfer tax;

¹ Government Code Section 65589 (a) (1) states, "Nothing in this article shall require a city, county, or city and county to...expend local revenues for the construction of housing, housing subsidies, or land acquisition." However, the County may voluntarily deem such programs necessary.

-
- (3)commercial linkage fees;
 - (4)transient occupancy tax; or
 - (5) increase in the low and moderate income set aside.

Time Frame: 2002-2007

Responsible Party: Redevelopment Agency, Planning Department, Board of Supervisors

Support Establishment of a Land Bank

Program Description: Consider the establishment of a Land Bank designed to buy existing housing units and then resell (or rent) the improvements to income-eligible households while retaining ownership of the land. A Land Bank would also bank vacant land for future development of affordable housing. Affordability for very low, low, and moderate income households would be maintained in perpetuity.

Time Frame: 2002-2007

Responsible Party: Planning Department, Redevelopment Agency, Board of Supervisors

Give Discretionary Funding Preference to Nonprofits for New Affordable Housing Projects

Program Description: Give discretionary funding preference to non-profit affordable housing development with maximum leverage of funds; longest affordability terms, and greatest level of affordability.

Time Frame: 2002-2007

Responsible Party: Redevelopment Agency

First Time Homebuyer Program

Program Description: Continue and monitor the First Time Homebuyer Program through the Redevelopment Agency. Consider additional incentives to encourage family child care providers use of the program.

Time Frame: ~~Board of Supervisors hearing 4/9/02, item 86. Future status report scheduled to be heard by the Board of Supervisors 4/22/03.~~ Ongoing

Responsible Party: Redevelopment Agency, Board of Supervisors

Housing Set Aside

Program Description: Maintain an annual budget allocation from capital projects to housing projects in an amount which would increase the housing set aside from 20% to 25%. ~~Based on existing formulas, the anticipated tax increment revenues to support housing activities will be: 2002-2003 \$4.5 million; 2003-2004 \$4.8 million; 2004-2005 \$4.9 million; 2005-2006 \$5.1 million; \$2006-2007 55.3 million.~~ and that This amount will be included in future recommended Redevelopment Agency Budgets, beginning in fiscal year 2003-2004 to support the creation and support of currently active projects and future projects, servicing current debt, paying administrative costs and to further leverage outside private, federal and state funds of for specific low and moderate income housing opportunities countywide.

Time Frame: 2000-2003

Responsible: Redevelopment Agency, Board of Supervisors

Maximize Utilization of the Section 8 Program

Program Description: Ensure maximum usage of Section 8 vouchers through supporting the Housing Authority education program for tenants and landlords.

Time Frame: ~~Board of Supervisors accepted and filed the report 2/12/02, item 53~~ Ongoing

Responsible Party: Housing Authority, Redevelopment Agency, Board of Supervisors

Subsidize or Reduce Development Impact Fees for Affordable Housing

Program Description: Where necessary services and infrastructure costs can be offset from other sources, subsidize or reduce development impact fees for affordable housing.

Time Frame: 2004-2007

Responsible Party: Redevelopment Agency, Board of Supervisors

Financing Program for Affordable Developments

(1994 Housing Element Program 7.2)

Program Description: The County, and the Board of Supervisors, in its capacity as the Redevelopment Agency (RDA), shall continue and enhance its financing program for developments composed of at least 35% lower or very low income rental housing and target the financing to property currently designated Urban High or Urban Medium Residential and zoned Multifamily Residential (RM). The RDA shall establish a fund to assist in development costs, infrastructure fees or improvements, construction costs, and other such costs as are appropriate.

The County shall also provide priority processing for such development at the lowest possible level of review consistent with the current County ordinances

Objective: Provide financial assistance for affordable projects

Time Frame: 2002-2007

Responsible Party: Redevelopment Agency, Board of Supervisors

Identify County-Owned or Other Publicly Owned Lands Suitable for Affordable Housing

Program Description: Prepare a County-wide survey of County owned or other publicly owned lands suitable for affordable housing development. Consider partnering with a non-profit or conveying such land to a non-profit for development of affordable housing.

Time Frame: 2005-2006

Responsible Party: Planning Department, Redevelopment Agency, Board of Supervisors

Leverage Additional Affordable Housing Funds

(1994 Housing Element Program 18)

Program Description: Continue to aggressively explore a variety of potential financial assistance programs from both the public and the private sector to provide more affordable housing units.

Objective: Secure additional funding sources for affordable housing opportunities.

Funding Sources: AHP Grant, CHRP, RHCP, MPROP, CDBG, HUD Section 202, HUD McKinney, HOME, FEMA, Tax Credits, Owner Non-Profits, Bank Loans, and Private Donations

Time Frame: 2000-2007 As funding cycles require. and where appropriate, on a project by project basis.

Responsible Party: Planning Department, Board of Supervisors, Redevelopment Agency, Housing Authority, Housing Advisory Commission, County Administrative Office

Innovative and **Cost** Effective Building Technology

(1994 Housing Element Program 19)

Program Description: Continue to encourage the production of more affordable units through modern building technology, such as manufactured housing. Such housing would need to demonstrate that it meets building code, design criteria and neighborhood compatibility standards. Encourage the use of manufactured housing for affordable housing.

Time Frame: 2000-2007 Continue to evaluate potential policies and programs to encourage the use of manufactured housing in residential developments.

Responsible Party: Planning Department, Board of Supervisors

Convert Existing Mobile Home Parks to Permanent Affordable Housing

Program Description: Consider partnerships with nonprofit organizations to assist in the purchase of existing mobile home parks in order to increase affordability.

Time Frame: 2002-2007

Responsible Party: Redevelopment Agency, local nonprofits

Pilot Subsidy Program for Development of Second Units

Program Description: ~~Develop a pilot~~ Maintain the program to provide subsidies to encourage the development of Second Units

Time Frame: ~~Approved 5/7/02. Implementation 2002-2007.~~ Ongoing

Funding: Redevelopment housing funds

Responsible Party: Redevelopment Agency, Board of Supervisors

~~Tenant Notification for Rent Increases~~

~~Program Description: Prepare a report on the status of the law regarding the noticing of large rent increases for month to month tenancies~~

~~Time Frame: Board of Supervisors accepted and filed the report 11/20/01, item 20. Implementation 2002-2007.~~

~~Responsible Party: Redevelopment Agency, Board of Supervisors~~

Tenant Eviction Program

Program Description: Support and continue programs for short term rental assistance when the tenant faces eviction due to lack of rent payment as a result of one-time cash-flow problems.

Funding: CDBG Reuse Fund

Time Frame: **2002-2007**

Responsible Party: Redevelopment Agency, Board of Supervisors

Goal 5. Promote Production of Special Needs Housing Units

Although certain special housing needs have been addressed in the preceding sections, other needs, such as those of the homeless, farmworkers, the mentally ill, and the developmentally disabled, require specialized programs. Options may include supportive housing, transitional housing and temporary shelters.

Group Homes, Transitional Housing and Shelters

Program Description: Ensure that local requirements conform with State Land Use Law regarding group homes, transitional housing and shelters, especially the number of beds triggering a discretionary permit.

Time Frame: **2002-2007**

Responsible Party: Planning Department

Small-Scale Homeless Shelters

Program Description: Maintain the programs that allow for the operation of small-scale homeless shelters.

Time Frame: **2004-2006**

Responsible Party: Planning Department, Board of Supervisors, Continuum of Care

Emergency Winter Shelter Program

Program Description: Continue to monitor and support funding for the Emergency Winter Shelter Program which provides shelter to homeless persons throughout the winter months.

Time Frame: **2000-2007**

Responsible Party: Board of Supervisors, Continuum of Care

Build Permanent Homeless Shelters and/or Commit Stable Sources of Funding

Program Description: Continue to support efforts of the Countywide Continuum of Care Coordinating Group to address the needs of people who are homeless, including emergency, transitional and permanent supported housing, employment services, social services and mental health needs.

Time Frame: **2002-2007**

Responsible Party: County Administrative Office, Continuum of Care, Human Resources Agency

Homeless Shelter

Program Description: In coordination with the City of Santa Cruz, help facilitate establishment of a homeless shelter(s) to meet the needs identified in the Five Year Strategic Homeless Continuum of Care Plan.

Time Frame: ~~2003~~ 2004-2005

Responsible Party: County Administrative Office

Transitional Housing Facilities and Emergency Housing Site Development

Program Description: Continue to support the development of transitional housing facilities and emergency housing in the unincorporated areas of the County to meet the needs identified in the Five Year Strategic Homeless Continuum of Care Plan.

Time Frame: 2000-2007

Responsible Party: Planning Department, Mental Health Housing Advisory Committee, County Housing Authority, Board of Supervisors, Human Resources Agency

Continue Programs that Assist "Special Needs" Households

Program Description: Continue to support the following programs:

- a) Seniors: Continue to support the provision of a Shared Housing Program for seniors and other households in Santa Cruz County. As long as funding remains available, provide financial support for the administration of a Shared Housing Program.
- b) Seniors: Continue the provision of information on "Home Equity Conversion," currently provided by the Santa Cruz County Housing Authority.
- c) Seniors: Continue to retain and maintain existing senior-only mobile home parks in the County and facilitate improvements to ensure retention of seniors only status, and encourage maintenance of existing mobile homes consistent with State and federal laws.
- d) Disabled: Continue to allow accessibility improvements as eligible work items in the County-sponsored housing rehabilitation program.
- e) All Special Needs Households: Continue to seek all available sources of financing for affordable housing opportunities for the special needs households in the County.

Time Frame: 2000-2007

Responsible Party: Planning Department, Board of Supervisors

inventory of Senior Housing Developments
(1994 Housing Element Program 39)

Program Description: Continue to maintain a current inventory of senior housing developments in the County with information on development location, eligibility requirements, affordability, type of units, level of services offered,

etc ... Use existing inventory developed by the Seniors Commission as initial base data.

Time Frame: **2000-2007**

Responsible Party: Planning Department, Seniors Commission, Senior Network Housing Program, Long Term Care Committee, Board of Supervisors

Consumer Housing Information Service
(1994 Housing Element Program 40)

Program Description: Continue to support the development of a "Consumer Housing Information Service for Seniors" by the Area Agency on Aging

Time Frame: **2000-2007**

Responsible Party: Area Agency on Aging, Seniors Commission, Senior Network Housing Program, Board of Supervisors

Inventory Existing Group Homes and Board and Care Facilities

Program Description: Inventory existing group homes, and board and care facilities. ~~and~~ Identify strategies to protect these facilities from conversion to other uses and to encourage the development of new facilities.

Time Frame: **2003**

Responsible Party: Planning Department, Health Services Agency

Senior Housing Priority Sites

Program Description: Consider designating sites as "Senior Housing Priority Sites"

Time Frame: **2004-2005**

Responsible Party: Planning Department, Board of Supervisors

Reduce Capital Improvement Fees for Second Units ~~for Larger Households~~

Program Description: ~~Revise~~ Consider revising the County Code and Unified Fee Schedule to impose Capital Improvement Fees equivalent to one bedroom for second units, regardless of the number of bedrooms proposed.

Time Frame: **2003-2004**

Responsible Party: Planning Department, Board of Supervisors

Encourage Units Suitable for Large Households
(1994 Housing Element Program 41)

Program Description: Continue to monitor, in cooperation with non-profit housing providers, the type and size of new housing units approved for development. Encourage the development of larger-sized units (i.e. 3 or more bedrooms) in both single-family as well as multi-family developments.

Time Frame: **2000-2007**

Responsible Party: Planning Department, Redevelopment Agency, Board of Supervisors

Reasonable Accommodation for Disabled Households

Program Description: Implement the Reasonable Accommodation Ordinance to provide increased access to existing housing for disabled persons. The Ordinance establishes a procedure (fee free) to consider requests for accommodations of building and zoning regulations, such as setbacks and lot coverage, to allow disabled persons to occupy existing residential structures without having to seek variances and other entitlements

Time Frame: 2002 - 2007

Responsible Party: Planning Department

Expand Access for Disabled Persons

Program Description: Expand access to housing for disabled persons by:

1. Consider implementation of a inclusive house design ("visitability") ordinance. (2002-2003)
2. Convene an annual meeting between the Housing Advisory Commission and the Commission on Disabilities to identify housing issues for future action by the Housing Advisory Commission and the Board of Supervisors. (2003-2007)
3. Coordinate with the Tri-County Apartment Association and local property managers to develop and maintain a central list of units suitable for tenants with mobility impairments.

Time Frame: 2002 - 2007

Responsible Party: Planning Department, Commission on Disabilities, Housing Advisory Commission

Mental Health Treatment Facilities

Program Description: Support and facilitate the programs of the Human Resources Agency and the Health Services Agency to provide additional crisis treatment facilities, transitional housing, social rehabilitation programs, permanent supportive housing beds, and RCFE beds for elderly with mental illness.

Time Frame: 2003-2007

Responsible Party: Human Resources Agency, Health Services Agency, County Administrative Office, Board of Supervisors

Santa Cruz County Disabled **Census/Housing** Needs Assessment

Program Description: Conduct a countywide Disabled **Census/Housing** Needs Assessment in cooperation with the cities, the disabled community and appropriate agencies to determine the housing needs for this group of residents.

Time Frame: 2004-05

Responsible Party: Board of Supervisors, Human Resources Agency, Health Services Agency, cities, commission on Disabilities, Mental Health Advisory Board

Development under State Employee Housing Act

Program Description: Study the potential for increasing agricultural housing under the State Employee Housing Act program through a pilot program.

Objective: Provide information regarding development of farmworker housing under the State Employee Housing Act. (68 units)

Time Frame: 2002-2007

Responsible Party: Redevelopment Agency, Board of Supervisors

Farm Family and Farm Work Second Unit Program

Program Description: ~~Amend zoning~~ Maintain an ordinance to allow and promote second units on agriculturally zoned land. Second units permitted under this program shall be eligible for the same/similar incentives as other second units. A marketing and outreach program will be established to promote the development of second units for farm families and workers.

Objective: Increase the supply of decent affordable housing for farm families and farm workers in rural areas of the County. Encourage and facilitate development of 5 2 farmworker second unit per year.

Time Frame: Adopted 4/9/02, pending California Coastal Commission review; Marketing and Outreach Strategy: by June 2004.

Responsible Party: Planning Department, Housing Advisory Commission, Agricultural Policy Advisory Commission, Redevelopment Agency, CAO's Office, Board of Supervisors

Reconstruction of Existing Farm Worker Housing Units

Program Description: Continue to implement Ordinance No. 4388, adopted in 1995, which provides that existing farm worker housing be rehabilitated by demolition and subsequent on site relocation and reconstruction of structures that are larger than those demolished, **so** long as:

- (1) neither the number of dwelling units, nor the maximum number of allowed occupants is increased beyond the level legally established on the site (including by continuing nonconforming use); and
- (2) the dwelling units are enforcably restricted in compliance with the County's Affordable Housing Ordinance for the life of the unit to rental by very, very low income households to the maximum extent determined feasible by the Approving Body, and in no event exceeding very low income.

Objective: Increase availability of safe and sanitary housing units for farm worker households suitable for large families.

Time Frame: Ongoing

Responsible Party: Planning Department

Development of Williamson Act Lands for Farmworker Housing

Program Description: Amend the Zoning Ordinance to allow for creation of parcels for farmworker housing on Williamson Act parcels, pursuant to Section 51230.2 of the California Government Code.

Time Frame: 2004

Responsible Party: Planning Department, Board of Supervisors

Funding for Farmworker Housing

Program Description: Consider allocating a portion of in-lieu fees and/or housing rehabilitation funds for farmworker housing

Time Frame: 2003-2007

Responsible Party: Redevelopment Agency, Housing Advisory Commission, Agricultural Policy Advisory Commission, Board of Supervisors

~~Study of Meeting~~ Farmworker Housing Needs

Program Description: ~~Conduct a comprehensive study of the housing needs of farmworker households during 2002-2005. Based on the results of the study,~~ Implement the following land use and regulatory changes and aggressively pursue numerous housing programs and funding sources including but not limited to, the following:

- (a) ~~Priority processing for all farmworker housing developments, such as San Andreas Farm Labor Camp and Murphy's Crossing;~~
- (b) ~~Identify Allowance for increased density on~~ selected sites that are non-prime farmland parcels and allow the development of farmworker housing at increased densities (ie. 12 units per state law);
- (c) ~~Facilitate a management~~ Develop a program in conjunction with the Farm Bureau and non-profit housing providers whereby a non-profit would develop, manage and maintain ~~of~~ farmworker housing development on a long term basis on farm land
- (d) ~~Reuse of auxiliary facilities on existing sites~~
- (e) Specify designations of sites for farmworker housing on the General Plan, Local Coastal Plan and land use maps
- (f) Review and consider ~~further~~ revisions to the existing farmworker housing ordinance to clarify the regulations regarding agricultural housing
- (g) ~~Evaluation of the "Rural Village Cluster Housing" concept for farmworker housing~~
- (h) Pursue all available funds for farmworker housing, including State of California rural assistance funds, Farmers Home Administration funds, CDBG funding, private donations and funding sources such as noted in Appendix 1 of this Housing Element
- (i) Develop marketing and outreach campaign for growers, nonprofit housing developers, farmworker advocacy groups, and other relevant groups by June 2002.
- (j) In conjunction with the Housing Authority and other housing providers, assess the need for a second migrant farmworker center. If the need exists. seek funding to construct such a facility.

Time Frame: 2004-2005

Funding: County

Responsible Party: Planning Department, Housing Advisory Commission, Board of Supervisors, Redevelopment Agency

City of Watsonville Measure U

Program Description: Support the City of Watsonville's implementation of Measure U

Objective: City-centered housing development

Timeframe: 2004 and on

Responsible Party: Board of Supervisors

Childcare Master Plan

Program Description: Support the local Childcare Planning Council's Five year Master Plan and consider incorporating incentives and revised standards to facilitate the development and continuing operation of family and commercial childcare facilities.

Objective: Provision of family and commercial childcare facilities to meet the need of County residents.

Time Frame: 2004-2005

Responsible Party: Planning Department, Board of Supervisors, Health Services Agency

Childcare Facilities in Multi-Family Developments

Program Description: Encourage the development of dwellings suitable for family childcare in all multifamily dwelling projects. Develop an ordinance to waive childcare developer fees and provide other incentives such as reduced traffic impact fees or increased Floor Area Ratio for projects that include at least 2 units designed for family childcare use. Consider incentives for a commercial childcare center to be included in a multi-family dwelling project of 25 units or more in accordance with County Code Chapter 15.02.

objective: Construction of units capable of being occupied by and operated as family childcare facilities.

Time Frame: 2004-2005

Responsible Party: Planning Department, Board of Supervisors

Employer Assisted Affordable Housing Loan Programs

Program Description: Modify local affordable housing loan programs so that they can be utilized on small-scale in-fill employer-assisted housing projects without the need for lengthy County review processes.

Time Frame: 2003-2007

Responsible Party: Redevelopment Agency

Goal 6. Improve Energy Efficiency of Housing

Promoting energy efficiency in new and existing residences is both an environmental sustainability measure and also a method for keeping housing utility costs low for renters and homeowners alike.

Promote Energy Efficiency in New and Existing Residential Structures
Program Description: Energy conservation can be encouraged in existing development through weatherization and rehabilitation programs. Successful programs may include workshops, individual energy consultations provided free of charge, and weatherization and rehabilitation loan programs that provide low-interest financing for making improvements. In particular, these programs should target renter-occupied units.

Time Frame: 2002-2007

Responsible Party: Community Action Board, Pacific Gas & Electric

4.7.4 Public Financial Resources for Affordable Housing in Santa Cruz County

Financial resources for affordable housing are held by the County of Santa Cruz, the 4 cities, 3 redevelopment agencies, and the housing authority. Funding resources include the twenty percent redevelopment tax increment set-aside, local development fees, and other resources such as public housing authority reserves and general funds.

Twenty percent of the tax-increment in redevelopment areas must be set aside for affordable housing, according to state law. Two of the County's four cities and the County itself have active redevelopment areas.

The housing authority has an affordable housing resource in addition to their allocations of Section 8 vouchers and conventional public housing: their local reserve funds. The local reserves may be used by a housing authority for housing purposes consistent with state and Local law. However, much of these reserves is set aside to cover cash flow and administrative costs and pay for shortfalls in conventional public housing, as well as to develop new opportunities for affordable housing.