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Revised DRAFT

County of Santa Cruz General Plan
Housing Element



Revised Draft with
Response to HCD
and Public Comments,

October 13, 2009

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4.1: INTRODUCTION

With the exception of housing advocates, planners, policy-makers and State reviewers, few people read housing elements. By their nature, they are typically dry documents, filled with dense data summaries and obscure information required by State law. At the same time, housing elements establish important community priorities with regard to housing issues. Recognizing that housing issues are a significant challenge for the Santa Cruz County community, this document attempts to create a user-friendly Housing Element, with the goal of encouraging greater public access to and involvement in the development of important policy and programs that grow from the housing element process. This Section introduces the Housing Element, its purpose, its relevance, the overall document organization, and defines a few key terms.

PURPOSE OF A HOUSING ELEMENT

The Housing Element is one of seven required elements of the County's General Plan -- the document that guides land use planning and development activities in the unincorporated area. However, it is the only General Plan element that requires regular updates (typically every seven years) and review and certification by a State agency.

State law regarding housing elements states that local and state governments have a responsibility to facilitate housing development and to make "adequate provision for the housing needs of all economic segments of the community", while considering "economic, environmental, and fiscal factors and community goals set forth in the general plan." It further requires the Housing Element to be consistent and compatible with other General Plan Elements. Additionally, Housing Elements must provide clear policy for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law mandates the contents of the housing element, including:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement and development of housing; and
- A program that sets forth a multi-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

A critical component of the document is identifying adequate residential sites available for a variety of housing types for all income levels, particularly focusing on the needs of low- and moderate-income households. As well, the Element must address governmental constraints to housing maintenance, improvement, and development. Additionally, it needs to address conserving and improving the condition of the existing affordable housing stock, and promoting housing opportunities for all persons.

Policies and programs contained in the Housing Element are the County's action plan to achieve the required state goal of "attaining decent housing and a suitable living environment for every California family", as well as a plan for addressing unique local housing goals that reflect the particular concerns of the community.

Finally, as required by law, the Housing Element contains a documentation of affordable housing in the coastal zone. That report is provided in Appendix 4.1-1.

General Plan Consistency

The County's General Plan serves as the legal framework or "constitution" for development in the unincorporated area of Santa Cruz County. As such, it describes policies upon which all future permitting decisions will be based. All development-related decisions in unincorporated areas must be consistent with the General Plan. If a development proposal is not consistent with the plan, it must be revised or the General Plan itself must be amended.

Additionally, State law requires a community's General Plan to be internally consistent. This means that the Housing Element must function as an integral part of the overall General Plan, and be consistent with each other element of the General Plan. This document has been reviewed and found consistent with the Land Use, Circulation, Conservation and Open Space, Public Safety and Noise, Parks, Recreation and Public Facilities, and Community Design elements. As well, Housing Element policies are designed to promote housing consistent with the various land use designations set forth in the Land Use Element.

RELEVANCE OF A HOUSING ELEMENT – WHAT HAPPENED AS A RESULT OF THE LAST ELEMENT?

In addition to addressing a series of State legal requirements, a housing element can result in tangible changes that affect the context for housing production and housing efforts in the community. While the 2006 Housing Element took years of hearings and negotiations with the State in order to achieve certification, it resulted in a number of significant outcomes. Appendix 4.1-2 provides a comprehensive review of the program goals for that 2006 Element, with key highlights summarized below:

- Rezoning program of six sites (30.5 acres total) for higher density housing to address the needs for housing for lower income residents. These sites will provide development potential for 610 units of new housing in the community over the years, with a high proportion protected with permanently affordability restrictions (for both rental or ownership units).
- Committing a minimum of \$15 million of Redevelopment Agency housing funds to assist in the development of the newly rezoned higher density sites.
- Modifying the County's inclusionary housing policies to require broader financial contributions from developers to assist in affordable housing activities.

- Creating minimum density standards for urban infill sites to ensure that these sites are utilized at the proper densities for housing production.
- Streamlining regulations related to the construction of second units on properties. These changes have resulted in an increase of these smaller units that generally serve as more affordable rental units, serving the needs of smaller households.

These and other policies and programs contained in the 2006 Housing Element had a significant impact in terms of addressing the needs for affordable housing in the community. In order to accomplish similar outcomes for this document, it is important to clearly identify both state-required and locally-defined housing needs and develop programs that effectively address those needs.

PUBLIC PARTICIPATION

Given the importance of the Housing Element in addressing the housing needs of the local community, a key component to developing an effective housing element is public participation. Not only should the public be involved in developing the initial goals that guide the document preparation, but formal public hearings should be conducted to review the draft document.

Appendix 4.1-3 provides more details on the public participation process, which includes:

- Appendix 4.1-3 provides a list of the commissions, committees and non-profit organizations that were contacted about the Housing Element preparation process and public workshops and will continue to be contacted about the Housing Element adoption and implementation processes. These organizations represent the variety of interested stakeholders in housing issues—from extremely low-income households to real estate professionals.
- Three public workshops, conducted in conjunction with the County's Housing Advisory Commission, were held before development of this document to solicit initial public ideas and concerns. Those workshops took place in the south, central and north county areas at convenient evening hours. Appendix 4.1-3 provides a summary of the input received at those workshops and a summary of policy ideas adopted by the Housing Advisory Commission at the conclusion of those workshops.
- The Housing Advisory Commission, Planning Commission, and Board of Supervisors will conduct public hearings prior to taking action on the Draft Housing Element.
- Additional public input will be solicited in developing programs to implement the Housing Element's recommended activities.

ORGANIZATION OF THE HOUSING ELEMENT

One key goal of this Housing Element is to provide a user-friendly format for use by the general public. In order to address State legal requirements, past housing elements have tended to be loaded with highly technical information, distracting the reader from the larger context of our local housing challenges. Therefore, whenever possible, technical information has been summarized in the document, with the more detailed backup information provided in the appendices. As well, the sections have been reorganized to provide a more logical flow of information, leading up to the critical objectives, goals, policies and programs that will guide the community's housing efforts over the next five years.

Therefore, this document, which is included in the County General Plan as Chapter 4, is organized into nine sections, as follows:

- Section 4.1 – this Section -- serves as the introduction.
- Section 4.2 – Community Profile -- provides background on population, employment, and housing trends in Santa Cruz County.
- Section 4.3 – Housing Needs -- presents the County's housing needs, both as defined by the State and to meet local needs. This Section also explores the housing needs of special needs populations and the importance of protecting existing affordable housing resources.
- Section 4.4 – Housing Constraints -- describes the governmental and non-governmental constraints to affordable housing provision and outside factors that impact our housing market.
- Section 4.5 – Opportunities for Energy Conservation -- addresses State requirements with regard to integrating energy-efficiency and global warming concerns into the land use planning and housing development process.
- Section 4.6 – Housing Sites Inventory -- presents a detailed inventory of potential housing development that is possible under the current General Plan, zoning and other policies.
- Section 4.7 – Quantified Housing Objectives, Goals, Policies & Programs -- establishes quantified housing objectives (to meet both State and locally-identified needs), housing goals, and policies and programs to address the needs identified in the earlier sections of the Housing Element.
- Section 4.8 – Conclusion
- Appendices – Background and technical materials.

DEFINITION OF TERMS

The world of affordable housing, like so many others, contains its own vocabulary. As a result, regardless of efforts to minimize the use of technical terminology, one cannot discuss the topic of housing affordability without learning some new terms. This

document attempts to define those terms as they are introduced, but there are a few key terms that are fundamental to understanding a housing element. Those are introduced here:

- *"Affordable Housing"* is a term that is used loosely in many quarters meaning different things. For the purpose of this document, the term literally means housing that costs no more than 30 percent of a household's gross monthly income. (For rental housing, the residents can pay up to 30 percent of gross income on full-service rent, including utilities, or the combination of rent and separate utility costs. For homeownership, residents can pay up to 30 percent on the combination of mortgage payments, property taxes, homeowners insurance, and utility costs.) Given the primary focus of this document -- addressing the housing needs of those with lower incomes -- the focus is on those with incomes below median income.
- *"Area Median Income (AMI)"* is the income figure representing the middle point of all Santa Cruz County household incomes. Half of all households earn more than or equal to this figure and half earn less than or equal to this figure. The AMI is set by the State annually and varies according to the size of the household. For the year 2009, the AMI for a four-person household in Santa Cruz County is \$83,800, and for a one-person household, the AMI is \$58,666. In general, the four-person AMI is used as the standard. Figure 4.3.2 shows the 2009 income range for households in each of the income categories.
- *"Above Moderate Income Households"* are households earning more than 120 percent of the Santa Cruz County AMI. In spite of the difficulty that many households in this income category have in purchasing housing in our area, these households are not eligible to participate, by State law, in traditional affordable housing assistance programs.
- *"Moderate Income Households"* are households earning between 80 and 120 percent of the Santa Cruz County AMI. These households typically are eligible for programs that assist in the purchase of homes.
- *"Low Income Households"* are households earning between 50 and 80 percent of the Santa Cruz County AMI. Programs that serve the needs of these households typically focus on subsidized rental units.
- *"Very Low Income Households"* are households earning between 30 and 50 percent of the Santa Cruz County AMI. Programs that serve the needs of these households typically focus on subsidized rental units.
- *"Extremely Low Income Households"* are households earning below 30 percent of the Santa Cruz County AMI. Generally, households in this income category qualify for special programs for special populations (farmworkers, homeless, etc.)
- *"RHNA"* is the Regional Housing Needs Assessment process that assigns numeric housing goals for the County to accommodate in the Housing Element

for the current planning period (2007-14). This will be discussed in more detail in Section 4.3 of the Housing Element.

APPENDICES FOR THIS SECTION

- 4.1-4 Affordable Housing in the Coastal Zone
- 4.1-5 2006 Housing Element Status
- 4.1-6 Public Participation Details

4.2: COMMUNITY PROFILE

State law requires the Housing Element to provide a comprehensive analysis of issues that impact housing and housing affordability in the unincorporated area of Santa Cruz County. This Section of the County's Housing Element presents and analyzes some of the basic characteristics of households in the County as a whole and the unincorporated area in particular, including the number of households, household income and size, employment, and population trends. It also analyzes information relating to the quality, availability and cost of a variety of housing types in the County, including the costs to rent or purchase, the availability of different types of housing units and the age of the housing stock. By analyzing household characteristics and trends in relation to the quality and availability of housing, it is possible to more precisely understand the greatest needs in the community related to housing, and to anticipate future needs¹.

In order to provide the widest exploration of these issues, this Section relies on data from a number of sources. Much of the data comes from the most recent census – conducted in 2000. As a result, some data trends do not reflect current circumstances. The current economic downturn that began in 2008, and the “dot.com” bust of 2000-01 have had dramatic impacts on many issues, including employment and housing prices, both of which took place after the 2000 Census. At this time it is premature to speculate whether the impacts of the current economic conditions will dramatically alter the trends from the long-term data, or will prove to be a short-term anomaly.

OVERVIEW AND SUMMARY

The data provided in this Section can be a bit overwhelming, with numerous charts and tables displaying a range of data — including population changes, ethnicity breakdowns, age distributions, etc. For those readers not wishing to weigh into the technical details, the following paragraphs provide a brief overview of what all that data means.

Santa Cruz County's population has grown at a modest rate over the years, a rate that has steadily decreased over time. In terms of ethnicity, the community is mostly Non-Hispanic White, but the Hispanic/Latino population has become a significant and growing segment of the population. In spite of that, the community remains less ethnically diverse than the State as a whole. Not surprisingly, the over-40 segment of the population has grown at the fastest rate, reflecting the aging of the baby boomer population. The Association of Monterey Bay Area Governments (AMBAG) projects that the County will continue to age in the coming decades.

Over 65% of the households in the County are comprised of families, mostly of 2-3 persons. Not surprisingly, homeowners tend to be older and Non-Hispanic White, while renters are often younger and more ethnically diverse.

¹ Note: Data used in this section is the entire Santa Cruz County population, including the four cities of Capitola, Santa Cruz, Scotts Valley and Watsonville, unless otherwise noted.

Over 60% of the housing stock is comprised of single-family detached homes, a trend that has not changed much over the past 20 years. But over 50% of the housing units were built almost 40 years ago, suggesting that much of our housing stock either has been substantially remodeled or is in need of rehabilitation. As one would expect, most residential units are 3-bedrooms or smaller. Most likely because of high housing costs, many units are overcrowded (have too many resident for the number of bedrooms). Over the past decade, there has been a significant trend toward second homes in the County, which has resulted in fewer units being available for local households. Vacancy rates for local housing units (i.e., not including vacation homes) are generally low, but ownership-housing vacancies have increased recently due to increased foreclosure activity.

Incomes of households in the County have changed over time, with the percentage of lower income households dropping and the percentage of higher income households increasing. In fact, the greatest percentage growth in the 1990-2000 decade was for households with incomes over \$150,000. Those with lower and higher incomes tend to be concentrated in particular areas of the County, with lower income households concentrated in the Live Oak and South County areas, and higher income households concentrated in the Aptos/Corralitos and Scotts Valley areas. Finally, because of the nature of the economy in Santa Cruz County, which depends greatly on tourism and agriculture, the vast majority of local jobs pay at levels that do not adequately cover typical housing costs.

Over recent decades, the community has experienced interesting educational outcomes, with the percentage of high school graduates dropping, but the percentage of college graduates increasing. This presents both a challenge and opportunity for the area, with a supply of well-educated residents ready to enter the workforce, but also a growing rank of undereducated workers in a time when low-skilled jobs are leaving the community.

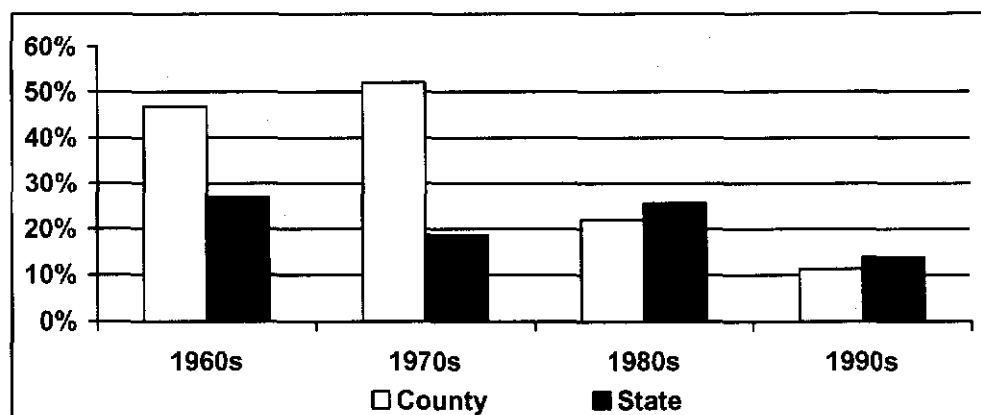
There has been a growing gap between housing prices and what people working in local jobs can afford over the years. This is true for both ownership and rental housing in the County, with those gaps growing dramatically in the 1990's and early 2000's. However, since 2008 the affordability gap for ownership units has decreased considerably. Unfortunately, the recent changes in the economy have put even greater pressures on the rental market, as ownership units have faced foreclosure. In general, over time households have been paying larger percentages of their incomes to address housing costs. This presents an even greater challenge to the County's Hispanic/Latino residents, as they comprise a higher percentage of renters.

In summary, the combination of the County's economy, demographics and housing stock present many challenges for local residents. The rest of this Section provides a more detailed discussion of these issues that shape our local housing market

POPULATION TRENDS

The population of Santa Cruz County, including its four cities, grew by over 11 percent between 1990 and 2000. This growth rate represents a significant decline from prior decades, which experienced decade growth rates of up to 52% per decade (see Figure 4.2.1 below). (More detailed data is provided in Appendix 4.2-1.) The Association of Monterey Bay Area Governments (AMBAG) projects that the County's rate of growth will continue at a lower level, and will grow by 4.5% between 2000 and 2010, representing an increase of 11,439 persons who will need to be housed in the County's four cities and its unincorporated area between 2000 and 2010.

Figure 4.2.1: 10-Year Population Growth Rates in Santa Cruz County vs. State



Source: US Census Bureau

RACIAL/ETHNIC COMPOSITION OF SANTA CRUZ COUNTY AND THE STATE OF CALIFORNIA

Compared to 1990, in 2000 there were fewer self-identified White residents in the County and more residents who did not identify with any of the described racial categories, but instead identified themselves as "other", mostly because the Hispanic/Latino category is considered by the Census to be an ethnicity, not a race, and most Latinos therefore identified themselves as "other" in the race category.

As shown in Figure 4.2.2, the 2000 Census reported that Santa Cruz County residents were predominately White (75%), with small percentages of the population identified as from other racial groups. That Figure also shows the changes between 1990 and 2000 in racial identification for the County and State.

Figure 4.2.2: County and State Population by Race 1990 and 2000

Race	1990		2000	
	Santa Cruz	California	Santa Cruz	California
White	83.9%	69.0%	75.0%	59.5%
Black	1.1%	7.4%	1.0%	6.7%
American Indian and Alaska Native	0.8%	0.8%	1.0%	1.0%
Asian	3.7%	9.6%	3.4%	10.9%
Native Hawaiian and Pacific Islander	Included as part of Asian Race		0.1%	0.3%
Other	10.4%	13.2%	15.0%	16.8%
Two or more races	Not included in Census		4.4%	4.7%
Total	100%	100%	100%	100%

Source: US Census Bureau

As Figure 4.2.3 indicates, compared to the racial makeup of California as a whole, Santa Cruz County has significantly more self-identified "White" residents (15% more than the State), and a smaller proportion of people in the Black/African American, Asian or "other race" categories.

Figure 4.2.3: Comparison of Hispanic/Latino Ethnicity by County and State Population

	1990		2000	
	Santa Cruz County	California	Santa Cruz County	California
Hispanic/ Latino (of any race)	20.4%	25.8%	26.8%	32.4%
Not Hispanic/ Latino (of any race)	79.6%	74.2%	73.2%	67.6%
Total	100.0%	100.0%	100.0%	100.0%

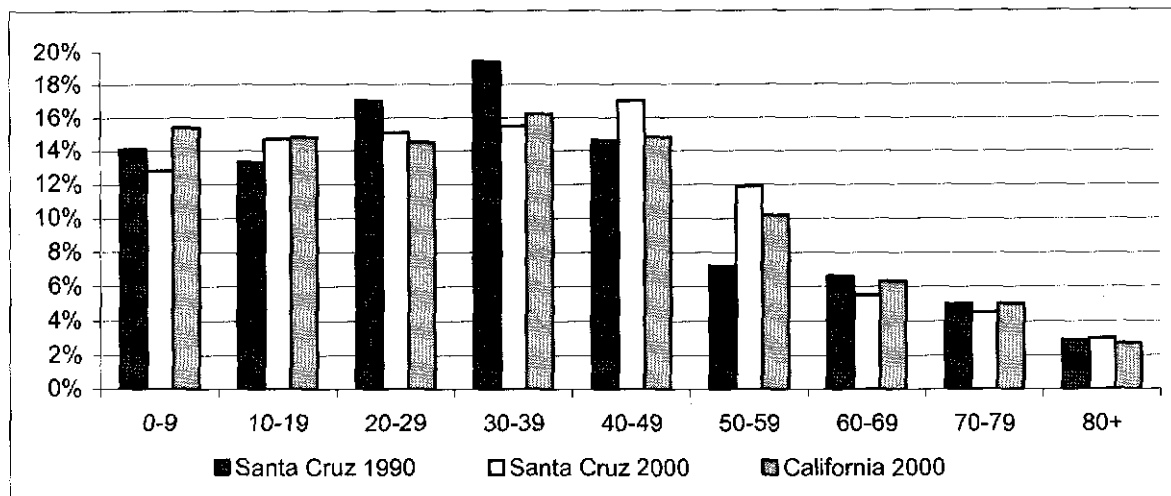
Source: US Census Bureau

It should be noted that the US Census Bureau considers "Hispanic/Latino" to be an ethnicity, not a race. This is because persons of Hispanic/Latino ethnicity can be of any race. Figure 4.2.3 shows that approximately 27% of Santa Cruz County residents classified themselves as Hispanic/Latino in 2000, compared to only 20.4% in 1990. However, the County's 2000 Hispanic/Latino percentage is lower than the statewide percentage of 32.4%. Similar to the State, the overall percentage of Hispanic/Latinos grew in Santa Cruz County during the 1990's, and likely has continued to do so since 2000.

AGE DISTRIBUTION

Figure 4.2.4 depicts the age distribution in Santa Cruz County in 1990 and 2000 compared to the State of California. The number of residents aged 50-59 increased 84% between 1990 and 2000. The 40-49 age group also experienced a substantial increase (up 27%) between 1990 and 2000. This trend is most likely explained by the increasing age of the large "baby boomer" population.

Figure 4.2.4: Age Distribution of County and State in 1990 and 2000 as a Percentage of the Population



Source: US Census Bureau

Conversely, Santa Cruz County's population experienced a relative decrease in the proportion of individuals in the 20-29 and 30-39 age groups during the 1990's. This decrease may reflect that this generation is comprised largely of young, mobile individuals and families that have difficulty living in Santa Cruz due to the high cost of living and relative lack of sufficiently high paying jobs, or simply illustrate the aging of the baby-boomer generation.

NUMBER AND SIZE OF HOUSEHOLDS

The number of households (i.e., occupied housing units) in Santa Cruz County increased by 8.3% between 1990 and 2000 (Figure 4.2.5). One would expect average household size to increase substantially in high cost housing markets as more people crowd into smaller housing units in order to share the high costs. However, in Santa Cruz County, the household size remained relatively stable between 1990 and 2000 (a 1.9% increase), closely paralleling the average household size for the State of California (2.87 persons per household).

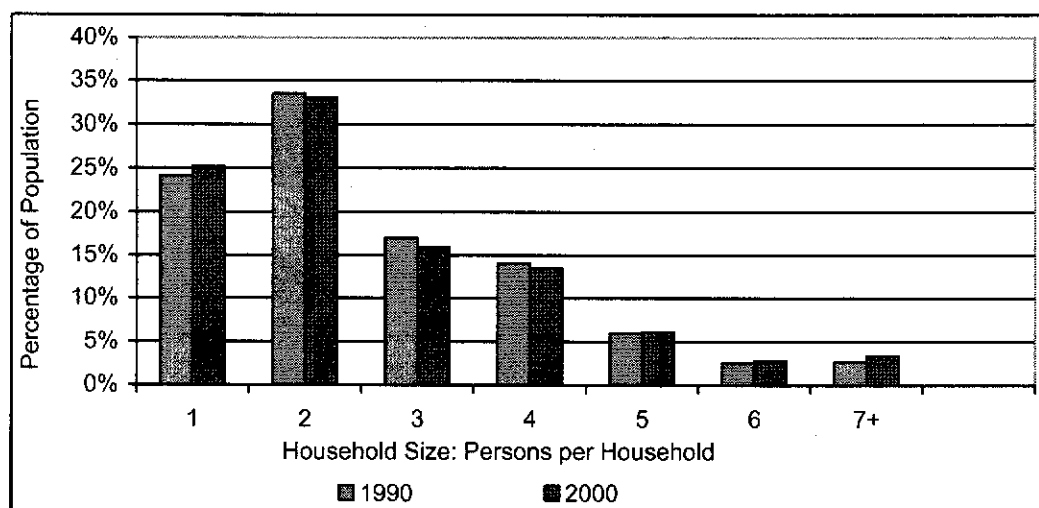
Figure 4.2.5 Estimated Number and Size of Households for Santa Cruz County and the State of California

	County (1990)	County (2000)	% Growth	California (1990)	California (2000)	% Growth
Households	83,566	91,139	8.3%	10,381,206	11,502,870	9.8%
Persons per Household	2.66	2.71	1.9%	2.80	2.87	2.5%

Source: US Census Bureau

In 1990, most households in the County contained two or three members. While large households (5+ persons) comprised only about 12% all households in 2000, there was a slight increase in the proportion of larger households between 1990 and 2000 (Figure 4.2.6). (Detailed data is provided in Appendix 4.2-3.)

Figure 4.2.6: Household Sizes in County, 1990 & 2000



Source: US Census Bureau

HOUSEHOLD COMPOSITION

Figure 4.2.7 illustrates changes in household composition between the 1990 Census and 2000 Census. Although Santa Cruz County was once described as a retirement community, the number and proportion of households comprised of elderly persons in the County has decreased over the past several decades. (However, the latest AMBAG forecast indicates that this trend will reverse in coming decades as the baby-boomer generation ages.) Contrary to what would be expected in communities with high rental rates, the percentage of people living alone remained stable. Other categories, such as persons living in group quarters, institutionalized, and families with children remained relatively constant with only a slight decrease between 1990 and 2000.

Figure 4.2.7: Household Composition by Type in Santa Cruz County

Households	1990		2000	
	Number of Households	% of Total	Number of Households	% of Total
Family households	53,752	64.3%	57,132	62.7%
Non-family households	29,814	35.7%	34,007	37.3%
Elderly (65 +) Households	18,475	22.1%	18,173	19.9%
People Living Alone	20,137	24.1%	22,905	25.1%
Families With Children	27,744	33.2%	29,111	31.9%

Source: US Census Bureau

HOUSING STOCK

According to the US Census Bureau, in 2000 the majority of housing units in Santa Cruz County were single-family homes (63% of the housing stock in 2000) (Figure 4.2.8). Overall, there was very little change in the proportion of multi-family and other types of homes between 1990 and 2000. However, according to the Census Bureau, there was a slight decrease in the number of mobile homes within Santa Cruz County between 1990 and 2000.

Figure 4.2.8: Housing Units by Number in Structure

Units in Structure	1990		2000	
	# of Units	%	# of Units	%
1-Unit, Detached	58,316	63.5%	62,706	63.4%
1-Unit, Attached*	7,376	8.0%	8,750	8.8%
2 Units	3,050	3.3%	3,181	3.2%
3 or 4 Units	4,608	5.0%	5,187	5.2%
5 to 9 Units	3,181	3.5%	3,622	3.7%
10 to 19 Units	2,782	3.0%	2,560	2.6%
20 or More Units	3,933	4.3%	5,604	5.7%
Mobile Home**	7,157	7.8%	6,916	7.0%
Boat, RV, Van, etc.**	1,475	1.6%	347	0.4%
Total	91,878	100%	98,873	100%

Source: US Census Bureau, Census 1990 and 2000

* 1-unit attached include zero lot-line unit, attached garage units, etc.

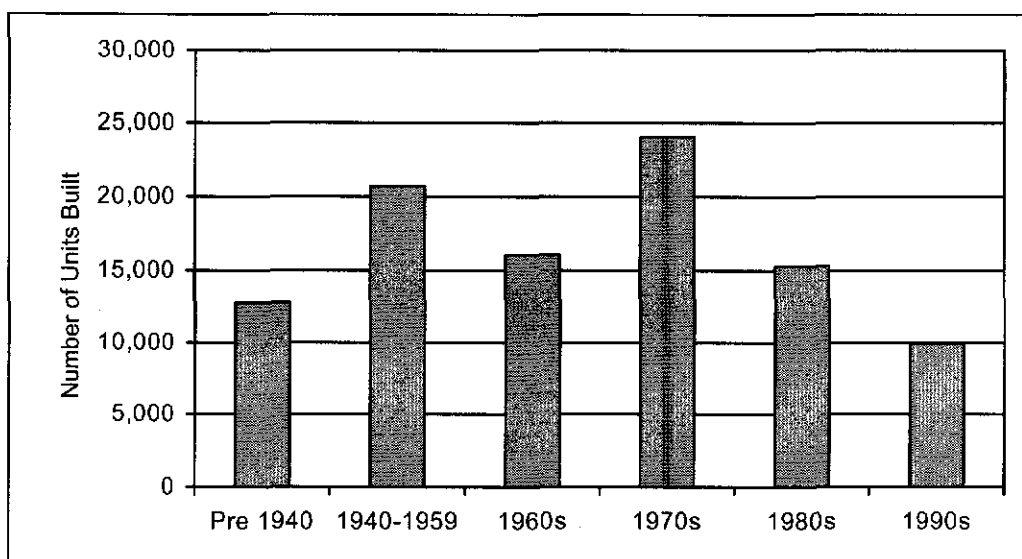
**The categories for "Mobile Home" and "Boat, RV, Van, etc." do not correspond in the 1990 and 2000 Census data.

AGE AND CONDITION OF HOUSING STOCK

The age and condition of the housing stock is an additional factor in housing adequacy and availability in many communities. Although age does not always correlate with substandard housing conditions, neighborhoods with a prevalence of homes more than 40 years old are more likely than newer neighborhoods to have a concentration of housing problems related to deferred maintenance, inadequate landscaping, outdated utilities or interior amenities. Therefore, it is useful to look at the age of the housing stock to determine where inadequacies may lie, or why certain units remain vacant.

Figure 4.2.9 shows that more housing units in the County were built between 1970-1979 than during any other decade. However, the data indicates that over 50% of the housing stock in Santa Cruz County was built prior to 1970 (i.e., almost 40 years ago). Given the age of the housing stock, it is likely that many units in Santa Cruz County have been upgraded or are in need of rehabilitation. Permit records, Building and Code Enforcement records indicate that substantial work is taking place on these older structures. In particular, neighborhoods in the Live Oak Planning Area and the San Lorenzo Valley Planning Area are in need of rehabilitation and updating, particularly in structures built before 1960. While many of these structures are now receiving the care and maintenance they require, these two planning areas have additional needs for rehabilitation. According to field staff in the Building and Code Enforcement sections, in most cases, full-scale replacement of housing units has not been necessary, and the majority of the County's housing stock will continue to be viable, with maintenance and some renovation, for the duration of the planning period. The County continues to work on simplifying the renovation and maintenance permits for existing housing, in an effort to ensure this work remains affordable.

Figure 4.2.9: Housing Units by Decade Built

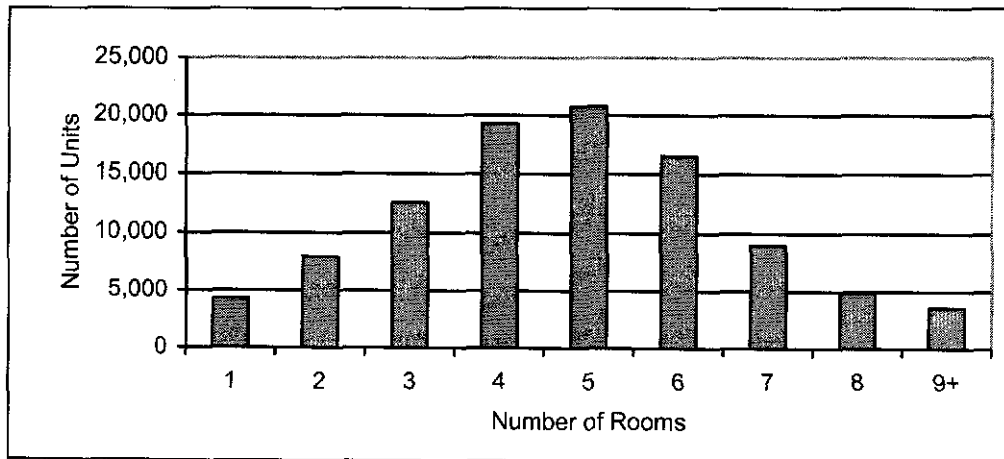


Source: 2000 Census

NUMBER OF ROOMS PER UNIT

The US Census Bureau defines “room” as including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger’s rooms. Nearly 60% of the housing units in the County have between 4 and 6 rooms as shown in Figure 4.2.10.

Figure 4.2.10: Rooms per Housing Unit



Source: 2000 Census

From this data it can be inferred that most of the housing units within the County have 2 or 3 bedrooms. The trend in California, as in the nation, has been a shrinking average family size. However, housing stock with few rooms make it difficult for larger families to find adequate housing. In addition, larger units tend to be built for ownership by wealthier households.

OVERCROWDING

The US Census Bureau defines overcrowding as more than one person per room, and extreme overcrowding as more than 1.5 persons per room. Overcrowding typically results when either the cost of larger units available for sale or rent is more than the families can afford, or unrelated individuals (such as students or low-wage single adult workers) share dwelling units due to high housing costs. This can lead to overcrowded housing conditions.

Overcrowding can result in deterioration of the quality of life within a community. Figure 4.2.11 summarizes the overcrowding status in the County as a whole, where over 4% of the County's occupied housing units were overcrowded, and over 6% are extremely overcrowded according to the 2000 Census. With a rental vacancy rate of only 2.8%² and an above average cost of living, it is likely that a significant number of households in Santa Cruz County suffer from overcrowded conditions. The 2000 Census data

² 2000 Census

indicates that there were a significant number of housing units in the unincorporated area that were overcrowded, including 13% of renter households and 5% of ownership households.

Figure 4.2.11: Persons per Room in All Occupied Housing Units in Santa Cruz County

Persons	Number		%	
	1990	2000	1990	2000
1.00 or less	76,064	91,139	91.0%	89.1%
1.01 to 1.50 (overcrowded)	3,169	3,892	3.8%	4.3%
1.51 or more (severely overcrowded)	4,333	6,014	5.2%	6.6%
Total	83,566	101,045	100%	100%

Source: US Census Bureau

VACANCY RATES IN SANTA CRUZ COUNTY

Vacancy rates are the most straightforward indicator of existing housing need. Vacancy rates of at least 5% for rental housing and 2% for for-sale housing are considered necessary to facilitate reasonable mobility within the community. When vacancy rates fall below these levels, residents typically have a difficult time finding appropriate units and competition for available units can drive up housing prices. The combined rental and for-sale vacancy rate, excluding units that were for seasonal or occasional use, was 2.7% in unincorporated Santa Cruz County in 2000.

This rate was well below the optimum threshold, indicating that there was a need for additional new rental and for sale housing units in 2000 (see Figure 4.2.12). However, in the past year or so the County has experienced a decline in the real estate market. This has resulted in even greater pressures on the rental stock, with an increase in vacant ownership units (i.e., partly due to an increase in foreclosures).

Figure 4.2.12: Total Vacant Units and Vacancy Rate in Unincorporated Santa Cruz County in 2000

	Number of Units	Percent of Total Units
All Vacant Housing Units	5,591	9.9%
Vacant Housing Units held for Seasonal or Occasional Use	4,033	7.2%
Vacant housing units, excluding units for seasonal or occasional use	1,558	2.7%

Source: US Census Bureau – for unincorporated area only

Figure 4.2.13 shows an interesting trend in the types of vacant units Countywide. Between 1990 and 2000 the percentage of vacant for-rent and for-sale only units decreased significantly, whereas the percent of seasonal, recreational or occasional use units increased. Given the County's environment and proximity to urban areas with

higher incomes, it is no surprise that the incidence of second home ownership has increased over the years. With the number of available units growing slowly over time, the competition for ownership and rental housing has generally increased over the years. That trend, at least for ownership housing, has tempered since 2008, with the downturn of the national economy.

Figure 4.2.13: Type of Vacant Units in Santa Cruz County

Unit	Number of Vacant Units in Santa Cruz County		Percent of Vacant Units in Santa Cruz County	
	1990	2000	1990	2000
For Rent	1,516	934	18.2%	12.0%
For Sale Only	1,243	424	15.0%	5.5%
Rented Or Sold, Not Occupied	601	474	7.2%	6.1%
For Seasonal, Recreational or Occasional Use	3,659	5,051 ³	44.0%	65.4%
For Migrant Workers	16	24	0.19%	0.31%
Other Vacant	1,277	827	15.4%	10.7%
Total	8,312	7,734	100%	100%

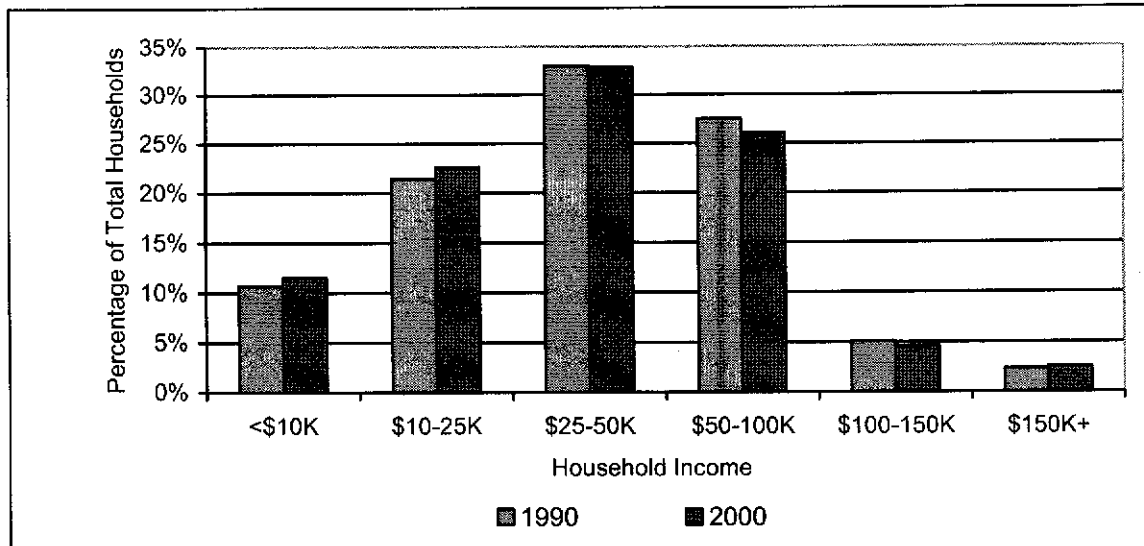
Source: US Census Bureau – for entire County

INCOME CHARACTERISTICS

Household income distribution in Santa Cruz County changed only slightly between 1990 and 2000, as illustrated in Figure 4.2.14. The percentage of households with incomes below \$50,000 per year increased, while those with incomes between \$50-100,000 decreased. Interestingly, those with incomes over \$150,000 grew. While some of this shift can probably be attributed to inflation, this trend suggests that Santa Cruz has been attracting residents with incomes high enough to afford homes or rent in Santa Cruz while many, including the elderly and younger residents (and many entry-level workers), may be unable to afford the relatively high housing costs in the County. (Detailed data are provided in Appendix 4.2-3.)

³ The difference from 1990 to 2000 includes pre-existing units that were converted to seasonal use as well as new units constructed for that purpose; the difference is not solely from new construction.

Figure 4.2.14: 1990 vs. 2000 Household Income
(Note: Not Adjusted for Inflation)



Source: US Census Bureau

Figure 4.2.15 displays the ranking of household income by geographic sub-area of the County (i.e., Census Designated Places or CDPs) and indicates that there is some concentration of poorer and wealthier areas of the County. According to this data, the Aptos/Corralitos area and Scotts Valley have the greatest concentrations of higher income households, while Live Oak and Watsonville have the greatest concentrations of lower income households.

Figure 4.2.15: Ranking of the 2000 Median Income of Census Designated Place (CDP) areas within Santa Cruz County

1	Rio Del Mar	\$75,282
2	City of Scotts Valley	\$72,449
3	Day Valley	\$72,437
4	Corralitos	\$70,781
5	Aptos Hills- Larkin Valley	\$70,417
6	Aptos	\$61,843
7	Boulder Creek	\$60,455
8	Ben Lomond	\$57,241
9	Soquel	\$55,230
	County Median (Year 2000)	\$53,998
10	Interlaken	\$53,875
11	City of Santa Cruz	\$50,605
12	Felton	\$48,102
13	Live Oak	\$47,949
14	City of Capitola	\$46,048
15	Amesti	\$45,558
16	Opal Cliffs	\$42,673
17	Freedom	\$40,600
18	Twin Lakes	\$39,057
19	City of Watsonville	\$37,617
20	Santa Cruz County Total	\$53,998

Source: 2000 Census

In evaluating household income levels, five standard income level categories are required for the Housing Element, based on what percentage a household earns of the County median income for that household size:

1. **Extremely Low-Income** (households earning less than 30% of the County median),
2. **Very Low-Income** (households earning between 30% and 50% of the County median),
3. **Lower-Income** (households earning between 50% and 80% of the County median),
4. **Moderate-Income** (households earning between 80% and 120% of the County median), and
5. **Above Moderate-Income** (households earning more than 120% of the County median).

Santa Cruz County has a very wide range in income distribution due to a large agricultural sector with many workers who earn very low wages, and a wide range of highly paid technical and management workers. These five income categories are expressed as a percentage of the County median income and are adjusted for household size. Figure 4.2.16 shows the shift of incomes associated with the five Housing Element income categories, as they have been adjusted to median income increases over time.

Figure 4.2.16: Increase in Santa Cruz County Household Income Range by Income Category (for a four person household)

Income Category	Income Range 2006	Income Range 2007	Income Range 2008	Income Range 2009
Extremely Low Income	\$0-\$23,550	\$0-\$24,390	\$0-\$26,100	\$0-\$27,810
Very Low Income	\$23,550-\$39,250	\$24,390-\$40,650	\$26,100-\$43,500	\$27,810-\$46,350
Low Income	\$39,250-\$62,800	\$40,650-\$63,350	\$43,500-\$69,600	\$46,350-\$74,150
Moderate Income	\$62,800-\$90,400	\$63,350-\$97,600	\$69,600-\$97,600	\$74,150-\$100,550
Above Moderate Income	\$90,400+	\$97,600+	\$97,600+	\$100,550+

Source: State Department of Housing and Community Development (HCD)

The State Department of Housing and Community Development (HCD) publishes estimates of household income each year for the County, based on household size and income categories (for a typical family size of four persons). These estimates are used in many jurisdictions to determine eligibility for various housing programs. The income guidelines are adjusted for household size. For a family of four, the median income was estimated to be \$83,800 in Santa Cruz County in 2009.

Income limits for different household sizes are modified annually, based on information provided to the County by the State Department of Finance. The 2009 incomes are shown in Figure 4.2.17.

Figure 4.2.17: Santa Cruz County Income Upper Limits by Category in 2009

Household Size	Extremely Low Income (<30% of Median)	Very Low Income (30-50% of Median)	Lower Income (50-80% of Median)	Moderate Income (80-120% of Median)	Above Moderate Income (>120% of Median)
1 Person	\$19,470	\$32,450	\$51,900	\$70,400	\$70,400+
2 Persons	\$22,260	\$37,100	\$59,300	\$80,450	\$80,450+
3 Persons	\$25,020	\$41,700	\$66,750	\$90,500	\$90,500+
4 Persons	\$27,810	\$46,350	\$74,150	\$100,550	\$100,550+
5 Persons	\$30,030	\$50,050	\$80,100	\$108,600	\$108,600+
6 Persons	\$32,250	\$53,750	\$86,000	\$116,650	\$116,650+
7 Persons	\$34,470	\$57,450	\$91,950	\$124,700	\$124,700+
8 Persons	\$36,720	\$61,200	\$97,900	\$132,750	\$132,750+

Source: HCD 2009 Income Limits

EMPLOYMENT AND WAGE CHARACTERISTICS

There were approximately 141,000 County residents in the civilian labor force in 2000. Figure 4.2.18 lists some of the average hourly and annual earnings of various professions in Santa Cruz County, taken from the 2000 Occupational Employment Statistics Survey. In 2000, services, retail trade, and government jobs dominated Santa Cruz employment, accounting for 67% of the total employment in the County. With regard to wages, only two of the random jobs listed in Table 4.2.18 pays enough to afford current rental prices (fair market rent for a 2 bedroom unit = \$30.58 in 2008), assuming a single wage earner per household.

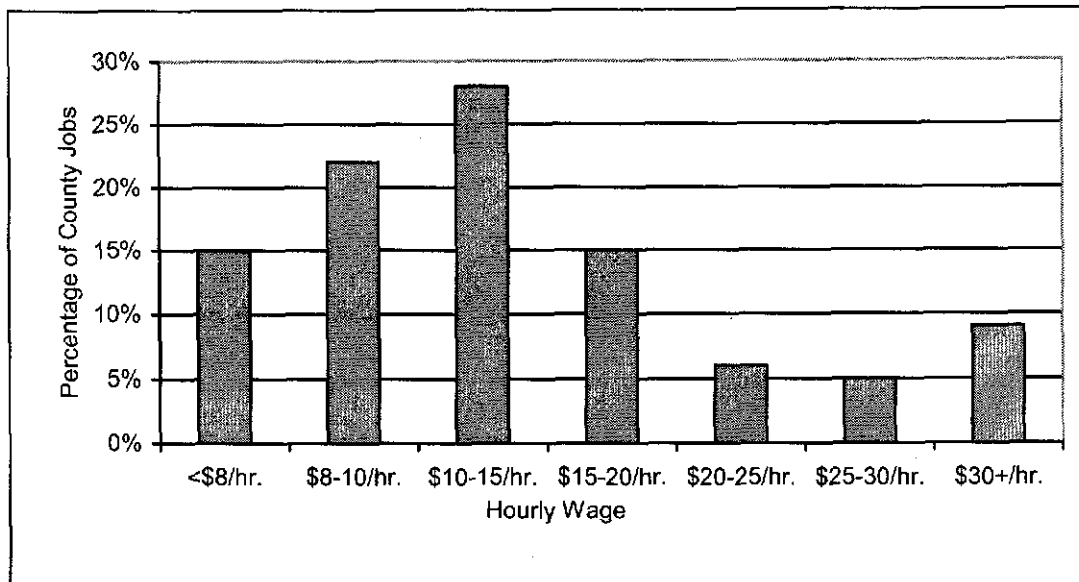
Figure 4.2.18: Occupational Employment and Wage Data for Santa Cruz County in 2000-01

Job Type	Mean Hourly Wage	Mean Annual Earnings
Salesperson, Retail	\$9.84	\$20,482
Cashier	\$9.34	\$19,438
Waiter & Waitress	\$9.75	\$20,282
Food Preparation & Svcs	\$8.81	\$18,306
General Manager	\$38.98	\$81,087
Landscaping/Grounds-keeping	\$10.94	\$22,741
Teachers/Second. School	n/a	\$48,024
Receptionist and Information Clerks	\$12.47	\$25,924
Carpenter	\$23.18	\$48,215
Farmworkers and Laborers	\$6.88	\$14,309
Bus Drivers, School	\$12.35	\$25,699
Social Workers	\$21.16	\$44,001
Registered Nurses	\$28.28	\$58,817
Fire Fighters	\$22.54	\$46,879
Hourly wage needed to pay fair market rent for a 2 bedroom rental unit in 2001: \$24.96*		
Source: Occupational Employment (2000) and Wage (2001) Data from the Occupational Employment Statistics (OES) Survey		
* Hourly wage needed to pay fair market rent for a 2-bedroom rental unit in 2008: \$30.58		

The detrimental impact of these relatively low wages becomes more significant when considered in the context of the wage distribution for jobs existing in the community (see Figure 4.2.19). Only about 20% of jobs pay wages that would enable single wage earners to reasonably cover housing costs for a typical family with a single income renting a modest apartment in Santa Cruz County.

Santa Cruz County's 2000 unemployment rate of 5.6% was higher than the State of California's rate of 4.9%. This figure decreased in the early part of the decade, but has since increased in response to the economic downturn starting in 2008.

Figure 4.2.19: County Wage Distribution in 1999



Source: 2000 Census

EDUCATION

Figure 4.2.20 illustrates the educational attainment levels of Santa Cruz County residents in 1990 and 2000. The table shows that in 2000 over 66% of the adult residents of Santa Cruz County attained additional education after high school, and less than 17% of adults had not completed high school. The percentage of the population completing high school increased slightly from 1990 to 2000.

However, the percentage of the population that completed college increased over this time period. Moreover, the general trend of Santa Cruz County residents tending to have a higher education level than residents of the State as a whole continued through the decade. This indicates that there is a large base of educated people to fill job vacancies in the County.

Figure 4.2.20: California and Santa Cruz County Educational Attainment in 1990 and 2000 of Persons more than 25 Years Old

Educational Level	% of California State Population (1990)	% of Santa Cruz County Population (1990)	% of California State Population (2000)	% of Santa Cruz County Population (2000)
Less than 9 th Grade	9.4%	9.1%	11.5%	9.7%
9 th to 12 th Grade- No Diploma	8.7%	9.5%	11.7%	7.1%
High School Graduate (or GED)	19.0%	19.3%	20.1%	16.6%
Some College- No Degree	24.6%	27.9%	22.9%	25.1%
Associate Degree	8.5%	7.9%	7.1%	7.3%
Bachelor's Degree	19.3%	17.3%	17.1%	21.7%
Graduate or Professional Degree	10.4%	8.8%	9.5%	12.5%
Total	100%	100%	100%	100%

Source: US Census Bureau

HOUSING COSTS

The County of Santa Cruz vacancy rate averaged 2.7% in 2000 (not including vacation homes), which is considered to be quite low. Figure 4.2.21 shows that typical monthly rents in Santa Cruz County are extremely high, even by California standards. Due to the shortage of decent rental units, rents have increased, as more people compete for a fixed number of units. As a result, many households pay more than 30% of their income on rent, or more people are sharing living quarters. This cycle puts considerable strain on lower priced, affordable rental housing.

Figure 4.2.21: Typical Rents for Average Rental Units in Santa Cruz County in 2008

Type	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Apartment	\$1,100-1,520	\$1,350-2,200	(uncommon) \$1,900-2,600	Rare
House	\$1,050-\$1,400	\$1,400-\$1,850	\$1,800-\$2,600	\$2,200-\$3,200+
Condominium	(uncommon) \$950-\$1,300	\$1,500-\$1,700	\$1,900-\$2,450	Rare
Average Range For all Types				
Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
\$600-\$800	\$875-\$1,400	\$1,075-1,850	\$1,500-2,600	\$2,200+

Source: 2008 Planning Department Survey of Santa Cruz County Rental Properties Listed on Craigslist.

The average current rental rate in Santa Cruz County exceeds the "Fair Market Rents", which are rent levels established by the federal government for eligibility for various

rental subsidy programs. Figure 4.2.22 compares the Fair Market Rents for different sized housing units in the County with the necessary hourly wage and annual income to afford these residences.

Figure 4.2.22: 2008 Fair Market Rents for Existing Housing in Santa Cruz County					
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2008 Fair Market Rents (FMR)	\$970	\$1,145	\$1,493	\$2,148	\$2,214
Hourly Wage Needed to Afford FMR @ 40hr/wk	\$16.59	\$18.81	\$25.17	\$32.81	\$37.77
Annual Income Needed to Afford FMR	\$34,500	\$39,120	\$52,350	\$68,240	\$78,560
Source: National Low Income Housing Coalition					

Figure 4.2.23 lists the average monthly gross rent by sub-area of the County in 2000 (by Census Designated Place or CDP).

Figure 4.2.23: Median Gross Rent in Dollars per Month for CDP Areas in Santa Cruz County in 2000		
1	Rio Del Mar	\$1,375
2	City of Scotts Valley	\$1,177
3	Soquel	\$1,147
4	Aptos	\$1,091
5	Opal Cliffs	\$1,035
6	Twin Lakes	\$998
7	Live Oak	\$979
8	City of Capitola	\$973
9	Aptos Hills-Larkin Valley	\$950
10	Boulder Creek	\$949
11	Ben Lomond	\$946
12	City of Santa Cruz	\$941
13	Interlaken	\$929
	County Median	\$924
14	Felton	\$839
15	City of Watsonville	\$742
16	Amesti	\$733
17	Corralitos	\$713
18	Freedom	\$663
19	Day Valley	\$598
Source: US Census Bureau		

In contrast, Figure 4.2.24 displays the median owner-estimated home values within Census Designated Places (CDPs) in 2000. Between the years 1990 (June-December) and 2002 (January-June), the median sale price of a single-family home in the County rose dramatically, from \$271,000 to \$499,933⁴. This represents an 84.5% increase in the median home sale price in 11.5 years. In the years since 2002 County housing prices continued their steep increase, topping out at median sales price of nearly \$750,000 in 2007 before the recent bursting of the real estate "bubble" (as illustrated in the Fig. 4.2.25 below). By 2008 the median price had fallen to \$682,000, and so far in 2009 it has precipitously dropped to near 1999 levels with a \$380,000 median price Countywide (probably due to the large number of foreclosed properties now on the market).

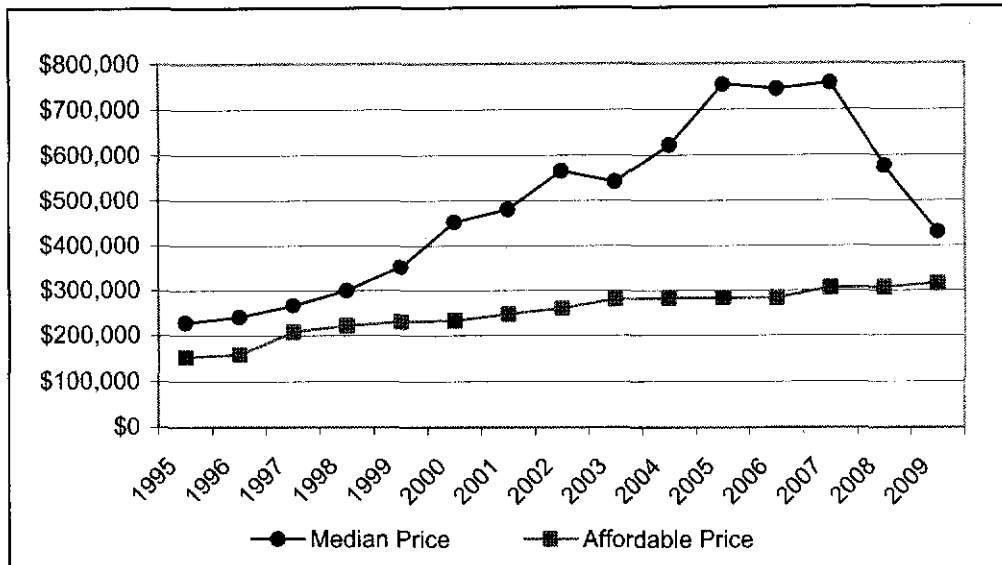
Figure 4.2.24: Median Owner-Estimated Home Values within CDP Areas in Santa Cruz County in 2000		
1	Aptos Hills-Larkin Valley	\$570,000
2	Day Valley	\$467,400
3	Rio Del Mar	\$448,100
4	Scotts Valley City	\$447,900
5	Twin Lakes	\$435,800
6	Opal Cliffs	\$419,600
7	City of Santa Cruz	\$411,900
8	Corralitos	\$408,000
9	Aptos	\$403,400
10	Capitola City	\$397,600
	County Median	\$377,500
11	Soquel	\$357,400
12	Live Oak	\$345,500
13	Felton	\$325,900
14	Amesti	\$307,200
15	Ben Lomond	\$289,300
16	Boulder Creek	\$279,100
17	Interlaken	\$254,800
18	Freedom	\$226,400
19	City of Watsonville	\$224,700
Source: 2000 Census		

Figure 4.2.25 depicts the trends in the median sale price of a single-family home since 1995. This graph dramatically illustrates the recent downturn in home prices that has resulted from the economic challenges that began in 2008. Note that the rapid decline in 2008 is most likely due to the recent rise in foreclosures and does not accurately depict

⁴ Santa Cruz County Board of Realtors

the price levels of the non-foreclosure housing market. Although the median home price in 2009 is approaching a more affordable price, it is unlikely that this downward price trend will continue.

Figure 4.2.25: Median Sales vs. Affordable Home Prices, 1995-2009
(Single Family Dwellings)



Sources:

Median Price: Santa Cruz Association of Realtors

Affordable Price: County Planning Department, assumes 100% AMI for 4-person household, 20% downpayment, 7% interest rate

OVERPAYMENT

When rental rates and home ownership costs are high, many people are required to spend more of their income on housing related costs, which reduces the amount of money available for other living costs and saving for future needs. The US Department of Housing and Urban Development (HUD) defines households that pay more than 30% of their gross monthly income for housing costs, rent or mortgage and additional housing costs, as overpaying for housing. Overpayment can result in a reduction in the overall quality of life for members of the affected household. Figure 4.2.26 reflects the distribution of persons in Santa Cruz who were overpaying for housing in 2000, by income bracket.

Figure 4.2.26 shows that there is a high percentage of homeowners exceeding the 30% threshold, although the percentage drops significantly as incomes increase. For renters, the percentage exceeding 30% grows dramatically as household incomes decrease.

Figure 4.2.26: Percentage of Households Paying Over 30% of Income on Housing in 2000 (entire County)			
Income	Owners	Renters	Total number of households overpaying
Extremely-Low Income*	51.5%	88.1%	9,559
Very-Low Income*	54.9%	70.6%	7,604
Low-Income*	56.6%	41.2%	5,323
Moderate Income*	45.7%	15.6%	5,080
Above-Moderate* Income	15.2%	3.7%	3,566
*Categories are adjusted to fit Census income categories for households overpaying for housing costs			
Source: US Census Bureau, out of 77,508 computed households			

Finally, Figure 4.2.27 illustrates the percentage of income paid for housing costs by area of the County. This table indicates that in the South County there is a significantly higher proportion of households paying over 30% of household income for housing costs. While the level of overpayment for housing is considerable throughout the County, it is particularly acute in the South County areas in and around Watsonville.

Figure 4.2.27: 2007 Percent of Income Spent on Housing in Santa Cruz County			
Region	Percent of Households Spending 30% or Less	Percent of Households Spending 30%-50%	Percent of Households Spending Over 50%
North/Mid-County	59.4%	22.3%	18.3%
South County	38.0%	29.4%	32.5%
San Lorenzo Valley	51.1%	24.1%	24.8%
Source: 2008 Community Assessment Project			

HOUSING TENURE

Housing tenure is a way of describing how housing units are being utilized. Figure 4.2.28 illustrates the number of housing units occupied by renters vs. owners (tenure) and vacant units in 2000, in both the unincorporated area and the County as a whole. It indicates that the unincorporated area had a slightly higher home ownership rate than the County as a whole in 2000.

Figure 4.2.28: Housing Tenure in 2000

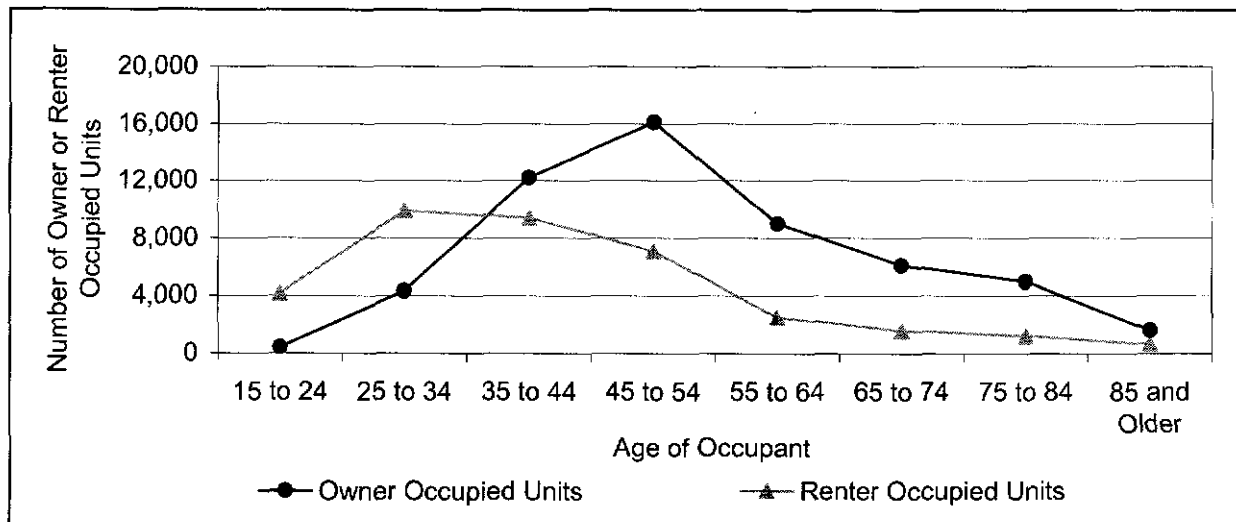
	Owner	Renter	Vacant	Total
Housing Units - Countywide	54,681 (55%)	36,458 (37%)	7,734 (7.8%)	98,873 (100%)
Housing Units - Unincorporated Area	34,283 (61%)	16,068 (29%)	5,591 (10%)	55,942 (100%)

Source: US Census Bureau

Overall, 55% of all Santa Cruz County residents owned their home in 2000. Of these, 25% of residents under 35, and 69% of residents over the age of 35, owned their homes in 2000. For Extremely Low Income Households these numbers were much lower. According to the 2000 Census, there were 2,038 renter households and 1,625 owner households earning less than 30% of the AMI, showing that only 44% of these households owned their homes.

Figure 4.2.29 below shows tenure by age of householder in the County, and reveals, not surprisingly, that adults aged 45 and over tended more to own their own housing units rather than rent, while younger adults mostly rented their homes.

Figure 4.2.29: Housing Tenure by Age of Homeowner in Santa Cruz County, 2000



Source: US Census Bureau

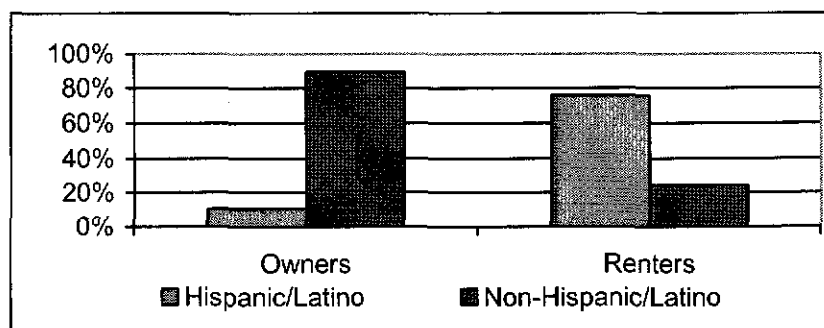
Analysis of tenure by race reveals that individuals who are White were more likely to own their own home than rent in 2000 (Figure 4.2.30). Homeownership among White households far exceeded that of minority households in the County in 2000, continuing a historic trend.

Figure 4.2.30: Housing Tenure by Race of Homeowner in Santa Cruz County in 2000 (from 2000 Census)

Race	Percentage of Owner Occupied Units	Percentage of Renter Occupied Units
White	88%	76%
Black or African American alone	<1%	1%
Native American and Alaska Native alone	1%	1%
Asian alone	3%	3%
Native Hawaiian and Other Pacific Islander alone	<1%	<1%
Some Other Race alone	5%	14%
Two or More Races	2%	5%

Finally, homeownership by Hispanic or Latino households was 13.6% lower than homeownership by non-Hispanic/Latino households in 2000, as shown in Figure 4.2.31.

Figure 4.2.31: Tenure by Ethnicity



Source: 2000 Census

CONCLUSION

This Section of the Housing Element has presented a broad picture of households in the community, and relates this information to existing housing conditions. The next Section (4.3) addresses housing needs of the general population and special population groups in the County, and also identifies existing affordable housing units that are vulnerable to losing resale/rent restrictions in the community. With this background information, upcoming sections develop policies and programs to address these needs.

APPENDICES FOR THIS SECTION

- 4.2-4 Population Growth in Santa Cruz County and the State of California (1960-2030)
- 4.2-5 Household Sizes in Santa Cruz County
- 4.2-6 Santa Cruz County and State of California Household Income

4.3: HOUSING NEEDS

Housing in Santa Cruz is an issue that is challenging for people across all socio-economic sectors and one that is discussed in newspapers, coffee shops and boardrooms across the community. The problems created by the cost of housing are well known—the very visible homeless population; the challenges of schools meeting the needs of children living in unstable, overpriced or substandard conditions; and the difficulty of hospitals recruiting health care professionals or local government attracting and retaining law enforcement officers. It is safe to say that the entire community is affected by the high cost of housing.

The challenge for the County is to address the housing need across the spectrum with planning and zoning policies and with targeted programs that do their best to address the housing needs of the community. This includes housing for those who have incomes that do not limit their housing choices, the housing needs of the community's diverse workforce, and housing for the most challenged in the community.

The Housing Element is required to set forth a "schedule of actions for the planning period" for meeting its housing needs and this section will lay the ground work for those actions by defining the housing needs of the population divided by income groups, and exploring the unique housing needs of special targeted populations.

The income groups used in this section to discuss housing needs are based on the median income. Across the country, Area Median Income (AMI) is established each year by the US Department of Housing and Urban Development (HUD). Median Income is adjusted for family size and is used as a standard for comparing housing cost and affordability in different communities.

As was discussed in previous sections of the Housing Element, housing issues are typically discussed in the context of five income categories:

- **Extremely Low-Income Households** (those earning less than 30% of the County median income);
- **Very Low-Income Households** (those earning between 30% and 50% of the County median);
- **Low-Income Households** (those earning between 50% and 80% of the County median);
- **Moderate-Income Households** (those earning between 80% and 120% of the County median); and
- **Above Moderate-Income Households** (those earning over 120% of the County median).

But, in addition to income, Housing Elements also are required to address the unique housing challenges for certain groups, including those are homeless, disabled, or

elderly, and who live in female headed households, large families and farmworker households.

WHAT DO WE MEAN BY AFFORDABLE HOUSING?

The term "affordable housing" is used in a variety of fashions, but for the Housing Element it means housing with monthly costs that do not exceed 30 percent of a household's gross monthly income. For home-ownership housing, this 30 percent proportion includes mortgage payments, property taxes, insurance, and homeowner's association dues, if applicable. For rental units, the affordable price includes both rent and utility costs.

Ability to Pay by Income Category

In order to discuss affordability by income types, the Area Median Income (AMI) standard is used. AMI as adjusted for family size provides a means of defining affordability of housing and comparing the income and affordability of housing across communities. A family of four is considered typical and, simply stated, median income means that of the households of four people in Santa Cruz County, half have incomes over the median income and half have incomes below the median.

Figure 4.3.1 shows the 2009 Santa Cruz median income adjusted for family size; it is the basis of the discussion of housing affordability that will follow:

Figure 4.3.1: 2009 Median Income Adjusted for Family Size								
Number of people in household	1	2	3	4	5	6	7	8
Median Annual Income	58,650	67,050	75,400	83,800	90,500	97,200	103,900	110,600
Source: California Department of Housing and Community Development (HCD)								

As stated at the start of this section, a "Moderate Income Household" is one with a total household income that is between 80% and 120% of the County median, meaning a household of four in the moderate-income range will have an income from \$74,150 to \$100,550. The following table illustrates affordable homeownership for a four-person household. The calculations assume a 20% down payment, a mortgage with an interest rate of 7.0% and a payment period of 30 years with total housing costs reflecting customary lending practices, i.e. 35% of gross monthly income (includes mortgage payments, taxes, insurance and \$200/mo. HOA costs). Using these assumptions Moderate Income Household will be able to afford to purchase a home priced between \$299,000- \$415,000. (It is worth noting that the 20% downpayment requirement assumes that households have between \$60,000 - \$83,000 available for a downpayment.) Figure 4.3.2 illustrates the affordability of for sale housing in each income category.

Figure 4.3.2: Affordable Housing Price Estimate for Home Purchase

Assumes four person household

Income Category	Household Income Range	Affordable Sale Price Range
Moderate (81% to 120% of Median)	\$74,151-\$100,550	\$298,767-\$414,504
Low (51% to 80% of Median)	\$46,351-\$74,150	\$176,894-\$298,767
Very Low (0% to 50% of Median)	\$46,350 or less	\$176,893 or less
Extremely Low (<30% of Median)	\$25,140 or less	\$114,000 or less

Source: Planning Department

The affordable price for rental units assumes that a household pays 30% of total household income for rent including utilities. The range of affordable monthly rent for a moderate-income household of four, then, is between \$1,854 and \$2,514 as illustrated in the Figure 4.3.3.

Figure 4.3.3: Affordable Housing Price Estimate for Rental Units

Income Category	Household Income Range	Affordable Rent Range	Midpoint of Affordable Rent Range
Moderate (81% to 120% of Median)	\$74,151-\$100,550	\$1,854-\$2,514	\$2,184
Low (51% to 80% of Median)	\$46,351--\$74,150	\$1,159-\$1,854	\$1,507
Very Low (30% to 50% of Median)	\$25,140-\$46,350	\$629-\$1,159	\$894
Extremely Low (<30% of Median)	\$25,139 or less	\$628 or less	N/A

Source: Planning Department

Since 1980 the County's inclusionary ordinance, commonly known as Measure J, has been building affordable housing at a rate of approximately 15% of new housing projects. Nonetheless, over time there has been a significant gap between affordable home prices and market prices (see Figure 4.2.25) and the proportion of the overall housing stock priced at "affordable" levels is not adequate to meet local needs. And while Measure J enables rental projects that set aside 15% of the units for affordable rentals, rental projects have generally not been proposed. This dearth of rental housing is consistent with nationwide trends affected by years of gentrification and housing policy that has supported homeownership over rental housing.

Not unexpectedly, "Lower", "Very Low" and "Extremely low" income households have particular difficulty locating affordable rental housing absent affordability restrictions or

subsidies. As a result, many Santa Cruz County residents are paying more than 30 percent of gross income for housing costs. In fact, the 2008 Community Assessment Project finds, that almost 60% of low-income households in Santa Cruz County paid more than 30% of their incomes for housing.⁵ Again, consistent with nationwide trends, the National Low Income Housing Coalition identified a shortage of 2.8 million rental units affordable to very low-income households "before the housing bubble burst".⁶

Meeting the housing needs of Extremely Low-Income (ELI) households is particularly challenging and the County recognizes that people and families with extremely low incomes have a range of housing needs, some of which include the need for supportive services linked with permanent housing. County strategies include the following:

- The County recognizes that the most important need for ELI households is affordable rental housing. Deed restricted affordable housing, which often targets a particular population is supported through the strategic commitment of Redevelopment Agency (RDA) Low and Moderate Income Housing Funds. These funds can leverage State and federal housing funds, many of which target identified ELI populations, including farmworker households, large families, and seniors.
- To encourage the creation of units affordable to ELI households in the private sector, regulatory barriers to second units have been reduced. The County is currently working to designate units of 500 square feet or less as one-half of a unit, a move intended to make the construction of these units feasible and attractive.
- The Planning Department has a Memorandum of Understanding with the Mental Health Department to effectively implement a housing strategy using housing funds provided through the Mental Health Services Act (MHSA). These funds are being used to develop permanent affordable housing resources for MHSA eligible individuals and families.
- Housing and services for people who are homeless are coordinated through the HUD mandated Continuum of Care process, locally called the Housing Action Partnership (HAP). The HAP is led by the County's Human Services Department with staff provided by the Planning Department's Housing Section. The HAP oversees emergency shelter, transitional housing and permanent housing for people who are homeless. It also works to develop programs and identify funding to prevent homelessness and rapidly re-house people who have become homeless. These efforts have recently resulted in the award of \$4 Million for three Santa Cruz County collaborations.

In addition to committing RDA funds to housing developments targeting seniors and encouraging the development of smaller units.

⁵ Community Assessment Project 2008; United Way of Santa Cruz County

⁶ "Out of Reach 2009"; National Low Income Housing Coalition

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

State law requires that the Housing Element include *"documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels...[including] the locality's share of the regional housing need."* The California Department of Housing and Community Development (HCD) creates estimates for the overall housing unit demand for the two-county Monterey Bay region (i.e., Monterey and Santa Cruz Counties). This is known as the "Regional Housing Construction Need" and is expressed as the number of housing units that should be planned for over a 7.5 year period to accommodate the needs of households in each income category. The Association of Monterey Bay Area Government (AMBAG) then distributes that regional number to each of the local jurisdictions (i.e., cities and counties) in the region. This is the "Regional Housing Needs Allocation" (RHNA), in which each city and county is assigned its "fair-share" of HCD's projected overall housing need, broken down by the number of units needed in each of the four⁷ income categories, so that lower income households will be proportionately and fairly distributed throughout the region.

Figure 4.3.4 shows the AMBAG adopted RHNA estimates for housing demand in each jurisdiction within Santa Cruz County, and for the entire Monterey Bay region. AMBAG has projected a need for 1,289 total new housing units in the unincorporated area of the County during the 7.5 year planning period between January 1, 2007 and June 30, 2014. AMBAG's determination included the distribution of housing units by income category as established by HCD's regional allocation.

⁷ By State law, the "Very Low Income" figure has subsequently been split by the County into Very Low and Extremely Low income categories, resulting in five income categories.

Figure 4.3.4: AMBAG Regional Housing Needs Allocation for 2007-2014 Planning Period

Income Group	Total Housing Units Required	Above Moderate Income Units	Moderate Income Units	Low Income Units	Very Low Income Units
<i>Required Percentage:</i>	100%	42%	19%	17%	22%
Regional Total	15,130	6,335	2,870	2,545	3,380
Monterey County	11,915	4,989+	2,260	2,004	2,662
Santa Cruz County	3,215	1,346	610	541	718
Unincorporated Santa Cruz County*	1,289	539	245	217	288⁸
City of Capitola	143	60	27	24	32
City of Santa Cruz	672	282	127	113	150
City of Scotts Valley	188	78	36	32	42
City of Watsonville	923	387	175	155	206

RELATIONSHIP TO HISTORICAL HOUSING PRODUCTION

The Regional Housing Needs Allocation (RHNA) is required to be used as the basis for the Housing Element in each local jurisdiction's General Plan, thereby ensuring that cities and counties have established planning and zoning policies that *allow* for the development of an adequate number of housing units across income categories. But the State cannot require that the RHNA units actually be *built*, as actual housing production is a function of the market, the economy and many other factors.

While the current AMBAG RHNA projects that 1,289 new housing units will be needed during the 2007-14 Housing Element planning period (i.e., an average of 172 units per year), the production of such units will occur as private parties assemble the land and financing necessary to build them and only if the market will support that production. To put the RHNA number into perspective, 2,007 permits for new residential units were issued in Santa Cruz County over the last 10 years (an average of 201 units per year from Jan. 1999 through Nov. 2008).

However, as stated above, the actual development of housing is largely dependent on market forces and economic conditions. During 2008, the County experienced a significant decrease in the number of permits issued for new housing units. Given the economic conditions in 2008-2009, including foreclosures and the difficulty in obtaining financing, it remains to be seen to what extent economic forces will continue to affect the actual production of housing units over the course of the planning period.

⁸ Subsequent to AMBAG's determination, the County split the Very Low Income Goal into two categories: Very Low Income (144 units) and Extremely Low Income (144 units), as required by State law.

HOUSING NEEDS OF THE GENERAL POPULATION

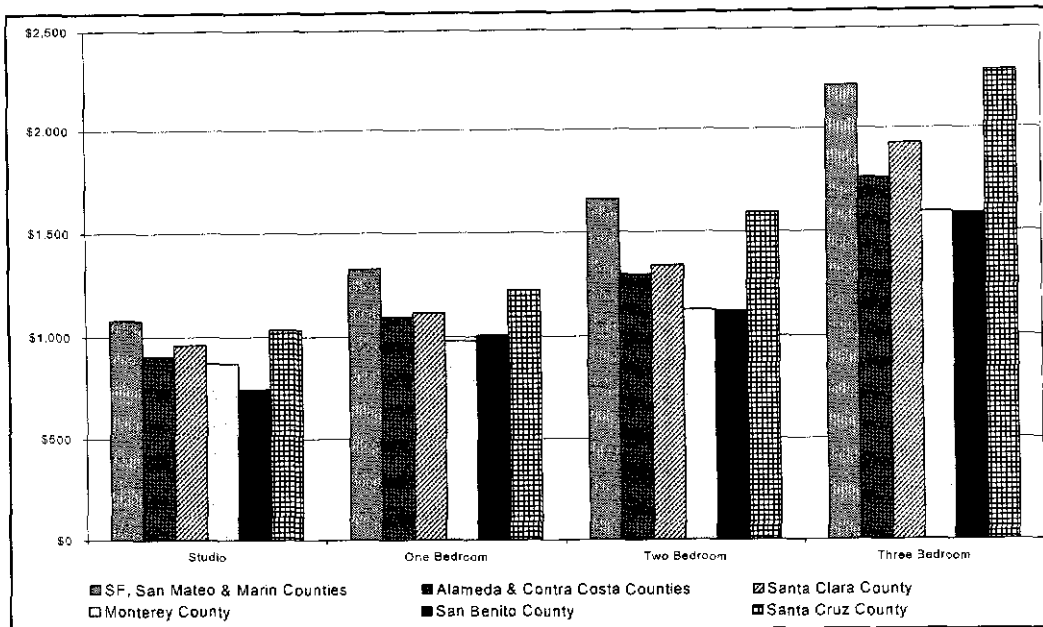
For the purposes of the Housing Element law, the income group that is at or above 120% of median income (i.e., the "above-moderate" income category) is assumed, for the most part, to have the resources to address its housing needs. While it is clear that these households are often challenged by the housing market in Santa Cruz County, the legal limits of funding for affordable housing generally do not provide assistance to households whose incomes are above 120% of median. The Housing Element is, however, required to consider the specific housing needs of people with physical disabilities and who are elderly, regardless of income. Otherwise, it is assumed that the housing needs of the above-moderate income category are being addressed through the general protections of planning and zoning policies that are in place to direct development in ways that enhance quality of life for the community, protect the environment and secure health and safety.

For those households making less than 120% of the County median -- the moderate, lower, very low and extremely low-income households -- finding affordable housing can be a significant challenge. These households are eligible for a variety of housing assistance programs, as discussed in the Housing Element.

Housing affordability varies across the County, and the location, type, quality, and size of housing unit can have an effect on the price of housing. These factors are in play to create some housing units that are relatively affordable compared to others. Mobile home parks, for instance, have been an important source of relatively affordable housing for many years, with 67 parks in the unincorporated units containing 4,249 units. But the steep increase in housing prices of the past decade has rendered many of these units unaffordable to many in the community, bringing into focus the need to secure the affordability of a portion of the housing stock. Besides affordability, the pressures on the County's housing market has resulted in housing quality that is substandard and overcrowded in too many cases.

Housing costs of available rentals are out of reach for many county residents. Compared to rents in neighboring counties and the nearby San Francisco Bay Area, rents in Santa Cruz County are relatively high with only the San Francisco/San Mateo/Marin County area comparable or higher (see Figure 4.3.5 below).

Figure 4.3.5: Comparison of Fair Market Rents by Number of Bedrooms



Source: HUD 2009

According to the National Low Income Housing Coalition, a household of wage earners would need to earn \$30.58 per hour in order to rent a two-bedroom apartment in Santa Cruz County.⁹

Further, the primary vehicle for housing subsidy in Santa Cruz County is the Housing Choice Voucher program (sometimes called Section 8 Vouchers) administered by the Housing Authority of Santa Cruz County in which residents pay 30% of their income for rent and the balance is paid by a federal subsidy. According to the Housing Authority, with 5,557 Santa Cruz County households on the Section 8 waiting list as of December 2008, the supply of publicly subsidized housing is not available in sufficient to meet demand. This situation is documented in Figure 4.3.6.

⁹ National Low Income Housing Coalition "Out of Reach"; 2008

Figure 4.3.6: Section 8 Housing Waiting List
(as of Dec. 2008)

Persons in Household	1	2	3	4	5	6	7	8+	Total
West Santa Cruz /North Coast/Bonny Doon/UCSC	613	253	147	57	30	9	4	5	1,118
San Lorenzo Valley/Scotts Valley	204	112	61	33	11	2	0	1	424
Upper Branchforte/Dominican area/Summit	54	30	24	8	6	3	1	1	127
Eastside Santa Cruz/Live Oak	341	205	131	70	30	13	6	2	798
Aptos/Soquel	286	165	115	45	22	7	3	2	645
Watsonville/South County	551	534	579	384	227	109	44	17	2,445
TOTAL	2,049	1,299	1,057	597	326	143	58	28	5,557

Source: Housing Authority

Because the market does not produce enough housing of adequate quality that is affordable to the range of income groups living in the community, the County has created housing programs and projects to address that need. As mentioned above, Measure J, requires that housing developments of 5 or more units set aside 15% of the units as affordable housing, meaning they will be price-restricted and sold to qualifying households at an affordable price. The units are 'deed restricted' to ensure they will remain affordable into the future. To date, 550 units have been created under Measure J in the unincorporated area of the County.

The County's Redevelopment Agency has additional programs that have produced affordable homeownership opportunities for qualifying persons and households that includes a resale price restriction. These include the First Time Homebuyer Program, the Mobile Home Change Out Program, Corralitos Creek Townhomes and Pleasant Acres and Pacific Family Mobile Home Parks. The Redevelopment Agency has also participated in affordable rental projects, some for targeted populations. See Appendix 4.3-1 for a list of affordable housing projects and programs supported by the Agency.

HOUSING NEEDS OF SPECIAL POPULATION GROUPS

In addition to overall housing needs, the County must plan for housing that meets the special housing needs of certain groups, such as seniors, persons with disabilities, large families, farmworkers, female heads of households, and people who are homeless. These needs can be accommodated through a range of housing options, including independent living, supportive housing, group housing, transitional housing, Single-Room Occupancy (SRO) accommodations, and homeless shelters. However, many of these options are dependent on funding from State and Federal sources. Clearly, housing strategies should ensure that an appropriate proportion of the market rate and affordable new units constructed in the County are suitable for, and targeted, to special needs populations. Similarly, there should be strategies to encourage more existing

units to be converted to serve these populations. The population groups that warrant particular attention because the existing housing market has not adequately met their needs include:

- Seniors;
- People who are homeless;
- People with disabilities;
- Large households (5+ people);
- Female headed households; and
- Farm worker households

Seniors

For purposes of this discussion, "senior" indicates a person 60 years or older, unless otherwise noted. There were approximately 33,307 persons 60 years or older in the incorporated and unincorporated areas of Santa Cruz County (2000 US Census). These seniors represented approximately 13% of the total County population in 2000, a decrease from 15% in 1990. However, projections indicate an increase in the percentage of seniors in future years, in part attributed to the aging baby-boomers. Although the percentage of seniors relative to the entire population in the County decreased from 1990 to 2000, the actual number of seniors has remained relatively constant. In the unincorporated area of the County only there were 18,717 persons over the age of 60 according to 2000 Census data.

While the number of people who are at least 60 years of age remained relatively constant from 1990 to 2000, there was an increase in the number of persons who are 85 years of age or older. In 1990, there were 3,059 persons over the age of 85 years in the County (incorporated and unincorporated areas); by 2000, however, that figure had increased to an estimated 3,845 persons.

Existing Residential Opportunities for Seniors

The current range of housing options for seniors includes:

- **Rental Housing**
 - **Market Rate Rentals:** The 2008 RealFacts rental market overview data for Santa Cruz County indicates that one-bedroom apartments were renting for an average of \$1,506, while the average rent for studios was \$1,081 per month in 2008.
 - **Subsidized Rentals:** There are two main types of subsidized rental housing for seniors; the first is the Housing Choice Voucher program (sometimes called Section 8 Vouchers) administered by the Housing Authority of Santa Cruz County in which residents pay 30% of their income for rent and the balance is paid by a federal subsidy. As

mentioned above, these vouchers are limited and have a significant waiting list. To qualify for this assistance, the maximum annual income in 2009 for a one-person household is \$32,450 and for two persons was \$37,100. In addition to Housing Choice Vouchers, there are housing developments for seniors that are subsidized through Federal, State and/or local financing programs and provide affordable rents to qualifying households. Figure 4.3.7 lists subsidized rental developments for seniors that are located in the unincorporated areas of the County. Managers of all these housing developments report 100% occupancy and waiting lists of 1-2 years.

Figure 4.3.7: Subsidized Senior Rental Projects

Elizabeth Oaks	1460 Jose Avenue, Live Oak	48 One Bedrooms
Pajaro Vista*	1955 Pajaro Lane, Watsonville	106 One Bedrooms
Paloma Del Mar*	2030 Pajaro Lane, Freedom	103 One Bedrooms 26 Two Bedrooms
Seaside Apartments	30 th Avenue, Live Oak	16 One Bedrooms
Sunny Meadows	220 Ross Avenue, Freedom	24 Studios 32 One Bedrooms 64 Two Bedrooms
Via Pacifica	1860 Via Pacifica, Aptos	20 Studios 60 One Bedrooms
Volunteers of America	1635 Tremont Street, Live Oak	19 Studios 55 One Bedrooms
Woodland Heights	3050 Dover Drive, Live Oak	12 Studios 56 One Bedrooms
TOTAL		75 Studio Units 482 One Bedroom Units 90 Two Bedroom Units 647 TOTAL UNITS

Source: Planning Department

* Subsequently annexed into the City of Watsonville.

- **Second Units:** Second units are another housing option available to seniors. These units are separate dwelling units added to an existing single-family property that are designed for one or two person households. They are limited to 640 square feet in the urban area and 1,200 square feet in the rural area. Second units are often called "granny units" and are a traditional housing form used to house seniors in many countries, including the US. As in many other California communities, second units in Santa Cruz County are gaining in popularity. The cost of construction and permitting make Second Units expensive for most property owners, but legislation passed in 2002 (AB 1866) required that

the County approve second units ministerially. This is resulting in reduced processing time and reduced fees associated with second unit permits.

- **Shared Housing:** Another option available to seniors is shared housing, in which senior households are matched with other senior or non-senior households to share a dwelling unit. For example, a single senior who lives in a two-bedroom house could rent out one of his/her bedrooms to another single senior household. The County of Santa Cruz contributes funding assistance to Senior Network Services to provide a shared housing counseling program that matches compatible households.
- **Owner Occupied Housing for Seniors**
 - **Single Family Dwellings:** 2000 US Census data indicate that 78.5%¹⁰ of the County's seniors owned their own home compared to 59.1% for County residents aged 25-64 as a whole. It is assumed that many of these households purchased their homes years ago, and have since built up equity that could potentially be used for future living expenses.
 - **Affordable Home Ownership:** There are two ownership housing developments targeted to seniors that are deed restricted for permanent affordability under the Measure J program.

Figure 4.3.8: Subsidized Senior Homeownership Projects

Casa La Familia	2296 7 th Avenue, Live Oak	23 One Bedrooms
Vista Prieta	Vista Prieta Court, Live Oak	38 One Bedrooms 14 Two Bedrooms
TOTAL		66 One Bedroom Units 14 Two Bedroom Units 80 TOTAL UNITS

Source: Planning Department

- **Mobile Homes:** Mobile homes are an important housing resource for seniors. According to the County of Santa Cruz Planning Department, there are 4,249 mobile homes in the unincorporated County. The majority of these are located in mobile home parks. There are 15 mobile home parks that are restricted to occupancy by seniors age 55 years and older, totaling 1,217 units. Rules or regulations restricting the age of park residents must comply with the provisions of the federal Fair Housing Amendments Act of 1988 and implementing regulations. To ensure their continued use as mobile home parks, the County adopted Chapter 13.30 of the County Code (Mobile Home Park Conversions) and Section 13.10.455 (Mobile Home Park Combining District). The first restricts mobile home park owners from converting parks to other uses. The second requires that a rezoning be a part of any mobile home park conversion. Further, the County has had in place for decades a Mobile

¹⁰ 25,934 County seniors owned their own home according to the 2000 US Census, while 7,103 seniors rented.

Home Rent Stabilization Ordinance, which regulates rent increases. One area of concern with mobile homes is to ensure that they are maintained and repaired when necessary.

- Supportive Housing for Seniors

- **Congregate and Independent Living Facilities:** In addition to “traditional” rental units, there are also congregate living and independent living facilities in Santa Cruz County. These facilities typically are “apartment-like,” in that each household has a single living unit with a kitchen and bathroom facilities but there is also a common dining facility with at least one meal provided per day. In addition, there may be other amenities offered that include transportation for shopping and cultural events, crafts and entertainment facilities, and meeting rooms. There are currently 5 congregate and independent living facilities located throughout Santa Cruz County and its four cities. These facilities are comprised of a total 588 units. Dominican Oaks is the only congregate care facility that provides “affordable inclusionary units” based on rates established by the County of Santa Cruz as 30% of monthly income, and is also the only facility located in the unincorporated area of the County. Dominican Oaks provides a total of 156 congregate care living units, 52 of which are affordable.

Figure 4.3.9: Subsidized Congregate Care Projects

Dominican Oaks	3400 Paul Sweet Road	44 One Bedrooms 7 Two Bedrooms
Source: Planning Department		

- **Residential Care for the Elderly:** There are also residential care options available in Santa Cruz County. The term residential care refers to a system of custodial care that can be provided in a single-family residence, a retirement residence or in any appropriate care facility including a nursing home. Figure 4.3.10 summarizes the available local facilities. Appendix 3-1 provides a more detailed listing of all facilities. The three main types of residential care facilities are: Residential Care Facilities, Assisted Living Facilities, and Skilled Nursing Facilities.

Figure 4.3.10: Summary of Supportive Housing for the Elderly in Santa Cruz County

	Number of Units/Beds	Unit or Bed Cost per Month (unless indicated)
Residential Care and Assisted Living Facilities	644	\$812-\$5,000
Congregate/Independent Living	588	\$1,950-5,800
Skilled Nursing Facilities	748	Medicaid/Medicare/Medical or Social Security (or per diem)
Senior Apartments and Residential Hotels	1368	\$425-\$657 (or subsidized)
TOTAL Beds/Units for Elderly	3,348	

Source: Planning Department

- *Residential Care Facilities:* Residential care facilities differ from other facilities in that they offer non-medical custodial care and are usually group living quarters with staff supervised meals, housekeeping and personal care.
- *Assisted Living:* Assisted Living facilities have comprehensive programs designed specifically for the elderly who cannot live on their own. Sometimes these facilities are conversions of retirement residences or small apartments into care centers. In some retirement residences a separate section will be dedicated to Assisted Living residents, but in other residences there is no segregation of those who need care and those who don't. Assisted Living Facilities differ from Residential Care Facilities because they are generally laid out apartment style with special amenities such as walk in showers, wide doors for wheelchair access, emergency call pull cords and are generally larger facilities.
- *Skilled Nursing Facilities:* Skilled Nursing Facilities are medical facilities and are allowed to provide services that cannot be provided in assisted living or residential care facilities. Typically these services involve managing complex and potentially serious medical problems such as infections, wound care, IV therapy, and coma care. They offer both short and long term care options for those with serious problems and disabilities such quadriplegics and others who are bedridden and require nursing care. Skilled nursing facilities differ from traditional residential care facilities because the cost of rent depends on the patient's Medicare and Medicaid supplements.

Housing Needs of Seniors

Senior households vary across the socio-economic spectrum and their housing needs reflect this:

- Seniors retiring without substantial assets or retirement funds, need rental housing that they can afford, within their community and providing access to services and transportation;
- Senior homeowners retiring have difficulty in finding suitable homes when desiring to downsize to a smaller house;
- As people live longer there is a need to provide a spectrum of housing types for seniors that include services for the “active” as well as the “frail” older person.
- Very low-income seniors in need of nursing care need facilities that accept MediCal and Medicare.

People Who Are Homeless

Homelessness has become an increasingly distressing problem for communities across the US, and Santa Cruz County is no exception. Much has been learned about the issues that lead to homelessness and how they differ for the various types of homeless persons. For example, youth aging out of the foster care system without the support in place to safely enter adulthood, children and families who are homeless due to loss of a job or a rental home, and people with profound challenges who have been homeless repeatedly and/or over a period of years, are among the types of people who are homeless in Santa Cruz County, each having their own set of challenges and needs.

During the winter of 2000, a group of people from the Santa Cruz community—volunteers and service providers who were teamed with people who were currently homeless or had been in the past—made an effort to find and count the people who are homeless in our community. Since then, this attempt to accurately quantify the homeless population through a point-in-time count has been repeated several times in Santa Cruz County and across the country, and HUD has refined the methodology for the survey. The census is intended to provide insight into the number of people who are homeless in our community, their needs and the causes of their homelessness. For more information review the 2009 Santa Cruz County Homeless Survey and Census conducted by Applied Survey Research (ASR). The following profile has been derived from that study.

The 2009 Santa Cruz County Homeless Survey and Census¹¹ identified an overall homeless population in Santa Cruz County of 2,265 people, a number that excludes 152 homeless individuals who were housed in jails, hospitals or rehabilitation facilities as they do not meet HUD’s homeless definition for the point-in-time count.

Of the identified homeless population, 1,536 were unsheltered, on the streets of Santa Cruz County. The HUD definition of an unsheltered homeless person is someone who is either living on the streets, or in a vehicle, encampment, abandoned building, garage, or any other place not normally used or meant for human habitation. In addition to those

¹¹ 2009 Santa Cruz County Homeless Census and Survey; Applied Survey Research, 2009

unsheltered, 729 sheltered homeless people were counted in emergency shelters, transitional housing facilities, and short term medically related voucher programs¹².

Using a HUD-recommended formula, ASR estimates that 4,624 persons in Santa Cruz County will experience homelessness at some point in 2009. This annual estimate of homelessness represented approximately 1.8% of Santa Cruz County's total population of 250,877 people.¹³ This should be considered a conservative estimate since it is well known that even with the most thorough methodology, many homeless individuals stay in locations where they cannot be seen or counted by enumeration teams.

The following is a profile of homeless people in Santa Cruz County:

- 54% of survey respondents had been homeless for a year or more.
- 37% of survey respondents indicated that they had children.
- Whites/Caucasians comprised 50% of survey respondents, Hispanics/ Latinos comprised another 30%, Blacks/African Americans comprised 8%, and 5% identified as American Indian/ Alaskan Native.
- 48% of all respondents were between 31-50 years old.
- 73% of homeless respondents were male, 26% were female, and less than 1% identified as "other".
- 39% of all survey respondents had a high school diploma or GED as their highest level of education.
- A majority (62%) of respondents were living in Santa Cruz County when they most recently become homeless.

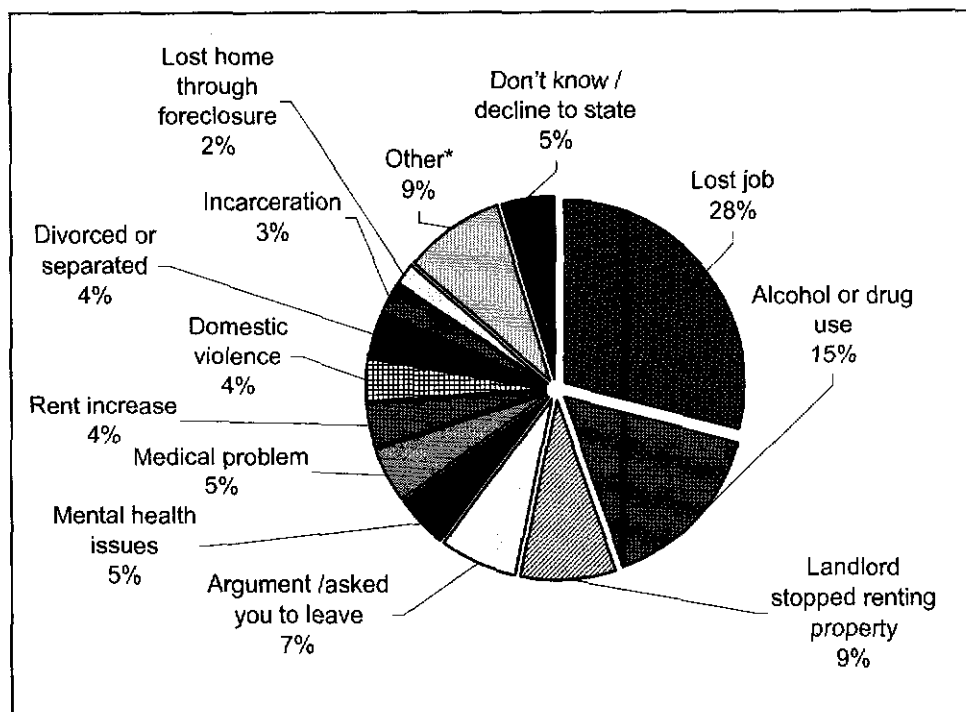
Between 2007 and 2009, the annual estimate of homeless persons in Santa Cruz County decreased 17% from 5,595 to 4,624. Also of note, compared with North County, South County had a higher proportion of homeless children who are younger (ages 2-10 years old). In South County, 75% of respondents' children are age 10 years and younger; in North County, the proportion is 47%.

Loss of a job was the most frequent reason cited for as the primary cause of homelessness in the 2009 report. Other significant causes of homelessness in 2007 and 2009 are stated in Figure 4.3.11.

¹² The number of sheltered homeless people counted is considerably less than the total number of available shelter beds in the County. The survey is a snap shot of one day of the homeless population and may not reflect the fluctuating yearround need for shelter in the County.

¹³ US Census Bureau, 2005-2007 American Community Survey 3-Year Estimates, 2009.

Figure 4.3.11: Primary Reasons for Homelessness



Source: Applied Survey Research, Santa Cruz County Homeless Survey, 2009

* "Other causes of homelessness" includes hospitalization, natural disaster, death in family, aging out of foster care and as a result of being lesbian, gay, bisexual or transgender

For most of the last decade HUD has been paying particular attention to the population of people who are chronically homeless, and a profile of this population was obtained from the data gathered from the homeless survey. The reason for the focus on chronic homelessness, is that this sub-population has complex service needs that are met inadequately through the very expensive use of emergency services such as hospital emergency rooms, law enforcement interaction and homeless services. Failure to adequately address the needs of this population has a community wide impact by over-burdening social service systems. HUD defines a chronically homeless person as:

An unaccompanied individual with a disabling condition who has been:

- Continually homeless for one year or more; or
- Has experienced four or more episodes of homelessness within the past 3 years.

In Santa Cruz County approximately 42% of the population were chronically homeless, a much higher percentage compared to the national findings reported in the 2007 Annual Homeless Assessment Report (AHAR) to Congress, which compiled data from 2007 HUD applications of all the Continuums of Care. This report found that 18% of all

homeless people across the nation were chronically homeless.¹⁴ It is estimated that on any given night, Santa Cruz County had a chronically homeless population of approximately 842 persons. Since 2007, this represents a 27% decrease from 1,151 chronically homeless persons.

Key comparisons between the Homeless Census and Survey studies from 2000, 2005, 2007 and 2009 are presented in Appendix 4.3-3.

Existing Housing Opportunities for People who are Homeless

There are three main types of housing or shelter that target people who are homeless:

- Emergency Housing includes short-term shelter or a voucher payment designed to provide immediate shelter and is intended for people experiencing homelessness for the first time or facing a short term crisis such as domestic violence or medical crisis
- Transitional Housing is intended to assist people to achieve stability and may be in the form of housing subsidy in the rental market or housing in transitional facilities. Transitional housing programs include supportive services such as job training and placement services, substance abuse treatment, mental health services and/or independent living skills training and counseling, in addition to the shelter provided.
- Permanent Supportive Housing is intended for people with on-going complex service needs and may be in the form of subsidies or affordable rental projects that include relationships with supportive services providers.

Housing needs for homeless persons are discussed in the context of these three housing categories.

- **Emergency Shelter:** The County has approximately 301 emergency shelter beds available between April 16 and November 14 each year, and an additional 143 beds available between November 15 and April 15 when the temporary winter shelters open. The shelter facilities serving people who are homeless in Santa Cruz County are located in the cities of Watsonville and Santa Cruz. Some shelters serve special groups such as families, youth or adults with psychiatric disabilities, while others serve the general homeless population (and may set aside beds for particular subpopulations.) In addition, there are limited motel vouchers available through the Community Action Board or the Homeless Person's Health Project.
- **Transitional Housing:** Countywide, there are approximately 470 transitional housing beds available. These include both facilities such as Page Smith Community House and scattered site subsidies such as those provided by Families in Transition. Many of the transitional housing programs serve

¹⁴ US Department of Housing and Urban Development, Office of Community Planning and Development, *The Annual Homeless Assessment Report to Congress*, 2008.

targeted populations such as people with mental illness, substance abuse or histories of domestic violence.

- **Permanent Supportive Housing:** Housing that includes supportive services can greatly enhance the probability that a person with a history of homelessness and complex service needs will succeed in housing. Since 2001 housing and service providers in Santa Cruz County have been focusing on developing projects and programs using a “housing first” approach, with the goal of immediately housing people who are homeless and providing supportive services in place to help them stay in housing. Local examples include MATCH (Meaningful Answers to Chronic Homelessness), which provides scattered site permanent housing subsidy to people who have been chronically homeless and serial inebriates, and Nuevo Sol, an affordable housing project that targets people who have been homeless and have psychiatric disabilities. Figure 4.3.12 summarizes the existing housing and shelter capacity in Santa Cruz County

Figure 4.3.12: Summary of Housing and Shelter Capacity	
Shelter Type	Number of Beds
Emergency Vouchers	203
Winter Emergency Shelter	143
Year Round Emergency Shelter	285
Transitional Housing	434
Permanent Housing	454
TOTAL	1,519
Source: Applied Survey Research, Santa Cruz County Homeless Survey, 2009	

Housing Needs of People who are Homeless

The housing and shelter needs of people who are homeless vary widely:

- The majority of people who experience homelessness do so only once and need short term assistance as a result of a crisis that may stem from a medical problem, loss of a job, eviction or foreclosure. These people need access to affordable rental housing and supportive services that develop independence such as substance abuse treatment, money management training or education and employment support. They will also benefit from homeless prevention programs such as emergency rental assistance and security deposit programs.
- The relatively new County/City collaborative family shelter houses 27 families (and up to 90 family members) who need affordable rental housing to move into when their current needs are addressed. Family homelessness can be shortened with prevention and rapid rehousing programs.

- Permanent supportive housing with targeted supportive services is needed for people who have been homeless repeatedly and have complex needs such as mental illness, substance abuse and other disabilities.

People with Physical, Mental and/or Developmental Disabilities

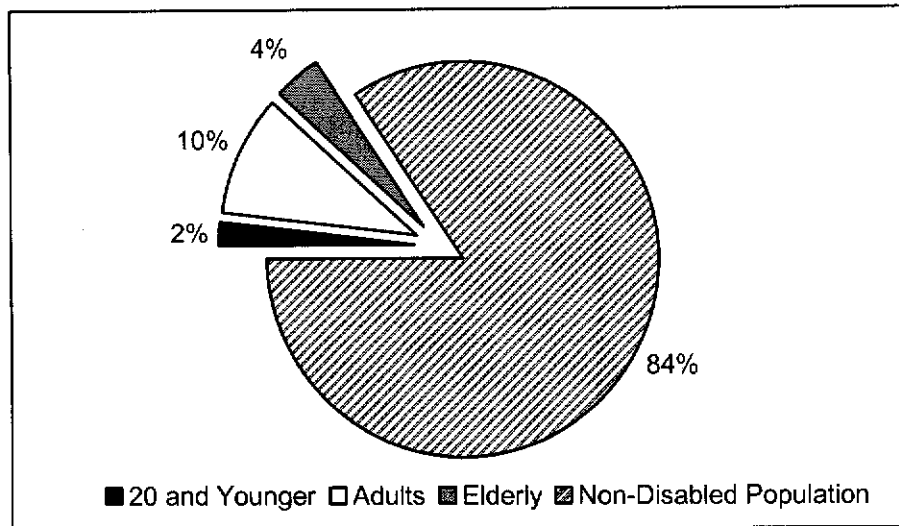
The Americans with Disabilities Act of 1990 describes a disability as a condition that limits a person's ability to function in major life activities, which includes communication, walking and self-care, and which is likely to continue indefinitely, resulting in the need for supportive services. General categories include cognitive, hearing, mental health, other health disabilities, physical disabilities, speech and visual disabilities. Most, but certainly not all, people with one or more of these disabilities are challenged by the cost of housing and are competing against the large pool of very low-income people for a limited number of affordable housing opportunities. For the majority of people with disabilities, affordable rental housing is the best housing option. Because they generally enter the housing market with fewer resources and more obstacles, their risk for becoming homeless is greater than for those without disabilities. Of the estimated 4,624 people who will experience homelessness in Santa Cruz County this year, almost half will have a physical or developmental disability.¹⁵

5,762 County residents received Supplemental Social Security Insurance (SSI) for disabilities in 2008 and an additional 6,215 persons received disability insurance under Old Age Survivor and Disability Insurance (SSD) in 2008 (SSI candidates may also be receiving disability insurance).¹⁶ According to the Social Security Administration, the maximum monthly payment one would receive from SSI would be \$1086 for someone living in a board and care facility; \$972 if an individual is blind, and \$907 for an individual who does not fall into the other two categories. Disability insurance is not an adequate source of income in Santa Cruz County for renters. In addition, if a person earns more than \$500 a month, he/she generally cannot receive SSD. This restriction can make it difficult for a person who has a disability to afford housing in Santa Cruz because an individual with income from disability insurance plus a monthly salary of less than \$500 would spend more than 63% of their household income for a studio apartment at fair market rent.

¹⁵ 2009 Homeless Census and Survey

¹⁶ US Social Security Administration

Figure 4.3.13: Ratio of Disabled Population by Age Group



Note: Non-Institutionalized Civilian Population Only

Source: US Census Bureau, Census 2000

Housing Needs of Persons with Disabilities:

The 2009 *Report on Services to County Residents with Disabilities*, prepared by the County Commission on Disabilities, recommended that the Board of Supervisors take actions to ensure there is effective intervention when people with significant disabilities are facing homelessness. This report also emphasized the importance of increasing the supply of affordable, disabled person-accessible housing.¹⁷ Many county residents with significant disabilities are challenged in meeting their basic needs for safety, security, health, mobility, and social interaction and self-expression. Significant disabilities may reduce self-sufficiency in personal care and management of life activities. Housing that includes supportive services/features can be greatly beneficial to this population.

- *Housing Needs of People with Physical Disabilities:* Whether a person with a physical disability has a limited income or not, he or she is likely to require accessible housing in order to live independently, either adapted physical environments or assistance within their homes. Depending on their condition activities such as walking, climbing stairs, dressing, bathing, learning, or remembering may be difficult. Persons with physical disabilities require accessible housing with special design features, for example: the height of cabinets, the positioning of electrical outlets, the layout of fixtures and appliances, and the provision of wide interior spaces for wheelchair circulation. Few housing units are designed with these features. Disabilities can also impede a person from leaving home alone or from working. The

¹⁷ County of Santa Cruz Commission on Disabilities; Report on Services to County Residents with Disabilities, April 14, 2009

Americans with Disabilities Act along with changes in building codes have vastly improved the ability of people with disabilities to live independently through requirements for accessibility for public facilities, transportation and new housing. Affordable housing providers have been required to build both accessible units and units that can easily be adapted to be accessible. Increasingly, they are maintaining separate waiting lists for the accessible units to ensure that the units that are built to be accessible are housing people who need the adaptations.

- *Housing Needs of People with Psychiatric Disabilities:* In 1999 the Supreme Court in *Olmstead v. L.C.* ruled that unjustified segregation of individuals with disabilities in institutions is a form of segregation. This is interpreted to mean that people have a right to live in the least restrictive environment possible, making community integration the law of the land. The County has a system of care of people with psychiatric disabilities that includes emergency shelter, crisis residential facilities, transitional housing and treatment programs, board and care facilities as well as permanent affordable housing with supportive services. The majority of people with disabilities rent housing in the community. People with psychiatric disabilities are overwhelmingly extremely low income and live on SSI income. The primary housing need is affordable rental housing, either in housing developments targeting people with disabilities, in shared housing or scattered throughout the community.
- *Housing Needs of People with Developmental Disabilities:* Individuals with developmental disabilities include persons with Down's Syndrome and other conditions which cause a delay in mental development. The degree to which a person is affected by developmental disability can vary greatly. Some people with developmental disabilities require constant supervision throughout their adult life. People with developmental disabilities may live at home with their parents, but many wish to acquire their own housing when they reach adulthood or when they feel prepared for independent living. According to the San Andreas Regional Center, there are 953 individuals in Santa Cruz County with developmental disabilities, 480 of whom are adults and 473 are children. Of the adults in Santa Cruz County known to have developmental disabilities, 248 are living in their parents' home. In addition, 127 persons with developmental disabilities reside in group homes. Many developmentally disabled persons in Santa Cruz County also have difficulty walking or require a wheelchair.¹⁸
 - 14% of adults and 16% of children aged 12-18 require a wheelchair.
 - 6% of adults and 12% of children aged 12-18 are unable to climb stairs.
 - 20% of adults and 28% of children aged 12-18 have difficulty walking.

One of the major issues facing developmentally disabled persons is the progression of children with developmental disabilities into adulthood, and the

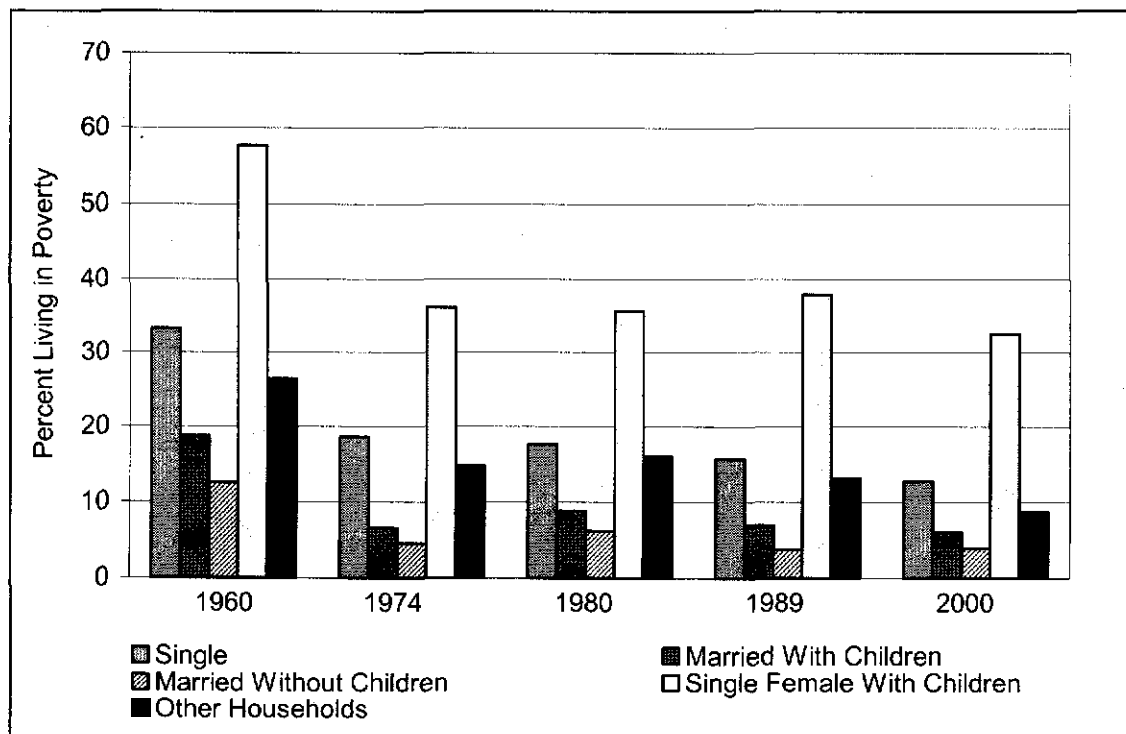
¹⁸ San Andreas Regional Center

inability of aging parents to continue providing care to family members. The San Andreas Regional Center estimates the need for community housing to meet the needs of this group of disabled persons at 250 units over the next 5 years for the entire County (cities included).

Female-Headed Households

Female-headed households are comprised of a female household head with children living in the home. The 2000 US Census showed 5,605 female headed households with children under age 18 in Santa Cruz County. Nationally, the number of children living with only one parent increased by 4.29% from 1990 to 2000. In 1990, there were 8.55 million children living with a single parent, usually a female parent; by 2000, that figure had increased to 9.75 million children living in single parent households of which 7.56 million children lived in female headed households.¹⁹ Reduced household income levels and poverty rates are particularly significant for this type of household. Figure 4.3.14 illustrates the high incidence of poverty among households headed by a single female parent compared to other types of households.

Figure 4.3.14: U.S Poverty Rates by Household Type



Source: "The State of the Nations Housing 2000", Joint Center for Housing Studies at Harvard University; US Census Bureau Historical Poverty Tables; Table 4.

¹⁹ Source: "The State of the Nation's Housing," by the Joint Center for Housing Studies at Harvard University, 2000

As Figure 4.3.14 indicates, since 1960, single parent households with children have consistently had the highest poverty rates of all households (with household heads under 65 years). The Figure also illustrates that female-headed households have had a higher percentage of improvement than any other category.

In California, 16.8% of all families are single parent households, with the majority of those households being female headed, according to the 2000 Census. The 2000 US Census also indicates that in Santa Cruz County there were 2,696 female-headed households in the unincorporated areas (5.3% of all households). The 2000 County mean income for female-headed families with children under 18 years was \$33,141 (in 1995 it was \$21,905).

Housing Need of Female Headed Households:

Affordable Housing: Single parent households in Santa Cruz County had lower mean incomes than married couple households in 2000. With average incomes of \$33,000, single parents cannot afford the current fair market rates and average home prices in this County. Single parents have a critical need for units that are affordable to low- and very low-income households.

Adequately Sized Housing: An additional need of female-headed households is appropriately sized housing. Due to high housing costs, female-headed households often live in units that are too small for the number of children in their households (i.e. studios or 1 bedroom units), resulting in overcrowding. Therefore, there is a need for multiple bedroom units affordable to single parent households.

Proximity to Child Care and Other Services: On-site child care, proximity to schools, on-site laundry, tot-lots, safe nighttime conditions, and proximity to shopping and public transportation are needed.

Large Households (5+ persons per household)

The US Census defines large households as households with 5 or more persons. Since large housing units are rarely affordable, and rental units containing more than 3 bedrooms are not common, adequate sized housing is difficult to obtain for most low and moderate-income large households. The 2000 Census determined there were 3,418 ownership households and 1,843 renter households with 5 or more persons in Santa Cruz County.

The US Census Bureau defines a 'room' as any room in the structure except hallways or bathrooms. Therefore, units with 5 or more rooms were estimated to have 3 or more bedrooms in order to compare data to actual rental/housing market. Households with 5 or more individuals comprised 12.38% of the households in Santa Cruz County, while housing units with 5 or more rooms comprised 55.3% of Santa Cruz County's housing stock (see Figure 4.3.15). This would seem to indicate that there is a good match, with an abundance of large 3+ bedroom units for the relatively small number of large households.

Figure 4.3.15: Households in Santa Cruz County with 5 or more Individuals and Units with 5 or more Rooms

Households	1990		2000	
	Number of people	Percent	Number of People	Percent
Family	8,906	10.70%	10,638	11.67%
Non-family	523	< 0.01%	647	<0.01%
Total Households with 5 or more individuals	9,429	11.28%	11,285	12.38%
Units with 5 or more rooms	51,097	55.60%	54,757	55.30%

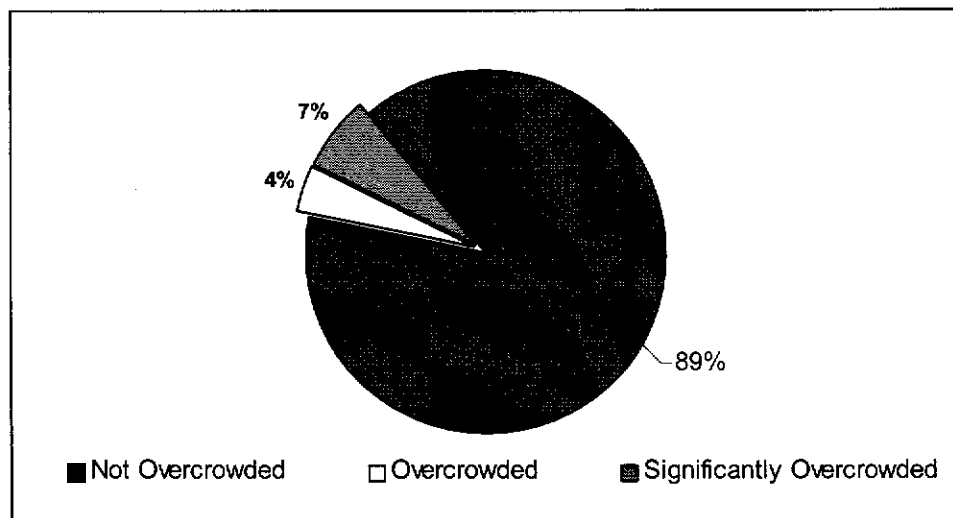
Source: US Census Bureau, Countywide numbers, not unincorporated only.

However, the problem is that many large households cannot afford to pay for the larger units that would most adequately accommodate them. Anecdotal evidence suggests that most of the very large houses (i.e., 4 or more bedrooms) in Santa Cruz County are occupied by smaller, relatively wealthy households. What most large households, which tend to have less disposable income, need is a greater availability of affordable 3+ bedroom housing units.

Housing Needs of Large Households:

According to the Housing Authority, for the last 15 to 20 years, the Housing Authority waiting list has consistently indicated more families require 2 bedroom units than any other bedroom sizes. One and three bedroom units are next highest in demand. The waiting list for units with 4 or more bedrooms is very small, consistent with the fact that large households comprise a relatively small proportion of households. (Please see Chapter 4.2 for a further discussion of overcrowding.)

Figure 4.3.16: Percentage of Individuals in Santa Cruz County Living in Overcrowded vs. Non-overcrowded Households



Source: US Census Bureau, Census 2000

Availability of Large Units

A significant portion of new single-family homes built in the County in recent years have consisted of homes of three or more bedrooms. The problem then appears to be not one of supply, but of affordability. Large households have trouble obtaining large rental housing units. Most rental units containing 3 or more bedrooms are financially out of reach for large households because of the high rents in Santa Cruz County. A survey of vacant units in the Craigslist.com on February 9, 2009 indicated that the average monthly rent for a three-bedroom unit was \$2,100 (see Figure 4.3.17). In addition to the high cost of housing, rental units that have more than 3-bedrooms are in short supply. The Craigslist survey indicated that although rental units containing three-bedrooms were abundant, units containing 4 or more bedrooms were rare.

Figure 4.3.17: Survey of Large Rental Units Available in Santa Cruz County in February 2009

Number of Bedrooms	Average Cost of the Rental Unit	Number of Available Units
3	\$ 2,100	124
4	\$ 3,000	51
5	\$ 3,400	7
6	\$ 3,600	1

Source: Craigslist February 9, 2009

Farmworker Households

Farmworkers in Santa Cruz County play a vital role in the County's economy and also contribute to the nation's health by putting fruits and vegetables on the tables of US households. According to Dr. Alice Larson's statewide Migrant and Seasonal Farmworkers Enumeration Profiles Study Report (July 2000), the number of migrant and seasonal farmworkers in Santa Cruz County ranges from 18,069 to 32,155 individuals. According to the Santa Cruz Sentinel, "agricultural employment in the Pajaro and Salinas Valley has risen 30 percent in the past 15 years, driven in part by the production of labor intensive crops like strawberries" (Holbrook, 2000).

Farmworkers have special housing needs because safe, and sanitary housing affordable to farmworkers is scarce. Farmworkers have lower annual earnings than any other occupational category. In California, the median yearly income of an individual worker in 1997 was \$9,828. According to the Farmworker Housing, Health and Needs Assessment Survey, for farmworker households the combined family income from all sources in Santa Cruz County in 1998 was \$15,006.²⁰ The annual median incomes of farmworkers were 3 times lower than the California self-sufficiency standard of \$45,841 for a household with 2 adults and 2 children, while the average size of farmworker households in this County was 5.4 people.²¹ Across the United States, farmworkers have the second lowest rate of home ownership and the lowest rates of health insurance coverage, as identified in the March 1997 Current Population Survey.

The following is a brief profile of the Farmworker Housing and Health Needs Assessment Study, Salinas and Pajaro Valley Final Report, June 2001, produced by United Way, Applied Survey Research, and Life on the Ranches: the Davenport/North Coast Farm Labor Camp Survey of October-December 1999.²²

- Farmworkers generally work year round in this area (94%) and consider California their permanent place of residence (92.5%).
- Farmworkers in south Santa Cruz County typically pay 40% of their income for housing costs and live in overcrowded households (68%). Farmworkers in the north County also experience overcrowded housing arrangements, generally sleeping 2 to a room or in barracks-style housing. In addition, in north County, entire families often sleep in a single room.
- Many farmworkers in the region live in substandard housing units that have: no plumbing (17%), leaky faucets (34%), cracked, peeling or chipped paint (33%), holes in the wall or floor (20%), mice (18%) or, a leaky ceiling (15%) (567 respondents). Substandard housing conditions exacerbate the health risks associated with the strenuous working conditions, pesticide use, and lack of access to health and social services.

²⁰ Farmworker Housing and Health Needs Assessment Survey, June 2001. United Way, Applied Survey Research.

²¹ Pearce, D and Brook, J. 2000. The Self Sufficiency Standard for California. San Francisco Equal Rights Activists.

²² Sotelo, Susan and Wennberg, Marc. (1999). Life on the Ranches, the Davenport/North Coast Farm Labor Camp Survey October-December 1999. Davenport Resource Service Center and Community Action Board of Santa Cruz County.

- Most farmworkers are male (61%), Spanish speaking (97%), and Mexican or Mexican American (99%), (774 respondents).
- In 1995, there were 7,540 farmworker households living in Santa Cruz County.²³

Housing for farmworkers is scarce in Santa Cruz County. Figure 4.3.18 lists the publicly financed housing project dedicated to farmworkers in Santa Cruz County.

Figure 4.3.18: Public Farmworker Housing Projects		
Publicly Funded Farmworker Housing in Santa Cruz County		
Name	Type	Number of Units
Jardines del Valle (formally Murphy's crossing)	Permanent	18 (including 1 manager's unit)
Tierra Alta (USDA)	Permanent	17
Villa del Paraiso	Permanent	51
San Andreas	Permanent	43
Sub-Total Permanent Farmworker Housing		129 Units
Buena Vista (State)	Seasonal (May-Oct)	106
TOTAL		235

Source: The Housing Authority of the County of Santa Cruz and the Planning Department of the County of Santa Cruz

In addition, there are 18 privately owned properties that include farm labor housing remaining in Santa Cruz County. These 18 properties provide a total of 245 units of housing; a complete list can be found in Appendix 4.3-5.

Housing Needs of Farmworker Households

The amount of farmworker housing registered with the State has declined dramatically from 9,000 labor camps statewide in 1955, to 500 in 1998. In an effort to encourage the reconstruction of farm labor housing in Santa Cruz County, a new ordinance was developed which would allow for the reconstruction or rehabilitation of existing farm labor camps through incentives to property owners to maintain and upgrade existing facilities. Through this rehabilitation program, Mid Peninsula Housing Coalition (MPHC) rehabilitated and now manages Jardines del Valle, formerly Murphy's Crossing Farm Labor camp, which houses about 100 individuals in 18 units. In addition, through the Farmworker Reconstruction program, the San Andreas Farm Labor Camp now houses about 200 people in 43 units.

Constraints on developing farmworker housing are similar to those of developing low-income housing, except that subsidies for such units/projects are generally higher to address the lower rents needed for extremely and low income households. From 1992 to 1997 Santa Cruz County experienced a 34% increase in the amount of land used for

²³ Farmworker Housing Needs Assessment Study, December 1995

agriculture, most attributed to the boom in the organic food industry (USDA) and the conversion of hillsides to berry crops. The vacancy rate of housing units for migrant farmworkers in the County is extremely low (0.31%).²⁴ It is important to have adequate, affordable farmworker housing that protects not only farmworker health but also the health of their families. The agricultural industry in California maintains that farmworker housing is difficult to create and provide. Of the agricultural operators surveyed, 62% respond that farmworker housing is expensive to provide and 49% responded that governmental regulations and community opposition make farmworker housing difficult to build and maintain.²⁵

Farmworker households are often large and therefore they have the same needs as those listed above for large households. Farmworkers are likely to be found living in overcrowded houses/apartments with 5 or more individuals. Farmworkers represent a distinct population of large families with the average family size of a farmworker household being 5.4 persons, far greater than the average 2.7 persons per household for Santa Cruz County. Of 167 respondents living in 3-bedroom households, 20% had more than 8 people residing there.²⁶ As for other types of Large Households, affordable housing units with 3 or more bedrooms are needed for farmworkers in Santa Cruz County, although the need may be overstated given the recent experience of various non-profit housing providers. These housing providers have discovered that "extended" families would rather not be placed in large units if smaller units were available to meet their family's needs. Housing providers also note that more units can be provided in most projects if the unit sizes are smaller.

Farmworker families and non-family households often double up in rooms to reduce the percentage of their income that goes to rent and other housing related costs. Based on the current housing deficit for large households and the overcrowding that is associated with inadequate housing size, housing for large families and non-families is needed in Santa Cruz County in many areas. As with other types of large households, farmworker households need affordable, adequately sized housing.

ASSISTED HOUSING AT-RISK OF CONVERSION TO MARKET RATE

While most of this Section of the Housing Element focuses on defining housing needs, it is also important to protect existing affordable housing resources. State law requires an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to the termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The analysis must include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and non-elderly units that could be lost from

²⁴ US Bureau of the Census, Census 2000

²⁵ Survey of Farmer/Rancher-Operation of Farm Labor Housing in California, October 2000

²⁶ Farmworker Housing and Health Assessment Study, Salinas and Pajaro Valley Final Report, June 2002

the locality's low-income housing stock in each year during the 10 year period. In addition, the analysis must:

- Estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate;
- Identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments; and
- Identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve for lower income households the assisted housing developments, including federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received a housing authority operating with the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

All Housing Elements must include information about the number of existing subsidized housing units that are "at risk" of conversion to other non-low income housing uses (such as market-rate housing). This requirement is in response to concerns that many affordable housing units across the country were going to have affordability restrictions lifted because their government financing was due to expire or could be pre-paid. When the financing is pre-paid or expires, the restrictions that make the rents affordable also go away and the units can be converted to market-rate housing or other uses. The analysis of "at-risk" units is required to identify and describe the potentially "at-risk" projects, analyze the cost of preserving them as affordable housing, describe available resources which can be used for preservation, and set quantified objectives for preservation of affordable "at-risk" units.

With the substantial need for additional affordable housing units currently facing Santa Cruz County, as projected by AMBAG in the RHNA, and documented in the needs section of this Housing Element, the County cannot afford to lose any of its existing affordable housing. It is much more cost-effective to preserve the existing affordable housing stock than to replace it with newly constructed units.

Over the years, both for-profit and non-profit housing developers have constructed apartments affordable to low and very low-income households with the financial assistance of the federal government. In exchange for this financial assistance, the developers/owners were required to rent the units at affordable rates for fixed periods of time (generally 20 years). When these 20-year contracts expire, the owner has the

option to extend their affordable housing commitment in exchange for ongoing financial assistance from the original funding source or to "opt-out" of the assistance contract and raise rents as much as the market will bear. Figure 4.3.19 provides an overview of the "at-risk" units under these programs in the County by jurisdiction. Figure 4.3.20 provides a detailed listing of all affected projects. These units are "at risk" because the affordability restrictions are going to expire within this Housing Element's planning period of 2007-2013.

Figure 4.3.19: At Risk Units by Jurisdiction		
Jurisdiction	Number of Projects	Number of Affected Units
City of Santa Cruz	4	369
City of Watsonville	2	206
City of Capitola	0	0
Unincorporated County	3	237
Total	9	812
Source: Planning Department		

One can see that there are a significant number of units potentially at risk of conversion throughout the cities and the unincorporated area. Fortunately, over the years few projects have opted-out.

While these numbers initially appear alarming, it is important to recognize that five of the nine projects in the unincorporated area are owned by non-profit entities which are obligated under their non-profit charter to continue to operate housing for lower income households. Three of the projects (including 237 units) in the unincorporated area are truly "at risk" due to being owned by for-profit entities. Those projects are listed below.

Figure 4.3.20: At-Risk Units in Unincorporated Area		
Project Name	Number of Affected Units	Status
Sea Pines Apartments – Aptos	27	HUD contract expires 10/27/2012; County Measure J restrictions* until 2012
Elizabeth Oaks Apartments – Live Oak	126	HUD contract expires in January 31, 2013; County Measure J restrictions until 2013
Seaside Apartments – Live Oak	84	HUD contract expires 11/30/12
Source: Planning Department		
*Measure J restricted units were developed as part of the County's Inclusionary Housing Program in the early 80s with restrictions requiring the units to be affordable for a 30 year term. This results in the unit being released from the affordability restriction and therefore, lost from the affordable housing stock.		

Each of these properties has restrictions that expire during the Housing Element's planning period.

HUD Process for Addressing Expiring Restrictions

Under the terms of their contracts with HUD, the owners of these projects have the option to extend their contracts for five-year periods providing Congress has appropriated sufficient funding for HUD to enter in to contracts with all interested property owners. If an owner is interested in extending their agreement they typically submit a rent survey for HUD's review at least 120 days before the contract's expiration date. Subsequently, HUD conducts it's own local rent survey and then the two parties negotiate the rent levels for the term of the five year contract extension. Under recent federal law, HUD has greater latitude in negotiating the future rent levels, but they are still limited in their maximum rent levels. It is typical for these negotiations to continue until the termination date of the contract before agreement is reached.

In the event that negotiations are not initiated by the owner or are unsuccessful, HUD instructs the Housing Authority to issue Section 8 vouchers to the tenants of the property which they can continue to use on the site or take another rental unit. The units themselves become market rate apartments. Without the protection of HUD's regulatory requirement, such a conversion may, over time lead to any or all of the following: higher rent levels, more frequent unit turnover, a lower level of on-site management oversight, and a lower level of on-site maintenance. Higher rent levels can also result in unit overcrowding and a series of related issues, such as excessive demand for limited on-site parking facilities.

According to HUD, the final decision by the property owner of whether to extend the contract is generally a business decision based on which path leads to higher sustained revenues. HUD's role is simply to facilitate the termination or extension of the contract.

State Law Requirements for Projects Considering Opting-Out of Restrictions

State law requires the owners of federally assisted affordable housing projects to provide a Notice of Intent to opt out of the restrictions, at twelve and six-month intervals, prior to terminating rent subsidies or restrictions. These notices must be sent to all affected tenants, the Chairperson of the local government (the Board of Supervisors), the local Housing Authority and the State Department of Housing and Community Development.

Furthermore, the law requires owners to provide notice of the opportunity to purchase the project to HCD approved "qualified entities," which includes non-profit and for-profit organizations that agree to maintain the long-term affordability of the projects. Qualified entities have 180 days to submit offers to purchase. Owners are not, however, required to negotiate with interested entities if they do not desire to sell their rental properties.

Although State law provides notice to tenants and local governments of impending contract cancellations, and connects willing sellers with appropriate affordable housing operators, it does not generally restrict or dictate the owner's final decision regarding preservation of affordability of their properties.

Local Options Available to Addressing Projects Opting-out of Restrictions

Some local jurisdictions have adopted regulations in an attempt to intervene in the "opting-out" process. Staff has conducted an initial review of some of these approaches has found that most programs operate similarly to the State's approach, focusing on requiring the owner to provide a more formal notification process for local agencies and potential purchasers of the project. In some parts of the country, however more aggressive efforts have been taken to protect the long-term affordability of these units, including use of eminent domain, use of focused rent control, or requiring lease extensions for existing tenants. There are substantial questions regarding the legality of these more extreme efforts.

There are appropriate roles that local governments can play, however, in addressing such conversions. In fact, California Redevelopment law provides clear authority to redevelopment agencies to, "preserve the availability to lower income households of affordable housing units in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates." In cases where the owner is intending to opt-out and is interested in selling the project, local governments can partner with non-profit or for-profit housing entities in the purchase of the project, in order to provide long term affordability. Additionally, in rare cases it is possible that a local government could provide assistance in another fashion, such as direct rent subsidies. However, this approach is quite expensive and does not necessarily provide long-term affordability. In either instance, local government's involvement can be extremely expensive and should only be pursued as a last resort. Clearly, the number one priority should be to encourage the owner to extend their contract with HUD.

Cost Analysis of Preserving "At-Risk" Projects

Given the housing market in Santa Cruz County, and the recent increases in rental rates, conversion to market rate is likely to be an attractive option for owners of the three expiring properties. The loss of these units to the affordable housing supply in the unincorporated County could be significant.

In general, the cost of preserving affordable units is less than the cost of replacement. However, in certain circumstances, because of the limit of other subsidy sources, that may not be the case. Preservation of at risk units can be accomplished in several ways, including acquisition of the property by qualified non-profit housing corporations, local housing authorities, or other organizations that are committed to providing long term affordable housing. The County's Redevelopment Agency (RDA) has set up a mechanism for preservation of at risk units. The process functions as follows:

- RDA staff informs partners including the Housing Authority, Mid Peninsula Housing Coalition and South County Housing of RDA's desire in being notified immediately after they receive a notice of termination originating in Santa Cruz County.

- When such notification takes place, RDA staff will engage with non-profit partners in a "project evaluating process" lasting no more than five months resulting in whether it makes economic sense to recommend that the non-profit submit a purchase offer within the prescribed six month period.
- Where appropriate, the non-profit would make a formal purchase offer, thereby establishing legal standing to match purchase offers during the next six month period when the owner is allowed to entertain offers from non-qualified entities and when a sale, if one is to take place, is likely to happen.
- At approximately the six-month point, RDA staff will provide the Board of Supervisors with a report on the project, with appropriate recommendations for action.
- In addition to working closely with non-profit partners, staff will continue to monitor assisted projects, work with the Housing Authority and the owners to develop mutually beneficial approaches for encouraging the long term affordability of these units.

As a part of the publicly subsidized financing of this type of acquisition, long-term regulatory restrictions are recorded against the property, in order to ensure affordability. In projects where only a portion of the units are restricted, long term project-based subsidies can be put in place to preserve the affordability of the units.

Units with Local Restrictions

Between 1980 and 1989 it was the policy of Santa Cruz County to provide 30-year restrictions on the affordable units. However, as housing prices continued to escalate, the affordable units came to be seen as important public resource that should be protected into the future. For this reason, the County's Inclusionary Ordinance (Santa Cruz County Code Section 17.10) was amended to restrict units in perpetuity. There are 98 units in the County's affordable housing inventory (Measure J and First Time Housing Program) that have expiring restrictions and, when possible, the County makes an effort to extend those restrictions.

CONCLUSION

This Section has provided an evaluation of housing needs in unincorporated Santa Cruz County. Included has been a discussion of housing needs for all income levels in Santa Cruz County, an evaluation of housing for the general population as well as populations in the County with special housing needs, and an analysis of existing affordable units that are at-risk of conversion to market rate units. The issues and needs identified this Section will be addressed in subsequent sections of the Housing Element, providing the foundation for goals, objectives and housing policies and programs presented in Section 4.7.

APPENDICES FOR THIS SECTION

4.3-1 County/Redevelopment Agency Projects and Programs

- 4.3-2 *Housing for the Elderly in Santa Cruz County*
- 4.3-3 Key Comparisons Between the 2000, 2005, 2007 and 2009 Homeless Census and Survey Studies
- 4.3-4 Housing Resources Targeting People who are Homeless
- 4.3-5 Private Farmworker Housing

4.4: HOUSING CONSTRAINTS

Sections 4.2 and 4.3 of the Housing Element have described the demographics of the community and the range of housing needs for various sectors of the local population. Another key aspect of the local housing market is the influence of governmental and non-governmental constraints to housing development, which will be identified and addressed in this section.

According to California Housing Element Law, this section should include *“(a)n analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels... The analysis shall also demonstrate local efforts to remove governmental constraints...”* Furthermore, state law recognizes that many of the pressures on housing production lie outside the influence of government, and requires that this section also include *“(a)n analysis of potential and actual nongovernmental constraints... including the availability of financing, the price of land, and the cost of construction.”* In this section, we will examine the County's natural physical characteristics that dictate the location of urban-style development, the land use policies and site standards that guide new construction, and consider other outside influences on our housing market.

Natural Environment

Santa Cruz County is uniquely situated along the California coastline between the San Francisco Bay Area and the Central Coast. The Pacific Ocean and Monterey Bay to the west and south, the mountains inland, and the prime agricultural lands along both the northern and southern coast of the county create limitations on the style and amount of building that can take place. Simultaneously, these natural features create an environment that attracts both visitors and new residents every year. The natural landscape provides the basic features that set Santa Cruz apart from the surrounding counties and require specific accommodations to ensure building is done in a safe, responsible and environmentally respectful manner.

The California Coastal Zone affects nearly one third of the land in the urbanized area of the unincorporated County with special restrictions, regulations, and processing procedures required for development within that area. Steep hillsides require extensive review and engineering to ensure that slopes remain stable, buildings are safe, and water quality is not impacted by increased erosion. The farmland in Santa Cruz is among the best in the world, and the agriculture industry is a primary economic generator for the County. Preserving this industry in the face of population growth requires that soils best suited to commercial agriculture remain active in crop production rather than converting to other land uses. Considering the defining features of the Santa Cruz County landscape, the most appropriate location for intense development and human activity are those areas without prime agricultural soils, that are generally flat to gently sloping along the coastline and extending inland 1 to 4 miles.

Outside Growth Pressures

Population growth in Santa Cruz County is also subject to several significant outside influences, the most significant being the heavily weighted jobs to housing ratio of neighboring Santa Clara County, and a close second being the steady growth of the University of California, Santa Cruz (UCSC) which is associated with a portion of the County's total population. Finally, the natural environment described earlier is an attraction for second homes, retirees, and above-moderate income households.

Historically, Santa Cruz has provided a housing base for major job centers located in Silicon Valley. Between 1990 and 2000 in Santa Cruz County, the number of new jobs created per housing unit built was 1.53. During that same time period, Santa Clara County statistic was closer to 12 jobs for every new housing unit. While these ratios have no doubt shifted over the past decade, the pattern is likely similar, and Santa Clara County continues to rely on a substantial amount of its labor force living in Santa Cruz County. This relationship between Santa Cruz and Santa Clara has historically been one of the major drivers of housing demand in Santa Cruz, especially for single family dwellings in the above moderate household income category.

The University of California, Santa Cruz (UCSC), continues to increase both the student body and required support staff at the direction of the State Board of Regents. While UCSC has made efforts to expand on-campus housing, these increases are largely accommodated by the surrounding communities both in the City of Santa Cruz and the unincorporated County, with a disproportionately small increase in the availability of on-campus housing for students, faculty, or staff provided by the University. Over time, the growth of UCSC will continue to provide pressure on the County's rental housing stock as students come and go each quarter, as well as on moderately priced for-sale housing for families as new faculty and staff positions are created to accommodate the growth of the student body.

As described above, the natural features of Santa Cruz County attract both tourists and new residents to the County. Santa Cruz has long been a vacation destination and continues to provide many visitor-serving land uses including recreation opportunities, accommodations in hotels, bed and breakfast establishments, and private dwellings used as vacation rentals or second homes. As visitor-serving uses continue to expand, the County faces increased pressure to provide accommodation options for tourists, and also must address the needs of the local labor force working in the lower-paying hospitality industry. As households with discretionary income drive up demand and prices for single-family homes in the above-moderate income category, the ability of local families to secure and maintain affordable housing becomes more challenging.

Coastal Zone

Because land most suitable to development lies primarily along the coastal terrace between the agricultural land in the north and south County, a significant portion of the urban area lies within the jurisdiction of the California Coastal Commission. Approximately one third of the urban land area in the unincorporated County is inside

the Coastal Zone, and subject to the development requirements, restrictions and processing procedures associated with Coastal Development Permits, which will be discussed in greater detail later in this section in the context of the local land use regulatory structure. All development standards applicable in the Coastal Zone must be mutually agreed upon by the County and the California Coastal Commission, must be consistent with the Coastal Act, and must be consistent with the Local Coastal Program adding significant complexity to the process of coastal development.

County Jurisdiction

This section will address each of these constraints in greater detail, as well as discussing the efforts the County Board of Supervisors and County staff have undertaken to remove these constraints where possible and to minimize them where removal is impossible. The majority of the restrictions placed on housing production in Santa Cruz County stem directly from the form of the natural landscape and associated infrastructure, environmental, and economic limitations that derive from it. The regulatory structure used to create the local land use pattern seeks to respect these existing limitations rather than creating new barriers to development. Where this is not the case, both the Board and staff continue to work at developing workable solutions to the ongoing need for housing production in the County.

PHYSICAL CONSTRAINTS

As mentioned earlier, many physical constraints to development exist in the rural areas of Santa Cruz County. Steep slopes, landslide hazards, fault zones and extensive sensitive habitats make the inland areas of the County ill-suited to large-scale development and the provision of urban-level services such as sewer, public water, and urban fire protection. The rural areas of the San Lorenzo Valley, Boulder Creek, Bonny Doon and the Soquel and Aptos hills consist primarily of low density residential development and forests, some of which are commercial timberland. Due to the presence of these constraints and others, the rural areas often have poor road access and are difficult to serve with emergency services including ambulances and fire protection.

These constraints have, in turn, led to larger lot sizes in order to accommodate the septic leach fields required by the Environmental Health Services Department and the on-site water requirements of the various fire districts. Fire districts often require that a landowner provide enough water on site to fight a house- or wildfire, up to 20,000 gallons in some locations, in order to ensure that these neighborhoods can be protected during the fires that periodically spread across the hillsides. Similarly, the Environmental Health Services Department has determined minimum lot sizes required for new development, based on the requirements of a safe and effective septic system and protection of the County's waterways and watersheds. The lack of urban level services in the mountain communities imposes tangible limits on the population that can be accommodated there, and housing densities at which that population can live.

The juxtaposition of mountains and ocean has also created a number of unique microclimates in Santa Cruz, and the biodiversity that follows has led to the high concentration of federal and state-recognized rare and endangered plant and animal species found in the County. These species require special consideration during the development review process and their presence has mandated that new development occur with the least impact possible. The Zayante Sandhills are one such unique habitat, and the County has recently entered into an agreement with a private Conservation Bank that will ensure that this unique habitat is preserved and managed in a responsible manner while still providing opportunities for landowners to responsibly develop their properties at appropriate densities.

In addition to special habitats, the microclimates also create distinct agricultural regions. Along the north coast, the farmland is influenced by high winds and coastal fog, making it a prime location for vegetables and row crops. Throughout the southern third of the County the flats spread further inland and experience greater heat and drier summer months. These areas have historically been used to grow fruit including apples, pears, and more recently berries. Along the hillsides of Mid and South County, olive groves and vineyards take advantage of the good drainage and sun exposure, and are beginning to creep in among the rural residential development and timber production land. Commercial agriculture is a key contributor to the local economy, providing both employment and the multiplying effect of goods brought to market locally. For this reason land suited to farming must be maintained for agricultural use over other land uses.

While limited residential development is appropriate in the rural areas, the physical features of the countryside have led to a logical concentration of development in the currently urbanized areas in the center of the County. The urban areas are located away from significant farmland, slopes, floodplains, and fault lines as much as possible, and provide a full level of urban services such as public water, sanitation, and police and fire protection. The infrastructure section below will address these issues in greater detail.

COUNTY REGULATORY ENVIRONMENT

The Santa Cruz County General Plan is built around a core belief that the rural areas of the County are appropriate for lower density development, while the urban areas are locations where more intense land uses are appropriate and should be encouraged. Now commonly known as "smart growth," or "sustainable development," the concept of concentrating development in a core, delineated area in order to protect fragile and valuable rural and agricultural landscapes was enacted in Santa Cruz County by a 1978 voter initiative known as Measure J. The primary components of Measure J were:

- The preservation of Commercial Agricultural land through strict limitations on changes in use;
- A clear distinction between urban and rural areas through the creation of an Urban Services Line and a limitation on land divisions in rural areas;

- The creation of affordable housing through an inclusionary housing requirement applicable to new residential development.

By recognizing the resource constraints facing development in the County and targeting specific areas delineated by an Urban Services Line (USL) as appropriate for more intense uses, the voters put Santa Cruz at the forefront of a movement that has only become more popular over time.

Agricultural Land Protection

Measure J, and the implementing ordinances that followed its approval, identified prime and non-prime agricultural land throughout the unincorporated areas of the County. A series of General Plan policies and ordinances were enacted to aggressively protect agricultural lands, including limiting the size of new agricultural parcels and requiring that extensive findings be made before land zoned for commercial agriculture can be rezoned for any other use. Agricultural buffer requirements and recorded agricultural conflict acknowledgments were required to address the conflict between new residential uses and adjacent existing agricultural operations, further protecting agricultural uses from conflicts with new development. In addition, a right-to-farm ordinance was adopted to strengthen the voter's directive that preservation of and production in the County's agricultural land is important for Santa Cruz County.

Urban/Rural Distinction

Urban Services Line

The creation of the USL is perhaps the most significant effect of Measure J. The USL creates a boundary on the expansion of intense land uses such as dense residential development and large commercial development, creates neighborhoods that can be served efficiently by public services including transportation, fire and police protection, pedestrian improvements, and other urban amenities, while simultaneously protecting the natural resources found in the rural areas from overdevelopment. The primary distinction between urban and rural areas is the density of development that is permitted based on the availability of existing infrastructure to support it.

In determining the location of the USL, County leaders considered the pattern of existing development and level of existing services at the time and foreseeable expansion areas based on topography, logical infill areas and the spheres of influence of utility providers, and identified the unincorporated communities of Live Oak, Soquel, Aptos as the areas already best served by urban utilities and best suited for denser housing and community services. Additionally, small portions of unincorporated land directly adjacent to the existing cities of Santa Cruz, Scotts Valley, and Watsonville were identified.

What began as the identification of urban and rural areas (Urban/Rural Boundary) for coastal development processing purposes was expanded into the Rural Services Line to identify these areas such as the Towns of Felton, Ben Lomond, Boulder Creek,

Davenport, La Selva and a few other scattered areas located outside of the Urban Services Line but consisting of existing development at urban densities. Even though these areas may not have a full level of urban services, they still constitute established locations appropriate for denser development--utilizing package treatment facilities for sanitation--and a concentration of commercial services to serve their populations that would not otherwise be permitted outside the USL.

Rural Land Divisions

In Rural areas, Measure J placed limitations on the number of new parcels that could be created through land divisions, and specified that the number of new lots would be based on a percentage of the Rural Building Permit Allocation, which is discussed below. The tool developed by the County to implement this requirement is known as the Rural Matrix, and takes the place of a specific density attached to rural zone districts. The Rural Matrix takes into account factors such as water availability, septic requirements, fire department response time, slope and soils stability, site access, groundwater quality, timber resources, biotic resources, and fire hazards to document empirical data that leads to the determination of appropriate densities in the area.

This feature of Measure J had perhaps the most significant effect on limiting the number of new residences approved in the County during the early 1980s. Prior to the voter approval of Measure J, rural land divisions took place to a much greater degree, and in locations that were not suitable to the dense style of development for which they were approved, as evidenced by existing problems with road access, sanitation, and drinking water services in these rural neighborhoods. Some of these areas were addressed later by the creation of a Rural Services Line, which, similar to the Urban Services Line, identifies areas suitable for denser development and allows a higher level of services to be provided to these areas. Areas within the Rural Services Line do not have a full level of Urban Services, but are identified in the County's General Plan as areas that may be appropriate for more intense levels of development.

Affordable Housing

One of the sections of the Measure J initiative that has been very successful is the provision for affordable housing. Without this key piece of the puzzle, as land prices in Santa Cruz have reached extreme levels, the County's workforce would have been priced out of available housing. By requiring affordable housing through an inclusionary program, Santa Cruz County was one of the pioneers in the nation in recognizing that growth management is only sustainable for a community when affordable housing is part of the package.

The Measure J requirements state that 15% of housing units built must be made available to households of moderate-, low-, or very low-income. For the most part, these Inclusionary Housing units are indistinguishable from the surrounding homes and fully integrated into the project.

Under Measure J, ownership projects with five or more units are subject to the Inclusionary Housing Program. Over the past few years, the Board of Supervisors has eliminated the inclusionary requirement for rental units and created more flexibility and options for developers to fulfill these requirements. The current methods available to developers include:

1. *On Site Inclusionary Housing* - This option requires that 15% of the units built are available to moderate- or low-income households.
2. *In Lieu payment* - Developers can be relieved from building an inclusionary unit by paying an in lieu amount that is based on a formula that takes into account the average sales price of the market rate units built and sold in the development. The fee is based on a sliding scale - where the increased market value of the units results in a higher fee amount, whereas lower unit prices result in a lower fee amount.
3. *Existing unit conversion program* - Developers can acquire existing housing in the community at the rate of two homes for each one-unit obligation. In other words, a developer with a one-unit obligation could fulfill their requirement by acquiring a duplex and reselling each unit to an income-qualified purchaser. The developer could then convert their one inclusionary unit to an additional market rate unit. Given the current housing market, it may be financially beneficial for developers to utilize this option rather than build an inclusionary unit.
4. *Partnership with affordable housing developer* - This approach allows for-profit developers to partner with developers of affordable housing projects. These projects may either contain more than the required number of affordable units or units at a greater level of affordability.

The pricing formula is included in the County's Affordable Housing Guidelines and requires that units are priced at a level that is affordable to households earning 100% of the County median income, as adjusted by household size and number of bedrooms, and assuming a household spends no more than 30% of their income on housing. For example, a three bedroom home is priced at a level affordable to a household with an income at 100% of the County median income for a family of four, which would be \$325,000 in 2009.

County's Inclusionary Housing requirement has been in place for 29 years and land values have adjusted to reflect this requirement and, as a result, the program has not constrained development in the community. All the housing units that are created through the County's inclusionary housing program are encumbered with affordability requirements in perpetuity, ensuring that the County will continue to build a solid base of housing for future generations. Since the inception of Measure J, 550 inclusionary affordable units have been constructed.

Building Permit Allocation

The final piece of Measure J was a building permit allocation system, governed by an annual growth goal adopted by the Board of Supervisors each year. This system generated the most controversy in the past due to the impression that it creates an artificial limit on housing construction. In fact, permit demand has exceeded permit availability in only 3 out of 30 years (1978 and 1979, the first years of the program, and 2001, during the building boom.) Additionally, the Board of Supervisors has the discretion to carry over any unused permits from one year to the next, meaning building permits have always been easily available. As illustrated by the table in Appendix 4.4-6, the allocation of building permits has exceeded demand in all but 2 of the past 30 years, and in those years the Board of Supervisors authorized the use of permits that had been carried over from prior years in order to meet the demand. Today, the allocation of building permits applies only to market-rate housing, and affordable housing is not subject to the allocation. Allocations are granted upon request from developers, and no additional requirements or process applies.

For 2009, the Board of Supervisors adopted a growth goal of 0.5% and allocated 258 building permits. The building permits are broken down into both urban (67%) and rural (33%) allocations: 173 Urban, and 85 Rural. By way of comparison, in 2008, the Board allocated a total of 257 building permits, and the total number applied for was far less, consistent with historical trends (Appendix 4.4-6). By allowing more growth in the urban as opposed to the rural areas, Measure J promotes urban-centered growth, discourages sprawl, preserves agricultural and open space lands, and supports the creation of affordable housing.

Overall, the growth management system initiated by Measure J has created a relatively compact urban area while maintaining the rural landscape for both agriculture and resource protection values. The addition of inclusionary housing to the equation created a system that has worked well for the County for three decades. The principles of Measure J including limiting urban expansion, protecting valuable rural resources, and concentrating development in existing urban areas now form the backbone of a planning process that limits greenhouse gas emissions and minimizes environmental impacts. The wise use of land and resources has provided the citizens of Santa Cruz County with a quality of life that would be impossible under different conditions. By concentrating the bulk of development in a defined area, the County ensures that urban amenities like grocery stores, restaurants, and walkable neighborhoods are created, while still being close to protected open space and recreational areas.

Rather than actually limiting growth, as demonstrated by the building permit allocation numbers, Measure J has been highly effective at directing where that growth occurs. This approach to land use has long been supported by academic research and economic analysis, and is now supported by State legislation (SB 375), as one of the most effective strategies for resource management, a sustainable economy, and the reduction of greenhouse gas production.

INFRASTRUCTURE CONSTRAINTS

The infrastructure provided to development in the unincorporated County has been designed to reinforce the principles of urban-centered development. To that end, public water and wastewater agencies are limited in extending services beyond the USL. With some limited exceptions, addressed below, rural development relies on well water and septic systems, and is essentially self-sufficient in terms of these utilities. Road maintenance and highway capacity is a further limiting factor for both urban and rural development.

Water

Santa Cruz County is fortunate to have several local sources of water incorporating supplies for residential, commercial, and agricultural uses in the County. With the exception of 200-300 parcels in the Summit area that are served by the San Jose Water Company, Santa Cruz County is served exclusively by local water sources. This situation is unusual in California – most communities rely to some extent on imported water to support their populations. Reliance on local water sources has several advantages, the first being direct control over the use of the water supply. For example, through land use choices the County is able to support groundwater recharge – the General Plan designates certain areas as primary groundwater recharge areas—which places additional restrictions on development in these areas, primarily as they relate to lot size, in order to ensure that the groundwater aquifers are maintained. The disadvantages of relying on local water sources are enumerated later in this section.

Water supplies in Santa Cruz County are provided by a variety of water purveyors: municipal water systems, County water districts, investor-owned water companies, mutual water companies, and individual well-water systems. Within the Urban Services Line (USL), water is primarily supplied by three agencies: The Live Oak and Carbonera planning areas are supplied by the City of Santa Cruz Water District, the Soquel and Aptos planning areas are supplied by the Soquel Creek Water District and the Central Water District, and the Pajaro Valley planning area is supplied by the Watsonville Water Department. Agricultural water use is a significant portion of water demand, especially in the southern portion of the County, and is usually provided by groundwater pumping. The Pajaro Valley Water Management Agency (PVWMA) was created by State legislation and approved by voters in 1984 to manage water resources within the Pajaro Valley Basin. The PVWMA does not supply water, but is the responsible local government agency with the power to regulate water use.

The drought from 1986-1993 impacted both surface and groundwater supplies throughout the County, and emphasized the need for increasing water supply and improving water planning and management. Because of this, the emphasis on coordinated water resource management has been of primary concern to the County and to the various water agencies. As required by state law, each of the County's water districts/departments serving urban areas must update their Urban Water Management Plans every five years, with the next updates due in 2010.

All groundwater aquifers in the County, the primary source of residential water supply for the southern two-thirds of the County, are in some degree of overdraft. Overdraft is manifested in several ways including declining groundwater levels, degradation of water quality, diminished stream base flow, and/or seawater intrusion. Surface water supplies, which are the primary source of supply for the northern third of the County, are inadequate during drought periods, and may be further diminished as result of the need to increase stream baseflows to restore endangered salmonid populations. In addition to overdraft, the use of water resources is further constrained by various water quality impacts.

Santa Cruz and Live Oak: The City of Santa Cruz Water Department provides drinking water to the City of Santa Cruz and surrounding unincorporated urban areas, primarily utilizing surface water from the San Lorenzo River and its tributaries and north coast watersheds. During normal years there is adequate supply, but during a severe drought only about 55% of current demand can be met. The City recently completed its Integrated Water Plan and is pursuing a desalinization project that would meet current and projected demand (in conjunction with long term water conservation and 15% use curtailment during severe drought periods). This project is expected to be on line in 5-10 years. In 2004 the City estimated that the existing water system was operating at about 93% capacity during years with average rainfall. The City has determined that it can serve the equivalent of about 3,400 new homes before requiring a moratorium on new connections if no new sources of waters are found. Projected growth at UCSC would be included in that number of new homes.

Santa Margarita Basin: Overdraft in the Santa Margarita groundwater basin in parts of the San Lorenzo Valley and Scotts Valley, is manifested by a significant decline in groundwater levels, degradation of groundwater quality, and probable decline in stream base flow over the past 20-years. At the end of 2005, an updated groundwater model of the Santa Margarita Basin was completed that gave a more accurate picture of the basin's capacity and sustainable yield. This most recent study indicated that the earlier model had overestimated sustainable yield and available water in the basin.

The overdraft of this basin is being addressed in several ways. The SVWD is steadily expanding the list of subscribers to switch to reclaimed wastewater. Beginning production in 2002, it is currently one of two tertiary treated wastewater facilities in the county. The use of treated wastewater, used for irrigation and landscaping, offsets an equivalent amount of potable water pumping and therefore is a valuable component in a water portfolio. County staff recently received grant funding to conduct a feasibility study of the conjunctive use of surface and groundwater to increase groundwater storage in the basin. It is hoped that the conjunctive use project can generate a thousand acre-feet or more of water supplies in an average year, increasing the reliability and efficiency of the water supply for existing customers. Completion of such a project is likely to take 5-10 years.

Scotts Valley Water District has recently begun to significantly step up their water conservation efforts. Conservation measures that could significantly cut down on water consumption in this region include replacing old water using appliances such as clothes

and dish washers, water fixtures such as old toilets and shower heads, and high water use landscaping.

Water quality in the Santa Margarita Basin has been impacted by various contaminant sources including gas stations, dry cleaners, and septic systems. The occurrence of these contaminants in the groundwater supply constrains both the use of the impacted water as well as efforts to enhance groundwater storage.

Mid-County: In the mid-county area, overdraft is manifested by groundwater levels below sea level and the first signs of seawater intrusion into parts of the aquifer systems and the probable decline in stream base flows. Water is extracted from the mid-county aquifers by the City of Santa Cruz Water Department (SCWD), the Soquel Creek Water District (SqCWD), Central Water District (CWD), small water systems and individual users. Only the smaller CWD, located in the recharge area of one of these aquifers, appears to have sustainable groundwater supplies for its current customer base. Groundwater quality impacts from contaminants have been minimal in the mid-county area. There are several gas station leaks in this region but none of the leaks has impacted major water supply wells.

As noted above, the City of Santa Cruz has developed an Integrated Water Plan to address the future water service needs of its customers in the City and unincorporated areas. This plan directs the City's efforts towards desalinization, conservation efforts, and use curtailment during times of drought. SqCWD is participating with the City of Santa Cruz in the joint development and operation of the desalinization plant. In the meantime, SqCWD has instituted a "zero-impact" ordinance for all new water connections. This ordinance requires new customers to provide water saving retrofits to existing customers that more than offset the new demand caused by their development. With these and other water conservation measures in place future water demand is expected to remain flat through 2015, even with the projected increase in new connections. Water conservation measures have been effective and all the water agencies except Central reported lower water usage in 2007 than in prior years. 2007 and 2008 were dry years and the water agencies implemented mandatory or voluntary water use restrictions with the objective of reducing demand by 15%.

South County: Overdraft in the south county aquifers is manifested by depressed water levels, seawater intrusion, and reduced stream flows. Water levels are below sea level in more than 70% of the basin and elevated chloride levels have been detected in wells near the Pajaro River, more than two miles from the coast and segments of Corralitos Creek have been dry earlier in the summer than in previous years.

Water quality in the south county area is impacted by seawater intrusion as well as nitrate and other chemicals from agricultural practices, animal facilities and septic systems. The PVWMA completed a project at Harkins Slough that provides ground water storage and recovery in the shallow aquifer in that area. PVWMA and the City of Watsonville recently completed the construction of an advanced tertiary treatment facility to provide recycled water for agricultural irrigation on coastal farms, which could help to relieve some of the seawater intrusion issues by limiting groundwater pumping in

these areas. PVWMA has also been pursuing various other water supply projects as identified in its Revised Basin Management Plan (BMP). Like many such efforts, funding is uncertain and the implementation of the BMP will require a significant financial commitment from both water customers and local agencies.

The County requires, as specified in its General Plan policies, a firm commitment of water availability in order to approve new development, and to date all major water suppliers continue to provide such commitments for new development under the County General Plan. The major water purveyors in the County (City of Santa Cruz Water Department, Soquel Creek Water District, Scotts Valley Water District, San Lorenzo Water District, City of Watsonville Water Department) have developed no new water supplies in over 20 years, and have instead relied on offset programs and conservation of existing resources to continue to meet the demands of a growing population. These efforts have had limited success, and future growth projections have led to the desalinization plan under development by the City of Santa Cruz Water Department and Soquel Creek Water District. It is clear that both water quantity and quality will be an ongoing issue for the community, and that further conservation efforts will need to be implemented by the water agencies.

Transportation

Transportation constraints to development result from issues with road capacity, particularly along the primary north-south linkage of Highway 1. On local streets, in the urban areas major transportation corridors are lined with existing businesses and homes, leaving little room for road widening. In the rural areas, public roads require nearly constant maintenance due to the various slope, soil, and landslide hazards, making any expansion of the existing network costly both in terms of time and labor expenses.

The County continues to work with California Department of Transportation (CalTrans) on the planned improvements to Highway 1 through the County. As the major north-south connection in the County, Highway 1 is an important feature of the County's transportation system and experiences major delays during peak travel times in both the morning and evening on weekdays and on Summer weekends. The highway is lined by development along the frontage, and in certain places crosses wetlands and riparian areas that are subject to special protections under both State and local regulations. The opportunities for expanding the highway are limited, and the County Transportation Commission has worked with CalTrans over the years to identify those improvements. A ballot measure to fund the widening of the highway (in addition to several alternative transportation projects) though a sales-tax increase was defeated at the polls in November 2004. While other proposals to increase capacity have been discussed by Caltrans and the County Transportation Commission, it remains unclear as to when or if such improvements will occur.

The recently completed improvements at the Highway 17 interchange have generally improved travel times for this road section. CalTrans is planning additional improvements over the next 10 years, contingent on obtaining a secure source of

funding. The phasing of these improvements has targeted the most congested sections of roadway first in an effort to improve the overall level of service provided.

The Santa Cruz County Regional Transportation Commission is also considering other transportation alternatives as part of their long-range transportation plan for the County. A rail line runs south from the town of Davenport to the City of Watsonville. This line is currently owned by the Union Pacific Railroad Company and used for transporting freight. There have been several discussions over the years about the future of this line. Most recently this discussion was focused on the creation of a pedestrian trail if the County Transportation Commission was able to purchase the right of way from Union Pacific. There have also been proposals to utilize this corridor for passenger rail service, however thus far passenger rail proposals have not become a viable alternative transportation mode for Santa Cruz County.

Transportation issues and road congestion do pose legitimate limitations on development, and, along with the USL, lead to the conclusion that major development in the County should take place in existing urban neighborhoods. During the next Housing Element cycle, the requirements of the recent SB 375 legislation will drive local government to create even more compact urban areas in a coordinated land use and transportation planning process. Santa Cruz County is fortunate to have the building blocks of Measure J, which have provided a good basis for this style of land use planning, and the future efforts will include the component of transit and transportation, for an even more complete view of the community's needs.

Sanitation

A number of special districts are responsible for providing sanitary sewer services in the County and for maintaining and operating local wastewater collection systems. Wastewater in the urban portions of the County is conveyed to a wastewater treatment plant in the City of Scotts Valley, City of Watsonville, or the City of Santa Cruz. Neither the County Sanitation District nor the Freedom Sanitation District operate a wastewater treatment plant, rather, both share treatment capacity in the other plants through Joint Powers Agreements.

The City of Watsonville Wastewater treatment Plant has a total capacity of 16.5 million gallons per day (mgd). This treatment capacity is shared among the Freedom County Sanitation District, Salsipuedes Sanitation District, Pajaro County Sanitation District (in Monterey County), and the City of Watsonville. The Watsonville Plant provides advanced secondary treatment. Through the Freedom, Salsipuedes, and Pajaro County Sanitation Districts, the County has wastewater treatment entitlement to 3.201 mgd at the City of Watsonville Treatment Plant, of which it currently uses 2 mgd. Sufficient capacity exists to meet the future growth of the County General Plan.

The City of Santa Cruz Wastewater Treatment Plant provides full secondary treatment and has a total capacity of 17 mgd. The total treatment capacity at the Santa Cruz Wastewater Treatment Plant is shared between the Santa Cruz County Sanitation District and the City of Santa Cruz. The plant could ultimately be expanded to treat up to

23 mgd of wastewater. This estimate is based on the size of the treatment plant site and the nature of the operation.

Through the Santa Cruz County Sanitation District, the County has an entitlement to 8 mgd of the City of Santa Cruz treatment plant's capacity. The County currently uses almost 5 mgd from its allocation, and the remaining capacity is designated for future development in the unincorporated area. The increase in population projected in the County General Plan could be served by the remaining capacity of the Santa Cruz Wastewater Treatment Plant. General Plan policies require that a written commitment be received from the service district guaranteeing that the required level of service is available prior to issuance of building permits. The Sanitation District is developing a plan for the replacement of older sewer lines to reduce stormwater inflow, eliminate constrictions and improve service.

In the rural areas of the County, wastewater disposal is through septic systems or community wastewater disposal systems, also called package treatment plants. The County has implemented the Regional Water Quality Control Board requirements by the adoption of a Wastewater Disposal ordinance. As mentioned earlier, this ordinance establishes specific minimum parcel sizes for the installation of residential septic systems. These minimum parcel sizes are based on the technical limitations of the soils and include factors related to the site characteristics such as slope, high groundwater and the proximity to water wells. In certain areas of the County, such as the San Lorenzo River Watershed and the water supply watersheds of the North Coast and Bonny Doon Planning Areas, development is constrained to a one-acre density. In the water supply watersheds of the North Coast and Bonny Doon Planning Areas, development is limited to 2½ acres/unit within one mile of a water system intake. In other rural areas, development may occur on smaller properties if all technical requirements for the installation of the septic system can be met.

In summary, Santa Cruz County faces several significant infrastructure limitations that may soon pose genuine constraints to residential expansion. Land use planning in the County is limited by the infrastructure and public facilities that are managed by various public agencies and are beyond the authority of the County government to address. The County is working with the many responsible agencies to improve infrastructure to serve existing and future residents, and realizes that there are finite resources given the realities of our water supply, road system, and wastewater capacity. Santa Cruz citizens are well informed on these issues and have begun to object to proposed development on the basis of many of the issues addressed in this section. Trepidation over the future of the County and the quality of life for all residents, both existing and future, are bringing concerned citizens into the development review process in a new way in Santa Cruz. The issues raised by neighbors are important and create an added challenge for potential developers.

LOCAL LAND USE REGULATIONS

Unlike most counties in California, the unincorporated area of Santa Cruz County has a disproportionate share of the County's urban density and, therefore, must regulate a

wide variety of development ranging from high density residential housing to timber production and agricultural lands.

Zoning standards

Zoning districts in Santa Cruz County are consistent with General Plan policy, as is required by State law. The zoning district provisions govern the type, density, mix, and other site related restrictions that apply to development. The zoning ordinance contains a number of features intended to promote affordable housing including density bonuses, second units, density minimums, and other features such as flexible application of height and parking standards for affordable housing projects.

The basic uses allowed in the County's residential zoning districts are described below. Site standards and other requirements for the residential districts are further illustrated in Appendix 4.4-1 and 4.4-2. Development standards, such as building height, parking requirements, lot coverage and setbacks, are typical of those applied in other suburban California jurisdictions. In Santa Cruz County, mixed use projects are subject to the site and development standards of the commercial zone districts, at the density of the RM-3 zone district. In mixed use developments, 50% of the total building square footage may be residential if the units are being sold or rented at market rate, or up to 67% if the units are affordable housing units made available to households of moderate or low income.

In the urban areas, residential districts permit single-family housing, attached housing, second dwelling units, community care facilities, day care facilities and transitional housing. Urban residential districts also permit housing projects utilizing the State Density Bonus law. The basic use allowed in each of these districts is residential; the basic difference is the allowed density and type of allowed housing (i.e. attached or detached). All development proposals within the USL are required to meet the minimum density designated in the County's General Plan. The urban residential zone districts are:

1. R-1 (single family residential)
2. RB (single family residential, oceanfront)
3. RM (multi family residential)

In the Rural Area, residential districts permit single-family housing, dwelling groups, second dwelling units, and day care facilities, at densities consistent with the carrying capacity of the land and infrastructure limitations. The rural residential zone districts are:

1. RA (single family residential and agriculture)
2. RR (single family residential)
3. R-1 (single family residential for existing developed neighborhoods)

A detailed description of the purpose of each zone district can be found in Appendix 4.4-1.

The height limit in the residential zone districts is 28 feet (with the exception of the RB district which has a height limit of 25 feet and 17 feet), and taller structures can be permitted through several discretionary application avenues ranging from an administrative review when additional setbacks are provided to a public hearing for a Variance approval. Lot coverage in all urban residential zones ranges from 10% on acreage lots to 40% on lots under 16,000 square feet in size. Setbacks vary between zone districts from 5 to 40 feet. The Site and Structural Dimensions Charts can be found in Appendix 4.4-2.

Parking

Parking standards are based on bedroom counts, and are similar to other suburban jurisdictions. Multifamily development must provide sufficient guest parking in addition to the required parking based on the bedroom count in the project. These parking standards have not impacted the ability of developers to maximize density, and the opportunity to reduce the parking requirement through the approval of a Parking Accommodation Plan ensures that developers are not limited by these requirements. To date, only affordable projects or those targeted at special populations, such as seniors, have taken advantage of a reduced requirement, in fact several market rate developers have made room on their sites to provide parking in excess of the County's requirements in an effort to make their projects more attractive to potential residents. The residential parking standards can be found in Appendix 4.4-2.

Any project can be considered for a reduction in the required parking on the basis of an approved Parking Accommodation Plan that could include transit passes, carpool programs, documentation of reduced need, etc. For mixed use projects, because it is assumed that prime times for commercial use and residential use do not typically overlap, the County's Parking Ordinance includes a provision that parking can be shared between these two uses. Projects for the elderly are routinely granted a reduced parking requirement equivalent to about 1 space per unit.

Open Space

The basic open space requirement for all multi-family development is either 200 sq. ft./unit of private or 300 sf/unit of group open space. Most multi-family developments use a combination of the two to meet the requirements. These standards are similar to those required in other jurisdictions.

Housing for People with Disabilities

The County has worked hard over the years to eliminate constraints on housing for people with mental, physical, and developmental disabilities. The County Code contains no definition of "family", requires no special spacing requirements between homes or facilities serving the disabled population, permits group homes for 6 or fewer individuals as residential uses, and allows homes for 7 or more disabled individuals with a conditional use permit approved by the Zoning Administrator. Finally, the County has adopted a reasonable accommodation ordinance to provide relief from zoning and land

use policies that could hinder the ability of a disabled person to live comfortably in their home. The County's Reasonable Accommodation Ordinance requires, in order to approve a requested accommodation, that the following findings be made:

- that the person be found to be disabled, as defined by the Federal Fair Housing Act or the California Fair Employment and Housing Act;
- that the requested accommodation be necessary to allow a disabled individual to occupy the property in question;
- that the requested accommodation will not impose an undue burden on the County;
- that the accommodation will not require fundamental alteration of building and zoning laws; and
- that the requested accommodation will not deprive adjacent properties of light, air and open space consistent with the Zoning Ordinance.

The County has granted accommodations to allow accessibility ramps to extend into front- and side-yard setbacks, allowed elevator buildings to exceed standard height and setback limits, and other accommodations required to allow people with disabilities to live in appropriate housing.

Permit Processing

The average time for processing a discretionary permit, including CEQA review, for a Minor Land Division (creation of 4 or fewer lots) or a subdivision (creation of more than 4 lots) varies considerably due to project complexity, Planning Department staffing levels and, most importantly, the promptness of information submittal on the part of the applicant, which varies greatly from one project to the next. Taking in all of these variables, the current processing time for new subdivisions is approximately 12 – 18 months, depending on the promptness of replies from the applicant. All subdivisions of more than 19 lots must be approved through public hearings before both the Planning Commission and the Board of Supervisors. All Minor Land Divisions and subdivisions of 19 units or fewer must be approved through public hearings before the Planning Commission. Subdivision plans are required to include prototype architectural drawings of the housing units, which may add some time to the subdivision process. However, because these prototype plans undergo design review at the time of the land division, the developer then saves time when applying for the development permit on the property. The prototype plans limit the overall processing time by providing overlap between the land division and housing development applications.

The processing time for development projects on existing lots of record can be as little as 6 months, depending on site constraints, engineering requirements, neighborhood involvement, and promptness of applicant replies. A single family home on an existing lot, in a residential zone district outside the Coastal Zone is a by-right use and requires no discretionary review. Building permits for these homes can be processed in several weeks. Single Family Dwellings in the Coastal Zone often require a discretionary

Coastal Permit prior to Building Permit processing, depending on the project location. The time for Coastal Permit issuance is 6 months, again factoring in the promptness of the applicant in submitting required information. Multi-Family Residential Development, for either rental or ownership housing development must be approved through public hearings by the Zoning Administrator for projects of 2–4 units, the Planning Commission for projects 5-19 units or the Board of Supervisors if the project is 20 or more units. Typical timelines for approval of these types of projects range from 14 to 18 months, again, recognizing that much of this time is spent awaiting responses and information from developers.

The County planning department implements a priority processing program that applies to all residential projects that provide a minimum of 25% of the units as affordable housing. These projects, which tend to be multi-family affordable housing developments, can be processed in as little as 6 months and rarely require more than 12 months between the time of application and the time of final approval by the hearing body. Again, wide range in processing time is due to differing response times from different applicants. Prompt responses from applicants yield faster processing. Priority processing takes place automatically with these applications, the only requirement being the percentage of affordable housing units included with the project.

Design Review

The design review process is conducted concurrently at the initial stages of the development application review process. The design review criteria are set forth in Chapter 13.11 of the County Code. With regard to residential development, design review is required for all minor land divisions, subdivisions, all projects resulting in residential development of 3 or more units, as well as single-family dwellings in certain areas or which exceed 7,000 square feet in size. Design review is performed at the staff level—rather than by a design review committee or board—as part of evaluation of the overall project. Design review is integrated into the overall review process and therefore, is not a constraint to development because it adds little additional time to the processing of development applications.

The purpose of the design review process is to ensure that the proposed project is in conformance with the criteria in Chapter 13.11 and result in projects that benefit the community. In Chapter 13.11, design standards and guidelines set forth design criteria in the areas of: site design; building design; access, circulation and parking; and landscaping. These criteria are specifically described so that developers have the ability to design projects that comply with the design criteria. A series of design brochures is available at the zoning counter and on the Planning Department's website to provide guidance to designers and property owners about the design review process. Planners are also available to discuss the design criteria and assist developers.

In general, the permitting process has been facilitated by the development of an online Geographic Information System that enables staff and the public to obtain parcel information more readily. Processing of applications has also been significantly improved in the past years by having brochures and handouts regarding project

submittal available to the public for both the Development Review and Building Permitting procedures and requirements. This information is now also available on the County's website. Additionally, permit status is also available online to members of the public. Public notification and hearing requirements meet and exceed those required under state law. Development projects regularly attract significant attention from neighbors, and projects that go to public hearing often generate a large amount of interest from nearby residents.

Building Permit Process

Building code and design standards imposed in Santa Cruz County related to engineering standards, energy conservation, parking, materials, seismic safety, and sanitation add to the cost of housing production in Santa Cruz County, although such costs must be considered in the context of the public health and safety objectives they promote. These codes do not appear to be a significant constraint, and are similar, if not identical, to codes throughout the State.

An application for a single family dwelling on an existing lot of record is a ministerial process. The processing time for initial Building Permit application review is about six weeks. At the present time, second units require a similar processing time for building permit issuance as single-family dwellings, and are also ministerial permits, consistent with state law. The Department's brochure explaining How to Obtain a Building Permit is included in Appendix 4.4-3.

Several housing policies are specifically designed to expedite the review of affordable housing projects in order to ensure the production of affordable housing. These include expedited permit processing and fast tracking the discretionary application for affordable housing developments.

Fees

The County and other local agencies impose development impact fees on new development to fund infrastructure improvements including schools, child care, parks, traffic and roadside improvements. Each of these fees is directly linked to the provision of services and facilities necessary to support residential development. At the present time, the County charges fees for plan checks, building permits, sewer and some water connections, driveway encroachments, zoning and drainage reviews. Other entities charge water connection, sewer connection (in one area) fire review and school impact fees. Fees vary by location in the unincorporated areas of the County. Typical building permit and impact fees for both urban and rural single-family dwellings, and Urban Multi-family projects in Santa Cruz County are shown in Appendix 4.4-4. Appendix 4.4-5 shows these fees as a percentage of total development cost, based on information from a recent multi-family project for which we have a complete proforma from the developer. The total impact of planning permit fees was 4% of the total development costs for this project, which is roughly typical of most development in the unincorporated County.

Historic Resources

The County's Historic Resources Ordinance requires that all new exterior development on parcels where a designated historic structure exists be evaluated by the Historic Resources Commission. There are 330 structures in the County that have been designated as historic resources. It is possible that the significance of a historic structure could impact a proposed housing project due to design constraints in designing around the historic structure, or preventing the demolition of a structure to allow for higher density residential development; however, there have been no known instances of this to date. Additionally, historic structures are subject to the Historic Building Code.

Coastal Permits

As shown in Appendix 4.4-6, the Coastal Zone impacts a large land area in Santa Cruz County. One third of our urban land is located within the Coastal Zone and subject to the requirements of the Local Coastal Program Land Use Plan, as approved by the California Coastal Commission. In certain circumstances, such as when a General Plan/LCP amendment is part of a project application, final approval of a development rests with the Coastal Commission and not with the County. Generally, however, single-family homes on appropriately zoned residential lots are not subject to Coastal Commission approval, and the County serves as the state-designated authority in issuing a Coastal Development Permit. All houses in the rural areas of the Coastal Zone and some in the urban areas require approval of a Coastal Permit. The added permitting required to build on land in the Coastal Zone can add both time and expense to any development project near the Coast.

Code Enforcement

The County of Santa Cruz operates a code enforcement program to ensure that building and zoning codes are upheld throughout the unincorporated area in a manner that promotes the health and safety of all residents. The code enforcement program operates primarily on a complaints basis and receives calls daily from the public on a variety of topics. The most common complaints relate to unpermitted construction and conversions in residential structures (most often from turning a non-habitable room or structure, such as a garage, into a living unit). Other complaints relate to Environmental violations (including illegal grading, vegetation removal and erosion control violations), Animal Keeping violations (most commonly roosters in non-agricultural areas, or excessive numbers of cats or dogs), Fences, Neglected Properties, and General Zoning complaints (including unpermitted commercial uses, home occupations, signs, permit conditions, etc.). In 2008, the County received 922 complaints in total, and 357 of these were related to housing conversions, remodels, or construction.

In accordance with State Law, the County charges no additional fees for processing zoning or building code violations, and instead requires that the violations be corrected (either through permitting or removal), and that the property owner reimburse the County for staff time spent in issuing and rectifying the Red Tag. Many of these

violations can be corrected if the property owner obtains a permit for the conversion or new construction that has taken place. The Code Enforcement process focuses on ensuring that the County's residents, especially the low-income residents that are often the tenants of these unpermitted units, are able to live in safe and sanitary housing that meets the California Building Code and local zoning regulations. In extreme cases, some housing units must be removed because they cannot meet one or more of the code requirements that apply, and the Code Enforcement program pursues all options for legalizing the construction before determining that removal is the only remedy.

EFFORTS TO REMOVE CONSTRAINTS

Policy Forum

County staff actively pursues opportunities to streamline and simplify the review of development projects, as well as seeking to ensure the predictability of the review process for applicants. To this end, for the past several years, the Planning Department has been formally identifying these issues through a process known as the Policy Forum. The Policy Forum allows staff to raise questions and ask for clarifications/interpretations of the County Code. A focused conversation can then take place at the staff level to clarify the intent of the policy language in question, and to provide all staff with a written interpretation of that language. By ensuring that all staff use the same interpretation of the County's regulations, the Department is seeking to improve the predictability of the planning process for developers and property owners. When a Policy Forum discussion identifies a need for a change to the County Code, staff can then bring the issue to the attention of the Board of Supervisors for their discussion and direction.

Regulatory Reform

In addition to specific code amendments identified through the Policy Forum process, the Planning Department is also undertaking a regulatory reform program in an effort to simplify the discretionary approval process and reduce costs for applicants, particularly small-scale home builders and homeowners. The process has taken a broad look at the County's regulatory structure and identified three areas where reforms could most benefit the community: processing for new small-scale residential structures, additions, second units, and accessory structures; regulation of non-conforming uses and structures; and regulation of change of use for existing commercial buildings. To date, the first phase has been brought before the Board of Supervisors and adopted and staff is working on the second phase. It is expected that these three initial phases will be completed during the planning period for this Housing Element.

The first phase of the regulatory reform efforts began in 2007 with the identification by staff of problematic and outdated residential regulations that added significant amount of time and expense to the permit process while no longer providing a needed protection. An example was removal of affordability and rent restrictions for second units. The Board of Supervisors held a study session and meetings were held with stakeholders to determine the scope of the regulatory reforms.

While not all of the proposed reforms were adopted, significant regulatory changes were made to residential accessory structure, second unit, nonconforming structure, site standards and other residential regulations. Staff is currently working on amendments to the nonconforming regulations with a focus on relaxing regulations to protect the existing housing stock.

NON-GOVERNMENTAL CONSTRAINTS

Housing development in Santa Cruz, as in other coastal communities, is highly influenced by the cost of land and construction. As these costs have risen over time, housing prices have risen accordingly. The recent economic downturn has reduced both the prices and the number of units being built or planned by developers. While land costs have dropped recently, the cost of labor and materials remain relatively steady. With fewer homes being built, competition for existing housing remains relatively high, particularly in the rental market.

Land and Construction Costs

The cost of land varies considerably between jurisdictions. Market factors, especially *the desirability of the location*, play an important role in setting property values. Many infill lots are larger than the zoning minimum size lot but too small to subdivide. Local realtors estimate the cost of a ready-to-build lot for a single-family unit to range from \$350,000 to \$500,000, with an exceptional coast-side lot costing over \$1,000,000. The cost of land suitable for multifamily development or subdivision for multiple single-family homes also varies. Recent affordable developments in the unincorporated area that are subsidized by the County Redevelopment Agency have had land costs equivalent to \$420,000 to \$650,000 per acre.

Labor costs in Santa Cruz County, as in many places in the San Francisco Bay Area are higher than other areas due to the cost of living locally. The hourly wage of the construction workers, subcontractors, and general contractors in Santa Cruz will likely be higher than the hourly wages of similar workers elsewhere due to the fact that these workers must be able to live somewhere in the County.

All of these factors—cost of construction, cost of land, cost of labor—jointly contribute to the overall high cost of producing new housing in Santa Cruz County. The scarcity of easily developed land, combined with the steady demand, suggests that housing construction costs are likely to remain high in the future. The County will likely continue to follow this trend that is occurring throughout the Bay Area and the neighboring Silicon Valley, despite the current dip in prices predicated by the global financial crisis.

Financing

Financing for new housing construction can be a significant cost, and has recently become more difficult to obtain. Even in strong markets and for market-rate housing, private lenders frequently require pre-leasing or pre-sales for housing development loans as an assurance of revenue, and these features would be almost impossible to

demonstrate in the current housing market. In addition, housing developers are frequently required to provide significant equity contributions to reduce the lenders' risk. Many potential developers are unable to meet this requirement.

Development Financing

When compared to market rate developers, the developers of affordable housing face additional financing constraints. Opportunities for financing through traditional private sector sources are limited, as private lenders and investors typically seek financial returns that cannot be realized by affordable housing. Because the costs to produce affordable housing typically exceed the returns that will be achieved through sale or rental of the units, gap financing must be secured. While a variety of local, State, and Federal programs are available to address gap financing needs (e.g., CDBG, HOME, RDA set-asides, tax credits, etc.), these programs are typically highly competitive. The State notes that the high levels of risk associated with land development make it difficult for land developers to find investors and financing, particularly given the current economic climate. As a result, potential land investors typically require large premiums over and above other types of real estate investments. Lenders who make land development loans impose lower loan-to-value ratios, charge higher rates, and/or require the loan to be a recourse loan. In the current credit market many lenders are avoiding land development loans altogether.

California State Redevelopment Law requires that where there are local redevelopment areas, the property tax revenues generated by increases in assessed value within these areas after the adoption of the redevelopment plans be allocated to the redevelopment agency to carry out its redevelopment programs. State law further requires that at least 20% of these "tax increments" be set aside for the development, maintenance and preservation of housing affordable to low- and moderate-income households.

Although the County seeks all available sources of financing for housing, over the past ten years the amount of available funding has either been reduced or remained stagnant, even though the cost of developing housing has increased. As a result, it is not uncommon to find new affordable housing developments with numerous sources of financing in order to make the project financially feasible. This financing structure adds to the overall costs of development, as it can take a significant amount of time to receive funding approval from so many sources.

Home Purchase Financing

The collapse of the global credit markets during 2008 has had a major impact on the ability of local households to qualify for home loans under the stricter credit approval guidelines that are now in place. Where two years ago, downpayment requirements were extremely low, as low as 0%, potential homebuyers must now have the ability to make a minimum 20% downpayment, which represents a major hurdle for moderate or lower-income households. This lending requirement is not unique to Santa Cruz, but does have a significant effect on the local housing market due to the generally high home prices. Tighter lending restrictions have also affected the purchasing power of

households that a few years ago would have been able to qualify for many of the sub-prime loan programs. Mortgage interest rates also clearly have an influence on homebuyers, especially at the lower incomes. Despite recent substantial cuts in the prime lending rate by the Federal Reserve Board, financing requirements continue to keep buyers out of the market currently.

The availability of financing can sometimes constrain the development or conservation of housing. According to the Statewide Housing Plan, land developers purchase raw land, entitle and subdivide it, and sometimes, depending on the developer and market, install on-site services (e.g., streets, sewers, drainage) and pay for off-site improvements. These activities are generally carried out several years ahead of unit construction. The long lead times and high costs associated with these activities create a considerable risk for the developer—one few would be willing to take in today's uncertain housing market.

Downpayment/Move-in Costs

High up-front costs affect the ability of lower income households to secure housing. Most market rate homes in Santa Cruz County have become affordable only to households in the higher income brackets with more accumulated wealth. Moderate-, lower-, very low-, and extremely low-income households are generally unable to save money at a significant rate and often do not benefit from inherited wealth or other gifts from family members. Low accumulated wealth combined with high market rates and high up-front costs make it difficult for lower income groups to procure housing, either as homeowners or renters.

The ability to accumulate enough funds for a downpayment remains a significant obstacle to many potential homebuyers. Lower-income homebuyers may have a difficult time transitioning from the rental housing market to homeownership because of the difficulty in accumulating the required downpayment, which will be as much as 20-25%+ of the sales price, while concurrently paying high rents. In the same way, lower income households may not be able to find appropriate rental housing because they struggle to accrue the required security deposits as well as first and last month's rent. Without significant savings for a down payment, moderate- and low-income households may never have the means to enter the home ownership market without the assistance of County housing programs.

Santa Cruz County continues to rank as one of the 10 least-affordable places to rent housing according to the National Association of Homebuilders and Wells Fargo Bank. A major factor affecting rental affordability is the perpetually low vacancy rate for rentals. The low vacancy rates means that there are limited housing choices for residents who cannot afford to purchase a home in the County. A five percent rental vacancy rate is considered necessary to permit ordinary rental mobility. With less than five percent vacancy rates, tenants have difficulty locating appropriate units and the strong market pressure has inflated rents beyond the reach of County residents with extremely low, very low, low, and moderate incomes.

Foreclosures

Foreclosures on home mortgages have been discussed at length lately in the media and many neighborhoods in Santa Cruz have been affected. Many of the homes in foreclosure were purchased with non-traditional or sub-prime loans including Adjustable Rate, Interest-only, 100% financing, and balloon payment mortgages. These lending practices contributed to the current high rates of foreclosure by allowing individuals and households to purchase real estate they could not actually afford. The effects of these foreclosures are widespread and include a reduction in property tax revenues for the County, depressed home values in the neighborhoods as more distressed properties are sold, and an additional pressure on the rental housing market as residents or their tenants of these homes move into the rental market. Federal funds have been made available to assist homeowners in danger of losing their homes, local governments seeking to purchase distressed properties, and banks in need of assistance to refinance some of the loans made over the past five to ten years. Unfortunately, in order for local governments to be eligible for these funds through the Federal Department of Housing and Urban Development (HUD), the area must be in danger of large numbers of foreclosures, a criteria Santa Cruz County fails to meet based on the criteria used to determine risk of foreclosure. According to HUD, these criteria include: whether or not loans are high cost or highly leveraged, whether home values in the metropolitan areas have fallen and by how much, the unemployment rate in 2008, and whether or not that unemployment has changed between 2007 and 2008. At this time none of the Census tracts in the County are at a high risk of foreclosure or vacancy as defined by HUD, and this status makes the County ineligible for the Neighborhood Stabilization Stimulus Program funds. Through the assistance of local housing and homelessness non-profit organizations, some individual homeowners may be eligible for emergency funding.

Some low- and moderate-income buyers have utilized the County's First Time Homebuyer Program to purchase foreclosed homes. In the past, these homes were priced at a level making it difficult for these households to purchase them, but by utilizing the First Time Homebuyer Program, not only can these households purchase a new home, but the County can increase its stock of permanently affordable housing.

CONCLUSION

The landscape and location of Santa Cruz provide many unique attributes, as well as posing difficulties to development throughout the County. The mountainous areas are a landscape of steep slopes, riparian areas, landslide and fault zone hazards. The agricultural land to the north and south provides the basis of one of the County's most important economic generators and must be preserved for farming. These constraints dictate that most development is focused into the urban areas in the center of the County more or less along the coast. This area is surrounded by the Urban Services Line and is the area that enjoys the greatest level of urban services and is able to support the most intense land uses and residential densities.

The infrastructure capacity of the county's urban providers is finite, and in some cases reaching capacity. Water supplies are affected both in quantity and quality and all

County aquifers are in overdraft conditions. The capacity of Highway 1 is currently limited to two lanes in each direction through most of the County. The future growth of the County's urban areas will depend on the cooperation of all the responsible agencies to develop joint solutions to common problems.

The land use system in Santa Cruz County has been developed over the years to meet the demands of an engaged and active citizenry, and the result is a system with room for improvement in many areas. Ongoing efforts to streamline, simplify, and increase transparency in the development approval process have already seen some success and continue to be a focus of staff time and a priority for the Board of Supervisors. The County's land use patterns and zoning provide for sufficient capacity to accommodate existing local housing needs, including the development of second units, a limited number of new subdivisions, and ongoing infill development in the urban areas.

Under current conditions, the greatest constraint to housing in Santa Cruz County continues to be the costs associated with land, construction, and financing. The current credit markets set a high bar for lending to both developers and homebuyers, one that is often too high for local households. Even developers of affordable housing, with access to additional government funding as well as other sources are having difficulty meeting the lending requirements in today's market. Over the current 7-year planning cycle, some recovery is expected in the housing market, and hopefully this will lead to changes in financing availability that could allow residential development to resume at appropriate levels over the course of the cycle.

APPENDICES FOR THIS SECTION

- 4.4-8 Residential Zone District Purposes
- 4.4-9 Residential Site and Structural Dimensions Charts
- 4.4-10 How To Obtain A Building Permit Brochure
- 4.4-11 Typical Building Permit Fees for Single-Family Dwellings
- 4.4-12 Permit Fees as a Percentage of Total Development Costs
- 4.4-13 Map of Urban Services Line and Coastal Zone
- 4.4-14 Measure J Building Permit Allocations and Number of Permits Issued, 1979 - 2009

4.5: OPPORTUNITIES FOR ENERGY CONSERVATION

As one of the required components of a housing element, State law requires local governments to analyze opportunities for energy conservation with respect to residential development.

Santa Cruz County has been at the forefront of “green” planning since the 1970’s, promoting energy conservation at multiple levels: the development of an urban services line promoting compact and energy efficient development, and the adoption of a project review process and local building standards that encourage energy efficient construction and the development of alternative sources of energy for residential developments. More recently, the County has pursued additional strategies to increase energy conservation and reduce our greenhouse gas emissions in conformance with new state mandates. This section outlines long-standing County policies promoting residential energy conservation, and provides information on more recent programs to develop even greater energy efficiency.

SUSTAINABLE LAND USE AND DEVELOPMENT STRATEGIES

Sustainable compact development that reduces sprawl and preserves open space and agricultural land has been a guiding principle for development in Santa Cruz County. Since the late 1970’s with the adoption of an urban services line, the County has maintained a distinction between urban and rural areas, directing most residential development to urban areas and discouraging rural land divisions. From an energy conservation standpoint, this strategy has facilitated compact development located close to jobs and urban services, thereby reducing vehicle miles traveled and allowing for the development of an efficient public transit system.

Continuing in the tradition of promoting more compact development within an urban core area, the County in 2008 and 2009 rezoned over 30 acres at a density of 20 housing units per acre, which will allow for the development of 610 affordable housing units. Located throughout the County near public transit and urban services, these new high density sites provide an opportunity for the development of affordable housing that is energy efficient on multiple levels: residents will use less energy in their compact homes, and will need to travel fewer miles in their daily lives.

As another “green” land use strategy, the County has been promoting mixed use developments in areas close to urban services and accessible by public transit, through revising land use regulations. The increase in mixed-use housing on commercial sites will further encourage the development of energy efficient housing.

In 2008, the County began participating in a regional effort evaluating the linkages between transportation and energy usage, a California Department of Transportation-funded “Blueprint” process. Out of this regional process, the County anticipates developing additional land use strategies to guide future development that will further reduce vehicle miles traveled overall by County residents and reduce energy usage, while continuing to accommodate the housing needs of the community. Finally, during

the planning period the County will need to participate, along with other local jurisdictions, in developing a sustainable community plan as required by the recently enacted SB 375.

ENERGY CONSERVATION AND RESIDENTIAL DESIGN

In addition to adopting as a fundamental policy within the General Plan overall patterns of land use and development that promote energy conservation, the County also encourages energy efficient residential development and promotes the use of alternative energy through its review of individual residential development projects. County regulations require energy efficient designs for certain types of development projects, and also allow exceptions from site standards for alternative energy systems to encourage their development and use. In addition to reducing energy usage within the County, energy efficient design can also reduce energy costs for households, which can be important for lower income residents. The Board is also considering a Municipal Financing District for Solar and Energy efficiency improvements, in conjunction with the City of Santa Cruz.

Following are the most significant County regulations promoting residential energy conservation:

- New Subdivisions are encouraged to provide for passive heating or cooling opportunities as appropriate to the location, for example using east-west lot alignments to maximize solar heat gain from the south.
- New homes are allowed a reduction in yard requirements to incorporate a passive or active solar energy system, if it is not possible to orient the structure facing south.
- Solar energy systems on existing structures may exceed the height limit by 3 feet, and are exempt from setback requirements.
- Parking areas are required to be landscaped with large canopy trees to reduce radiant heat from asphalt, and any security lighting to use energy efficient fixtures.
- Wind energy systems meeting the requirements in the County Building Code may be constructed with a building permit only, allowing for the construction of wind energy systems with low permitting costs.

Over time, the County will need to further refine local regulations with regard to incorporating energy-efficient designs as part of the discretionary permit process.

ENERGY CONSERVATION IN RESIDENTIAL BUILDINGS

Incorporating energy efficient design and the use of alternative energy sources in residential and commercial structures can significantly reduce energy usage in a community. Since 2007, the County has been actively involved in developing and promoting green building standards. Through the current process of evaluating local

green building standards for residential construction, and with additional efforts to educate the public about the benefits of green building practices, the County is moving forward to reduce energy usage of new and existing homes in our community.

To educate the public about the benefits of Green Building practices, and help prepare for the adoption of new green building standards, the County sponsored several "Build-It-Green" Green Building Professional Certification Training events for architects and professional designers in 2007 and 2008. The events were well attended, adding significantly to the number of design professionals in the community ready to incorporate green building design into their projects.

The County is currently considering the adoption of a green building program that would apply both to new residential construction and to remodels. Under the flexible point based system currently being considered, the home builder could choose from among a list of measures best suited to the project to reduce the total amount of energy required to construct and live in the home, as well as creating a structure with a smaller impact on the environment as a whole. Since the point based system would require new residential structures to exceed Title 24 requirements, and would apply to both new construction as well as to remodels, the County anticipates the adoption of these standards would result in significant energy savings throughout the County.

The County also has several programs to improve the energy efficiency of older homes. For mobile homes, the County has a program to rehabilitate or even replace existing mobile homes with new manufactured homes. In addition to improving the quality of life for lower-income residents, the program also improves the energy efficiency of older mobile homes, or replaces the older homes with newer homes that are much more energy efficient.

To improve the energy efficiency of other types of housing, the County has partnered with Central Coast Energy Services to provide free weatherization services for low-income households. The goal of the program is to improve the energy efficiency of homes in the County, while reducing the energy costs for low income families, helping to defray the high housing costs in the area. The program also ensures that heating and gas appliances are safe to operate, and educates residents about energy conservation.

SUMMARY OF OPPORTUNITIES FOR ENERGY CONSERVATION

Santa Cruz County has historically placed a priority on "smart growth", by focusing growth in urban areas, promoting compact development patterns, and promoting energy efficient designs for residential projects and the use of alternative energy sources. The County continues to move forward in improving residential energy conservation on multiple levels, evaluating regional approaches for future development patterns that further reduce the vehicle miles traveled by residents, promoting energy-efficient project designs, and considering the adoption of local green building standards to improve the energy efficiency of new and existing homes in the community.

Section 4.7 discusses in more detail the development and continuation of specific programs to reduce residential energy usage, while also contributing to the overall housing needs of the community.

APPENDICES FOR THIS SECTION

- No Appendix Items

4.6: HOUSING SITES INVENTORY

State law requires local communities to show how they can meet their assigned housing goals for the housing element period. The first step in conducting that analysis is developing an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. This Section inventories all the available sites within the unincorporated portions of Santa Cruz County, and determines the number of housing units that could be developed under the General Plan and zoning ordinance. The analysis of infrastructure and other constraints to potential housing development is provided in Section 4.4 of the Housing Element.

The inventory contained in this Section of the Housing Element provides important information for long-range planning in the County, showing vacant and underutilized land available to meet the housing needs of the community into the future. For the current planning period (2007-2014), the inventory provides a starting point for identifying sites available for residential development to meet the more immediate housing needs of our community — a task undertaken in Chapter 4.7.

Building upon the analysis from the previous Housing Element, the inventory includes a detailed survey conducted in 2008 of the dwelling unit potential of vacant land and underutilized land (parcels with existing units, but with numerous additional potential units) within the County's designated Urban Services Line. Also included is an estimate of the development potential for housing units on vacant rural properties. In addition to traditional single family and multi-family housing, the inventory evaluates the potential for residential units created as part of mixed-use developments, and the potential for second units. As well, potential unit affordability for each housing type is discussed in general. However, the detailed discussion of how the County will meet the Regional Housing Needs Assessment (RHNA) requirements for each income level is addressed in Section 4.7.

EXISTING HOUSING CAPACITY

The analysis of build-out potential, summarized in Figure 4.6.1 and discussed in detail in Section 4.6.3, indicates that there are a substantial number of units and a variety of housing types that could be built in the unincorporated area of the County under current General Plan and Local Coastal Program policies and zoning. The analysis is based upon a site-specific analysis of the housing capacity of all vacant and underutilized urban parcels in the unincorporated areas of the County, along with an estimate of available land in rural areas.

The total build-out capacity in Figure 4.6.1, representing the sum of all of the different types of housing, is 17,191 units for the unincorporated area of the County. This includes a capacity of over 3,035 stand-alone housing units in urban areas and 2,796 in rural areas. Additional housing can be developed in the urban and rural areas of the County as second units (7,883 units), housing for agricultural employees in agricultural areas (2,423 units), and as mixed-use projects in commercial areas (1,054 units).

Figure 4.6.1: Potential Build Out Under the County General Plan/LCP

Type of Development	Existing Capacity at the beginning of the Planning Period
Urban Housing	3,035 units
< 14.5 units/acre	2,249
14.5-17.5 units/acre	176
20 units/acre	610
Rural Housing	2,796 units
Mixed Use on Existing Commercial Sites	1,054 units
Vacant sites	155
Underutilized sites	899
Second Units	7,883 units
Agricultural Employee Housing	2,423 units
TOTAL - New Units	17,191 units
Differences in the estimate of build out capacity from the previous housing element reflects changes in methodology. Whereas the current estimate is based upon an analysis of housing capacity on a parcel by parcel basis, the previous housing element utilized the County's 1994 holding capacity estimate as a base and subtracted the number of units constructed since then.	

State housing law requires cities and counties to provide housing opportunities for all income levels in the community, represented by five income categories. For each planning period, the state establishes regional objectives for housing opportunities for each income level (see Section 4.3.3 in Chapter 4.3). This Section represents the first step in this process: analyzing the total number of sites in the unincorporated areas of the County with the capacity to accommodate housing for all income levels, under the County General Plan and current zoning designations.

The potential for addressing housing needs by income level is discussed in the Section 4.6.3 in a general fashion. A quantitative discussion of housing opportunities by income level is provided in Section 4.7.

ANALYSIS OF THE DEVELOPMENT POTENTIAL OF VACANT AND UNDERUTILIZED PARCELS

This section explains in more detail the analysis used to determine the housing capacity of sites within the unincorporated areas of the County, and to determine the capacity for housing affordable to all income levels.

Urban Sites -- Less Than 14.5 Units per Acre

This analysis focuses upon potential sites inside the Urban Services Line designated by the General Plan as either "Residential - Urban Medium" or "Residential - Urban Low" and zoned accordingly (see Appendices 4.6-1 and 4.6-2). These General Plan designations allow for residential development at densities ranging from 4.4 units/acre to 14.5 units/acre. At these densities, it is anticipated that on properties with the capacity for 7 or more new housing units, 15% of the units will be affordable to

moderate income households, and properties with capacity for 5 or 6 units will contribute in-lieu fees to the County's affordable housing fund as required by County ordinance. The remaining units will be affordable to above moderate-income households.

It is possible that an affordable housing provider could develop any of these sites with 100% affordable housing, depending on the particular property and subsidies available. In fact, the County Redevelopment Agency has successfully created 100% affordable housing projects on sites at the upper end of this density range. Recently developed affordable housing in the County has used the Density Bonus Program to increase project densities by 25% to 35%; however, in order to provide a conservative analysis, density bonus is not factored into the inventory.

These parcels are located in areas where public water and sewer service is available. These locations have generally flat topography, although some parcels are adjacent to riparian corridors. Access, geologic instability and flood plain issues do not constrain development on these parcels. Non-developable land, including rights-of-way and riparian corridors, has been factored into the analysis of the potential development of these parcels (see Appendix 4.6-1).

Urban Sites -- 14.5 to 17.4 Units per Acre

Pursuant to State law, densities of 20 units per acre are presumed to accommodate low, very low and extremely low-income households. Given that legislative requirement, it is reasonable to assume that development densities of approximately 15 units per acre would be affordable to moderate income households.

There are 49 underutilized sites in the County with General Plan designations of "Residential- Urban High", as listed in Appendix 4.6-3. These parcels are located within the Urban Services Line. The General Plan designation for these parcels allows for development with densities of 14.5 to 17.4 units per acre. Therefore, these parcels could be considered as potential moderate-income sites. The sites listed in the inventory allow for the development of at least 2 additional units on each site, with the potential for a total of 176 additional units.

Urban Sites -- 20 Units per Acre

Created in June of 2007, the Regional Housing Need Combining District was established as a condition of certification of the 2006 Housing Element to ensure that Santa Cruz County addressed the needs for adequate zoning to accommodate lower income housing needs. Specifically, this program required the County to rezone a minimum of 30 acres of land for by-right housing at a density of 20 units per acre. This combining district was applied to 6 sites located throughout the urban areas of the County, ultimately resulting in rezoning a total of 30.5 acres of land with a capacity of 610 housing units. All 6 sites are located within the Urban Services Boundary and are served by urban level sewer, water, and drainage infrastructure by their respective sanitation, drainage, and water agencies. It is assumed that these sites would be available to address needs of extremely low, very low, and low-income households for

the next planning period. A list of the parcels included in the combining district is shown in Appendix 4.6-4.

Under this combining district, a minimum of 40% of the units developed must be deed-restricted with long-term affordability covenants for low, very low, and extremely low-income households. As a part of reaching this goal, incentives such as alternative site development standards similar to those offered under State Density Bonus Law (i.e. increased height and decreased parking standards), significant financial incentives, and priority processing are provided by the County, in addition to the priority these sites must receive under state law from water, and sewer agencies. Most importantly, development of these sites is "by-right" – meaning that the use and density are by-right, with the only discretionary permit for the project being for design purposes.

Rural Sites

The total residential build-out capacity of the General Plan Land Use Plan for the rural areas of the County (outside the Urban Services Line) is estimated at 2,796 housing units. The analysis is based on the potential development that could occur on all existing rural residential properties greater than 1 acre in size. The analysis does not include additional development capacity of smaller existing rural parcels or of additional parcels that could be created through minor land divisions. The basis for this analysis was taken from the previous Housing Element, but adjusted for rural housing development that took place during the previous planning period (see Appendix 4.6-5).

Because there are not full urban services available for development on these parcels, development of affordable housing is not generally expected in the rural areas. Additionally, services, amenities and conveniences often desired by residents in affordable housing are scarce in the rural area. Therefore, the 2,796 units are expected to be affordable to households with above moderate incomes.

Commercial Mixed Use

There are more than 130 suitably zoned sites in the County with the potential for mixed-use development, including both vacant and underutilized properties. Mixed-use development is allowed in PA (Professional and Administrative Office), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zones. In these zones, residential use is allowed in 50% of the square footage of the structure(s), or in 67% of the structure if the units are deed restricted as 100% affordable.

Appendix 4.6-6 lists vacant and undeveloped properties that could support both commercial and residential development and are appropriately zoned for such uses. For the purposes of this estimate, it is assumed that 50% of the square footage of each mixed-use project would be dedicated to residential use, and that the structures would be built at a 40% floor area ratio. On these vacant commercial properties, potential future mixed-use projects could create as many as 155 residential units, assuming an average size of 800 square feet per unit.

Underutilized commercial sites in the County hold even greater potential for mixed-use development, particularly those sites that are significantly under-developed and/or contain older commercial development that is likely to be replaced in the near future. Appendix 4.6-7 contains an inventory of developed commercial properties with the greatest potential for mixed-use developments: developed commercial properties greater than 20,000 square feet in size with assessed improvement valuations of \$200,000 or less (indicating structures likely to need improvements in the near future). On these underutilized or older commercial sites, potential future mixed-use projects could create as many as 899 residential units, with an average size of 800 square feet per unit.

Including both vacant and underutilized sites, there is the potential for a total of 1,054 units in conjunction with the development and redevelopment of commercial properties. This analysis is conservative in that it does not project additional units that could be developed under the current ordinances that allow 67% of the floor area to be in residential units if 100% of the units are affordable.

Residential units in future mixed-use development projects should be available to households at varying income levels. Due to the location, density and small size of mixed use residential units, it is anticipated that market forces will result in mixed use residential units being affordable largely to moderate and above moderate income households.

Second Units

The County has aggressively pursued second units as a strategy to provide affordable housing in the community. To this end, second units are allowed in rural residential areas on lots greater than 1 acre; in all urban residential zone districts; and on agricultural parcels outside the Coastal Zone. In conformance with AB 1866, the County requires only a building permit for second unit construction.

A calculation of possible second unit capacity has been developed (see Appendix 4.6-8). Based on that calculation, it is conservatively estimated that the total capacity for new second units in the unincorporated area of the County under existing zoning regulations is 7,883 units. This number includes 4,857 units in the rural area and 3,026 units in the urban area. The 4,857 units in the rural area represents 75% of the total number of properties meeting the minimum requirement of one acre in a residential General Plan land use designation. The reduction accounts for those properties that may be located within floodplains, near geologic hazards or have septic system constraints that would preclude development of a second unit.

The number of potential second units in the urban area (3,026 units) is a very conservative estimate that includes only parcels that are greater than 6,000 square feet, meet the minimum lot size for the zone district, and are zoned R-1 (single family residential). Although existing County ordinances allow second units on all urban properties that meet the minimum parcel size in any residential zone district, because of natural constraints, the County has made the conservative estimate utilizing a number

of factors to generate the overall potential in the urban area, which are illustrated in Figure 4.6.2.

Figure 4.6.2: Second Unit Capacity	
Parcel size (square feet)	Percentage of parcels able to accommodate a second unit
6,000 – 8,999	30%
9,000 – 9,999	50%
10,000 – 14,999	70%
15,000 or larger	90%

Due to their smaller size and configuration, second units should be affordable to moderate and low-, and very-low income households, as well as to those with above moderate incomes. Many households maintain second units for use by family members with lower incomes, such as older adult relatives.

Housing for Agricultural Employees

State Law, under the Employee Housing Act, requires the County to allow for the by-right development of up to 12 agricultural employee housing units on agricultural properties of 20 acres or larger. Within the unincorporated areas of the County, there are approximately 404 properties of 20 acres or more in size zoned for agricultural use (CA, A, or AP properties). Conservatively, it is estimated that half of these properties, or 202 parcels, could be developed with housing for agricultural employees. It is likely that units would be available for lower income households, given the intended residents.

Emergency Shelters

As discussed in Chapter 4.3: People Who Are Homeless, Santa Cruz County has a large homeless population. The County has approximately 301 emergency shelter beds available between April 16 and November 14 each year, and an additional 143 beds available between November 15 and April 15 when the temporary winter shelters open. These shelters are located within the cities of Watsonville and Santa Cruz.

Emergency shelters are a discretionary use (requiring a Development Permit approval) in several zone districts. Currently, this use is not a ministerial use in any zone district. In accordance with recent State law SB2, Policy 5.4 in Chapter 4.7 identifies the PF zone district as appropriate for year-round homeless shelters as by-right uses. For additional information on the PF zone district, see Appendix 4.7-3.

Transitional and Supportive Housing

In accordance with State law, the County Code allows group homes, including those providing supportive services and transitional housing, in all residential zones as "Residential Care Homes". There are no geographical spacing or siting requirements for residential care homes serving six or fewer residents, and they are subject to the same

site standards and processing procedures as other residential uses in these districts. For residential care homes with seven or more residents, a conditional use permit, including a public hearing before the Zoning Administrator, is required. Family Day Care Homes may also provide for the care of disabled persons for period of less than 24 hours. These are permitted in all residential zone districts pursuant to California Health and Safety Code Section 1597.30 et seq.

Single Room Occupancy (SRO) Units

SRO units are currently an allowed principal use in the RM (Multi-Family Residential) zone district. They are allowed ancillary (up to 50% of the floor area for market rate, or up to 67% of the floor area for 100% affordable units) uses to commercial uses in the PA (Professional and Administrative Office), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zone districts. In all cases, a discretionary use approval is required with the level of review based on the number of proposed units. These requirements are identical to the requirements for other types of multi-family housing units.

The County encourages SRO units by providing priority processing for projects containing a minimum of 25% affordable units; the possibility of reduced parking requirements based on an approved Alternate Transportation and Parking Program; and the use of density bonuses, incentives and concessions for qualifying projects.

A challenge for SRO production is the density limits of our current zoning districts. Typical densities in the RM and Commercial zone districts are 14.5 units per acre which may make an SRO project economically infeasible. This challenge will be addressed by Policy 2.3 found in Chapter 4.7.

SUMMARY OF HOUSING SITE INVENTORY

This Section has analyzed the overall capacity in the unincorporated areas of the County under the County General Plan and current zoning designations for housing units. Based upon the capacity for a variety of housing units at varying densities, the inventory shows the capacity within the County for a large number of housing units affordable to all income levels, to support the housing needs of the community in the current planning period and into the future.

The following Section, Section 4.7, analyzes sites that can be reasonably developed in the current planning period, to meet the State's RHNA requirements and local housing goals. It also defines programs and policies to facilitate the development of housing that is affordable to all household incomes and that meets the housing needs of our diverse community.

APPENDICES FOR THIS SECTION

- 4.6-1 Table A—Single-Family Non-Vacant Sites Less than 14.5 Units per Acre
Table B—Multi-Family Non-Vacant Sites Less than 14.5 Units per Acre
- 4.6-2 Vacant Sites Less than 14.5 Units per Acre

- 4.6-3 Urban Sites 14.5 to 17.4 Units per Acre
- 4.6-4 Sites with a Minimum Density of 20 Units per Acre
- 4.6-5 Summary of Rural Vacant Land Development Potential
- 4.6-6 A—Summary of Vacant Commercial Mixed Use Sites
B—Table of Vacant Commercial Mixed Use Sites
- 4.6-7 A—Summary of Non-Vacant Commercial Mixed Use Sites
B—Table of Non-Vacant Commercial Mixed Use Sites
- 4.6-8 Second Unit Potential

4.7: QUANTIFIED HOUSING OBJECTIVES, GOALS, POLICIES, AND PROGRAMS

State law requires that housing elements contain quantified objectives of how the community plans on accommodating the housing units required by the Regional Housing Needs Assessment (RHNA). But, more importantly, a housing element needs to go beyond the broad numeric goals imposed through the RHNA to focus more closely on unique local housing needs. As a result, the first section in this Chapter, Quantified Objectives, Regional Housing Needs, presents the quantified objectives related to meeting the State's RHNA requirements. Additionally, the second section, Quantified Objectives, Local Housing Needs, suggests local objectives to address local housing needs — objectives that aren't generally recognized numerically in the RHNA process. As a result, the Housing Element sets forth goals and objectives that go considerably beyond what is required by State law.

In order to develop a path for meeting these objectives, this Section establishes goals, policies, and programs that become part of the General Plan. The policies serve to guide land use decisions, and are included in "findings" made for individual land use decisions. The programs include a range of existing and newly recommended activities that, taken as a whole, will enable the County to achieve the quantified objectives listed here. As a result, the housing policies and programs were developed to address the housing challenges that have been anticipated in the current 2007-14 planning period.

REGIONAL HOUSING NEEDS (STATE REQUIREMENTS)

According to the State Department of Housing and Community Development (HCD), the entity responsible for certifying that housing elements are in compliance with State law, the quantified objectives for the various programs described in a housing element should equal to or surpass the community's identified housing needs (as defined through the Regional Housing Needs Assessment (RHNA) process). This section describes the RHNA requirements and sets realistic numeric objectives around those requirements.

Affordable Housing Objectives

Figure 4.7.1 lays out quantified objectives for affordable housing production to address the RHNA requirements. It was prepared through a conservative assessment of existing zonings and existing housing policies and programs. This figure illustrates that the County can accommodate the RHNA quantified objectives within the context of existing zoning, policies, and programs for all income categories for the 2007-2014 planning period. To facilitate understanding these numbers in the context of potential build-out capacity, a column has been included in Figure 4.7.1 to recognize the build-out capacity for housing units, as described in Section 4.6 of this document.

Figure 4.7.1: Summary of Housing Objectives by Affordability Level for Planning Period 2007-2014 to Address Required Regional Housing Needs

	Land Use Capacity (from 4.6)	2007-2014 Total Units	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate
Housing Element Goal (from RHNA)	N/A	1,289	144	144	217	244	540
Permits Issued (1/1/07 – 12/31/08)							
1. Market Rate units - permits issued	N/A	137					137
2. Second Units - permits issued	N/A	71			20	20	31
3. Parkhurst Terrace (deed restricted)	N/A	68		62	5	1	
4. Cabrillo Commons (deed restricted) ¹	N/A	5				5	
SUBTOTAL		281		62	25	26	168
Available sites for planning period							
1. Urban sites < 14.5 u/acre ²	2,249	978				84	894
2. Urban sites 14.5-17.4 acres ³	176	88				44	44
3. Urban sites (20 u/acre) ⁴	610	610	155	155	300		
4. Rural Units ⁵	2,796	525					525
5. Mixed Use , Vacant Sites ⁶	155	70				35	35
6. Mixed Use - Underutilized Sites ⁶	899	30				15	15
7. Second Units - urban ⁷	4,857	93		15	15	30	33
8. Second Units - rural ⁷	3,026	151		23	23	44	61
9. Agricultural Employee Housing	2,423	35	17	18			
SUBTOTAL		2,668	172	211	338	252	1,607
TOTAL POTENTIAL	17,191	2,949	172	273	363	278	1,777
REQUIRED BY RHNA	N/A	1,289	144	144	217	244	540
(OVER)/UNDER GOAL	N/A	(1,660)	(28)	(129)	(146)	(34)	(1,235)

¹ Includes 3 deed-restricted units sold by developer, and 2 units with deed restrictions that were purchased by RDA for sale as moderate units

² Above moderate units are limited by local ordinance, and are expected to average 258 units per year for the remaining 5.5 years of the planning period, based upon an annual growth rate of 0.5%. Of the 258 units projected annually, it is anticipated that 67% will be allocated to urban areas, and 33% will be allocated to rural areas. The number of affordable units, which are not subject to the allocation system, are based on 15% of projects of seven or more units (projects of 5 or 6 units contribute an in-lieu fee). Projections for moderate units are based on build-out estimates, excluding density bonus units.

³ Units constructed at densities of 14.5-17.4 units per acre are anticipated to be 50% affordable to moderate income households and 50% above moderate income.

⁴ Density of 20 units per acre meets the state's criteria for units affordable to lower income households.

⁵ Rural units are not anticipated to be affordable to low or moderate income households due to generally lower densities. Affordable rural units are not subject to permit allocation system. (see note 2).

⁶ Estimate for mixed-use residential units based upon an average rate of applications for the past 3 years, included approved units (35 units) and pending projects (49 units), with an anticipated 10% increase due to new programs encouraging mixed-use developments. Percentage of units anticipated on vacant or underutilized sites is based upon the number of applications for vacant or underutilized sites during the past 3 years.

⁷ Estimate for second units based on number of second unit permits issued in 2007 and 2008, with a projected 25% increase due to elimination of restrictions on units. Projections for number of urban and rural units projected based upon the percentage of urban and rural sites available for second units.

A review of Figure 4.7.1 indicates that excess capacity exists within the County's zoning and other land use regulations to accommodate far more units than is required to meet the RHNA goals for the 2007-14 planning period. In addition to total potential units, assumptions were made with regard to the level of affordability that could be realized for the various land use capacities. Those are discussed below.

- **Available Sites – Urban Less Than 14.5 units/acre.** Projected development on these sites was assumed to be primarily affordable to above-market households. The number of units that could be constructed was based on permits being issued consistent with the 0.5% growth rate that has occurred for several years. Based on historic distributions, those were spread among urban and rural sites. Finally, it was assumed that 15% of projects of seven or more units would be priced at levels affordable for moderate income households, and that projects of 5 or 6 units would be contributing financially to the County's affordable housing fund. This pattern is supported by historic construction figures, and in fact is relatively conservative, given that some 100% affordable projects have been built at these densities over the years. In fact, a 19 unit 100% moderate income project is currently in the development review process.
- **Available Sites – Urban 14.5-17.4 units/acre.** Given that State law presumes that sites with densities of 20 units per acre are affordable for lower income households, it is reasonable to assume that units in this density range would be affordable to moderate income households. Nonetheless, the Housing Element conservatively assumes that only 50% of such units would be affordable to such households, with the balance priced for above moderate-income households.
- **Available Sites – Urban 20 units/acre.** Created in June of 2007, the Regional Housing Need Combining District was established by the 2000-2007 Housing Element as the tool for Santa Cruz County to meet its goal of providing 30.5 acres of land for housing at a density of 20 units per acre. This combining district has been applied to 6 sites located throughout the urban areas of the County, which results in a total of 30.5 acres of land and will provide 610 housing units. It is assumed that 50% of these sites would be available for housing affordable for low-income households, with the balance split between the very low and extremely low income categories. In fact, a 100% affordable project was recently approved and funded on the first of these sites, which will be affordable rental housing for very low-income households. The Redevelopment Agency has set aside a minimum of \$15 million to assist in financing affordable housing on these six sites.
- **Available Sites – Rural Areas.** The total residential build-out capacity of the General Plan Land Use Plan for the rural areas of the County (outside the Urban Services Line) was estimated at 2,796 housing units in Section 4.6. The projected units for the planning period are consistent with historic building permit allocations for the rural areas. Because there are not full urban services available for development on these parcels, development of affordable housing

is not generally expected in the rural areas. Additionally, the lack of services, amenities and conveniences often desired by residents in affordable housing are scarce in the rural area. As such, all units are conservatively assumed to be above moderate income pricing.

- **Available Sites – Commercial Mixed Use Projects.** As is discussed in Section 4.6, mixed-use development is allowed in PA (Professional and Administrative Office), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zones. In these zones, residential use is allowed in 50% of the square footage of the structure(s), or in up to 67% of the structure if the units are deed restricted as 100% affordable. There are more than 130 suitably zoned sites in the County with the potential for mixed-use development, including both vacant and underutilized properties. Conservative projections of development on these sites have been made. Based upon the rate of applications approved for mixed-use projects during the past 3 years (2006 through 2008) and recent changes to the mixed use regulations, it is very conservative to anticipate the development of 15-20 residential units per year as part of mixed-use projects, conservatively projected at 100 residential units during the remainder of the planning period (see Figure 4.7.1). The estimate of 100 potential units is well below the potential overall capacity in the County for 1,054 residential units in potential mixed-use projects. Of the units projected as part of mixed-use development projects during the planning period, it is presumed that 50%, or 50 units, would be affordable to moderate-income residents, with the balance for above moderate-income households.
- **Available Sites – Second Units.** The County has aggressively pursued second units as a strategy to provide affordable housing in the community. To this end, second units are allowed in rural residential areas on lots greater than 1 acre, in all urban residential zone districts, and on agricultural parcels outside the Coastal Zone. In conformance with AB 1866, the County requires only a building permit for second unit construction. Additionally, in 2008 the County removed rent and occupancy restrictions on second units. It is anticipated that these policy changes will increase the rate of second unit construction in the planning period. Because of the regulatory changes, a 25% increase in the rate of development of second units is expected during the remainder of the planning period. Given the average of 36 second unit permits that were issued each year in 2007 and 2008, it is assumed that an average of 44 second unit permits issued annually in 2009 through June of 2014. Due to their smaller size and configuration, second units should be affordable to all income levels. Therefore, second units are divided among from the very low to above moderate income levels. Figure 4.7.1 reflects this distribution.
- **Agricultural Employee Housing.** It is projected that, through the efforts of the proposed programs in this Section, 25-50 agricultural employee housing units will be created in the planning period. It is assumed that these will address housing needs for extremely low and very low-income farmworker households.

LOCAL HOUSING NEEDS (LOCAL RECOMMENDATIONS)

The State's RHNA goals primarily focus on the larger regional needs for new housing production, with some attention to potential income levels that the new housing could serve. In addition, only zoning-related opportunities are included in the RHNA objectives, even though there are a wide range of initiatives that are currently underway and new initiatives that are anticipated over the planning period that are not reflected in the RHNA numbers. The RHNA objectives therefore are not a direct reflection of the real housing needs of a community or active local measures that can be taken to address our housing challenges. As a result, while not required by Housing Element law, this section attempts to create additional local housing objectives, focused on the need for expanded affordable housing opportunities to serve the general population as well as the special needs populations discussed in Section 4.3. In most cases, in contrast to the passive RHNA objectives, these objectives require active pursuit of the County/RDA, and the Cities. By the nature of these objectives, these numbers are in many instances not in addition to the RHNA objectives, but serve to better focus potential projects to meet the RHNA goals. However, in many cases the units described in Figure 4.7.2 are in addition to the RHNA numeric goals. This section recognizes that there are significant housing needs in the community that can best be addressed through activities that State law does not recognize in the RHNA process and objectives. As a result, this Section proposes additional objectives to address local housing needs beyond the RHNA requirements.

Figure 4.7.2: Local Affordable Housing Initiatives 2007-2014

Program/Project Activity	Estimated No. of Units or Households Served	Owner-occupied (O) or Rental (R)	Target Income Groups (as % of Co. median)	Potential Special Populations
			EL = Extremely Low: < 30% VL= Very Low: 30-50% L= Low: 50-80% M= Moderate: 80-120%	Eld= Elderly LF = Large Family FW = Farmworker H= Homeless D= Disabled FHH - Female Head of HH
SUBSTANTIAL REHAB (UNITS)				
Mobile Home Park Reconstruction	300	O	VL, L	Eld, LF, D, FHH
Mobile Home Unit Replacements	100	O	VL, L	Eld, LF, D, FHH
Multi-Family Rehab	250	R	VL, L	LF, D, FHH, H
SUBTOTAL	650			
NEW CONSTRUCTION (UNITS)				
Funded Projects	207	R, O	VL, L, M	LF, FW, D, FHH
Additional Sites	310	O	L, M	Eld, LF, FW, H, D, FWW
SUBTOTAL	517			
ACQUIRING & PRESERVING AFFORDABILITY RESTRICTIONS (UNITS)				
First Time Homebuyer Program	160	O	L, M	FW, FHH
Acquiring At Risk Units	130	O	VL, L, M	Eld, LF, FW, D, FHH
SUBTOTAL	290			
AFFORDABLE HOUSING PROGRAMS DIRECTLY FUNDED OR OVERSEEN BY RDA* (HOUSEHOLDS)				
Eviction Protection	720	R	EL	Eld, LF, FW, H, D, FHH
Transitional Housing - families	87	R	EL	LF, FHH, FW, H, D
Gemma Transitional Housing for formerly incarcerated women	18	R	EL	H, D, FHH
Board and Care Rental Subsidy Program	43	R	EL	D
Former Foster Youth Housing Assist.	56	R	EL	H, D, FHH
Last Month's Rent and Security Deposits	175	R	EL, VL	Eld, LF,
Continuum of Care/Housing Action Partnership	548	R	EL	Eld, LF, FW, H, D, FHH
Mental Health Supportive Housing Rental Subsidies	35	R	EL	D
SUBTOTAL				
All Contracts & Programs (see Appendix 4.7-1)	1,682	O, R	EL, VL, L	ELD, LF, FW, D, FHH, H
TOTAL Potential Units/Households Served During 2007-2014 Planning Period				
	3,139			

*Only reflects programs directly administered by the Planning Department or RDA. Does not include other County-sponsored activities or community agencies that support similar programs or provide similar services.

The following describes those local efforts in more detail:

- **Substantial Rehabilitation.** Anticipated units are described in two main categories:
 - Mobile Home Parks: Includes 125 completed units (2007-09) in three mobile home parks (Pleasant Acres and Pacific Family in the unincorporated County and the Riverside Park in Watsonville) includes 175 units in two new parks during planning period; Mobile Home Unit replacements: includes 29 completed units and 18 additional per year for the remainder of the planning period.
 - Special needs populations anticipated to be served are elderly, large families, disabled and female head of households.
 - Multi-Family Rehab: Includes 109 completed units (Bay Street senior apartments in Capitola, including 5 MHSA homeless/senior units) and 150 additional units projected over the remainder of the planning period.
 - Special needs populations anticipated to be served include large families, disabled, female head of households, and homeless.
- **New Construction.** Anticipated units are described in two main categories:
 - Funded projects anticipated to be built in the planning period include the Tannery Arts Housing Project (100 units in the City of Santa Cruz), the Minto Road Housing Project (88 units outside the City of Watsonville), and the Canterbury Park Townhome Project (in Aptos).
 - Special needs populations anticipated to be served by these projects are large families, farm workers, disabled, female head of households.
 - It is anticipated that about 50% of the remaining R-zoned sites will be developed (with 250 units) and 60 units will be assisted on other new developments sites over the balance of the planning period.
 - Special needs populations anticipated to be served by these projects are elderly, large families, farm workers, disabled, female head of households.
- **Acquiring and Preserving Affordability Restrictions.** This category includes two main components:
 - The Redevelopment Agency's First Time Homebuyer Program provides financial assistance to income-eligible households. Thus far in the planning period, 56 households have been assisted; it is anticipated that 104 additional households will be served over the balance of the planning period.
 - Special needs populations anticipated to be served by these projects are farm workers, disabled, female head of households.
 - Ten Measure J units have been preserved to date in the planning period, and it is anticipated that an additional 20 will occur in the balance of the

planning period. Additionally, while it is difficult to project, given the number of larger rental projects with expiring rental restrictions, it is anticipated that that assistance will be required to protect affordability of 100 of those critical rental units.

- Special needs populations anticipated to be served by these projects are elderly, farm workers, disabled, female head of households.
- **Housing Assistance Programs.** The County and RDA manage a number of housing assistance programs to assist lower income and special needs populations. These programs generally do not create or protect units, but they are designed to assist households in need. It is anticipated that 488 households will be assisted on an annual basis over the course of the planning period. (A detailed description of these programs is provided in Appendix 4.7-1.)

The purpose of the objectives contained in Figure 4.7.2 is to provide some structure to the County's and Redevelopment Agency's housing efforts in the planning period. However, given the uncertain nature of the housing market, availability of financial resources, and other factors, they are not intended to create an obligation on the County or Redevelopment Agency. Nonetheless, these objectives do create a challenging blueprint for the local housing initiatives in the next several years. If achieved, over 3,100 income eligible and special needs households would have been assisted in this time period.

GOALS, POLICIES, AND PROGRAMS

In order to meet the aggressive objectives contained in both Figures 4.7.1 and 4.7.2, it is critical to define clear policies to govern land use decisions — whether to protect current zoning designations or to expedite the processing of an affordable housing project. Additionally, many of these objectives will be met through continued actions in current program areas and through development of new programs to assist affordable housing activities. These are discussed in detail in this Section.

Therefore, this Section provides goals, policies, and programs for Santa Cruz County. The policy framework sets forth six primary housing goals, organized around the State's required programs, as follows:

- Goal 1: Identify Existing Sites for New Housing and Opportunities for Additional Sites
- Goal 2: Encourage and Assist in the Development of Housing
- Goal 3: Remove Unnecessary Governmental Constraints to Housing
- Goal 4: Preserve and Improve Existing Housing Units and Expand Affordability Within the Existing Housing Stock
- Goal 5: Promote Equal Opportunity and Production of Special Needs Housing Units

- Goal 6: Promote energy efficiency in existing and new residential structures

Each of these goals is implemented through a set of policies (generally regulatory in nature) and programs (activities to continue, modify or initiate). These goals, policies and programs are described below.

GOAL 1: IDENTIFY EXISTING SITES FOR NEW HOUSING AND OPPORTUNITIES FOR ADDITIONAL SITES

Earlier sections of the Housing Element have described the inventory of available sites to address the identified housing needs for the 2007-14 planning period and documented that adequate sites are currently available to address those requirements. The following policies protect those designated sites. As well, programs are proposed to expand housing opportunities in both the urban and rural unincorporated areas.

The following policies are intended to implement Goal 1:

- Policy 1.1 Require that zoning designations for undeveloped and underdeveloped sites zoned at densities appropriate for lower income housing (extremely low, very low, and low) needed to meet the 2007-14 RHNA goals be maintained through the 2007-14 planning period. In the event that any of the sites are rezoned to a lower density, units must be replaced through suitable rezoning of alternative sites.
- Policy 1.2 Require that current multi-family housing (RM) zoning designations on other sites (in addition to those discussed in Policy 1.1) be maintained to encourage construction of attached housing units.

The following programs are intended to implement Goal 1:

- Program 1.1 Explore opportunities for rezoning other appropriate urban sites to RM zoning and increasing densities on current RM zoned sites to densities more appropriate for attached housing.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2012-14
- Program 1.2 Explore options for expanding affordable housing opportunities in the rural portions of the County, including mixed use and other projects, primarily within established village areas.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: ongoing

GOAL 2: ENCOURAGE AND ASSIST IN THE DEVELOPMENT OF HOUSING

In order to increase the opportunities for housing production, the County must actively promote housing production and, where appropriate, financial assistance. Such activity

will be achieved primarily through maintaining existing programs to facilitate the production of housing under current policies and ordinances.

The following policies are intended to implement Goal 2:

- Policy 2.1 Require that developments that are proposed on RM zoned sites be designed and permitted as attached housing projects, unless unusual site conditions exist on the site that renders such designs impractical. In such instances, the decision-making body must make special findings relative to unique site circumstances to support the existence of the unusual site conditions.
- Policy 2.2 Require that development only be approved at or above the minimum density for the General Plan density designation, unless special findings are made by the Board of Supervisors.
- Policy 2.3 Exempt housing projects that contain 100% apartment units from the County's inclusionary housing requirements, as an incentive to create more rental housing in the community.
- Policy 2.4 Require developers of subdivisions on R-1 zoned properties (designated for single family detached housing) to evaluate the potential for including second units (detached or attached) as part of development proposals.
- Policy 2.5 Require that developers meet the County's inclusionary housing requirements, as enumerated in Chapter 17.10 of the County Code and updated from time to time (except as provided in Policy 2.4).
- Policy 2.6 Implement the State's Density Bonus Program for projects providing additional affordable units through updating local ordinances, and revise ordinance as necessary to comply with new legislation.

The following programs are intended to implement Goal 2:

- Program 2.1 Maintain increased Redevelopment Agency Set-Asides for the Low and Moderate Income Housing Fund where financially feasible.
 - Responsible Entity: Redevelopment Agency (RDA)
 - Timeframe: 2007-14
- Program 2.2 Continue to maximize leveraging of funds when collaborating with developers of affordable housing (for-profits and non-profits) and maximize long-term affordability restrictions to promote the development of a variety of housing types to meet the needs of all Santa Cruz County Households, including those that are Extremely Low-Income. Funds will continue to be leveraged from federal, state, and private sources, thereby maximizing the impact of RDA dollars.
 - Responsible Entity: RDA, Board of Supervisors, Planning Department
 - Timeframe: ongoing

- Program 2.3 Maintain RDA funding support, and augment if necessary, for the six sites rezoned as part of the 2006 Housing Element to 20 unit/acre densities to address the needs of lower income households. (The initial funding commitment was for \$15 million.)
 - Responsible Entity: RDA
 - Timeframe: 2007-14
- Program 2.4 Improve community understanding of the issues related to affordable housing and the benefits of compact communities in terms of resource conservation and community vitality through developing a community-based educational program.
 - Responsible Entity: Planning Department
 - Timeframe: 2010-12
- Program 2.5 Explore expanding local funding sources to assist in the financing of affordable housing, including transfer taxes, bonds for affordable housing projects and other opportunities.
 - Responsible Entity: County Administrator (CAO), Board of Supervisors, Planning Department
 - Timeframe: 2010-14
- Program 2.6 In order to encourage the development of SRO's, consider ordinance and General Plan changes to enable new units that are 500 square feet of habitable area or smaller in size be counted, for the purpose of calculating density on RM zoned sites within the Urban Services Line, as 0.5 unit.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2010-2011

GOAL 3: REMOVE UNNECESSARY GOVERNMENTAL CONSTRAINTS TO HOUSING

Santa Cruz County has integrated sustainable development principles in its land use planning for decades, through protecting agricultural lands and encouraging the majority of development to occur within defined urban service areas. Additionally, a significant portion of the urban area lies within the Coastal Zone, subjecting development to special coastal permit review processes. Because of the fragile environment and heightened level of community participation in the land use review processes, the County has over the years adopted extensive regulations to govern land use permitting processes. It is valuable to revisit those regulations from time-to-time to ensure that the regulatory system is not creating unintended outcomes with regard to overly cumbersome processes and regulations. Additionally, it is critical to take appropriate actions needed to support the existence of adequate infrastructure to support reasonable housing growth.

The following policies are intended to implement Goal 3:

- Policy 3.1 Maintain current policies that require affordable housing projects to receive priority processing through both the discretionary and building permit processes.
- Policy 3.2 Require that, to the extent that they are needed to provide for adequate building permits for new homes to meet the Regional Housing Needs Goals for market rate housing, unused Measure J building permit allocations must be rolled forward to be available in the following year. Allow that "rolled forward" permit allocations would expire at the end of the year.

The following programs are intended to implement Goal 3:

- Program 3.1 Revise procedures (and regulations, if necessary) to streamline and simplify building and development permit processes and regulations, particularly focused on small-scale residential structures and non-conforming structures and uses.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: ongoing
- Program 3.2 Revise land use regulations to encourage second units through removal of income, rent and occupancy restrictions, and once adopted, promote public awareness of those changes through the zoning counter and public brochures.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2008
- Program 3.3 Explore options for reducing infrastructure requirements and related costs for Second Units through working with water and fire agencies to remove the requirement for separate water meters for Second Units and related actions.
 - Responsible Entity: Planning Department, Utility & Fire Districts
 - Timeframe: 2010-12
- Program 3.4 Work with local utility districts to ensure compliance with the state law requirement that all public sewer and water providers provide priority to and retain sufficient capacity for affordable housing projects.
 - Responsible Entity: Planning Department
 - Timeframe: ongoing
- Program 3.5 Support additional incentives that will expand the opportunities for increased residential uses within mixed use developments in the County, such as flats above retail uses, including expanding the PUD Ordinance to facilitate such uses. Potential incentives include defining nodes/corridors where mixed use projects would be strongly encouraged or required and exploring reduced parking and other standards for mixed use projects.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2009

- Program 3.6 Explore the structure of an overlay district for encouraging mixed use projects and defining corridors and nodes for implementing such a program.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2012-14
- Program 3.7 Explore creating a construction legalization program to legalize unpermitted Second Units and other existing residential structures.
 - Responsible Entity: Board of Supervisors, Planning Department
 - Timeframe: 2011-12
- Program 3.9 In cooperation with the County's cities, monitor the countywide jobs/housing balance, including development that results in job or housing growth and include this data in periodic reports to the Board of Supervisors.
 - Responsible Entity: Mayor's Select Committee
 - Timeframe: Ongoing
- Program 3.10 Cooperate with the County's cities and other public agencies in resolving regional infrastructure issues including transportation, water supply, and sewage treatment.
 - Responsible Entity: Board of Supervisors
 - Timeframe: Ongoing

GOAL 4: PRESERVE AND IMPROVE EXISTING HOUSING UNITS AND EXPAND AFFORDABILITY WITHIN THE EXISTING HOUSING STOCK

Providing funding to assist residents in attaining, retaining and improving their housing is a critical aspect of the County's housing strategies. As rents and housing prices continue to exceed the reach of many households, it is important for the County to utilize its available housing resources to help residents attain, retain and improve affordable housing. Through a number of programs, the County and the Redevelopment Agency are able to provide resources to members of the community seeking affordable housing opportunities. This includes retaining affordability protections for single units and housing complexes, upgrading dilapidated housing units, and encumbering market rate units with long-term affordability covenants.

The following programs are intended to implement Goal 4:

- Program 4.1 Retain existing regulatory programs regarding Mobile Homes, including: mobile home rent control, land use restrictions to limit conversions to mobile home parks to other uses, and regulations related to sham conversions.
 - Responsible Entity: Board of Supervisors
 - Timeframe: Ongoing

- Program 4.2 Retain the Condominium Conversion Ordinance (County Code Chapter 14.02) to protect rental housing stock.
 - Responsible Entity: Board of Supervisors
 - Timeframe: Ongoing
- Program 4.3 Develop methods to streamline and simplify the land use regulations as they apply to non-conforming residential structures.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2010-11
- Program 4.4 Continue to implement programs intended to assist low income households to maintain quality units in mobile home parks through the RDA's mobile home Coach Change-out Program and the Mobile Home Rehabilitation Program.
 - Responsible Entity: Redevelopment Agency, Planning Department
 - Timeframe: Ongoing
- Program 4.5 Maintain a central database that includes an inventory of affordable housing, affordable housing stock characteristics, and household and unit data for the County's affordable housing units, including inclusionary units and other affordable units built by non-profit and for-profit developers. Make such information available to interested parties who may need it for funding applications and program descriptions or for those seeking affordable housing opportunities.
 - Responsible Entity: Planning Department
 - Timeframe: Ongoing
- Program 4.6 Explore regulatory options for recognizing and legalizing hotels/motels that have over time been converted to permanent occupancy.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2012-14
- Program 4.7 Continue to develop strategies to preserve all affordable units with expiring restrictions, including Measure J units and HUD-assisted affordable housing units.
 - Responsible Entity: Planning Department, RDA, Board of Supervisors
 - Timeframe: Ongoing
- Program 4.8 Continue to implement the Affordable Housing Preservation Program to preserve the affordability restrictions of individual affordable units faced with foreclosure by acquiring units prior to the trustee sale or other actions.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: Ongoing
- Program 4.9 Continue the County First Time Homebuyer Loan Program and the Rental/Mortgage Assistance Program.

- Responsible Entity: Planning Department, RDA
- Timeframe: Ongoing
- Program 4.10 Continue to require that tenants' security deposits earn interest that is payable to the tenant on an annual basis or at the time tenancy ceases.
 - Responsible Entity: Board of Supervisors
 - Timeframe: Ongoing
- Program 4.11 Maintain programs to assist lower income residents in securing housing entry costs (rental deposit and security costs) and short term rental assistance when the tenant faces eviction due to lack of rent payment as a result of one-time cash-flow problems.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: Ongoing
- Program 4.12 Maintain the existing requirements that owners of units deemed uninhabitable must pay relocation assistance to affected tenants.
 - Responsible Entity: Board of Supervisors
 - Timeframe: Ongoing
- Program 4.13 Explore options for regulating the conversion of existing housing units to vacation rentals in order to limit the impact of such conversions on the stock of housing and on the integrity of single family neighborhoods.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2012-14
- Program 4.14 Explore program options available to replace housing units removed by non-residential development.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2011-2013
- Program 4.15 Explore opportunities to expand housing rehabilitation program to address dilapidated farmworker housing and substandard housing in existing neighborhoods.
 - Responsible Entity: Planning Department, Board of Supervisors, RDA
 - Timeframe: 2011-2013

GOAL 5: PROMOTE HOUSING EQUAL OPPORTUNITY AND PRODUCTION OF SPECIAL NEEDS HOUSING UNITS

Addressing the particular housing needs of people and households with special needs is an important component of the County's housing efforts. Persons served by special needs housing include those who are homeless, elderly, disabled, farmworkers, female headed households, and large households.

The following policies are intended to implement this goal:

- Policy 5.1 Maintain the provisions in County Code (Section 18.10.128) which provide for reasonable accommodation for persons with disabilities seeking fair access to housing in the application of the County's zoning regulations.
- Policy 5.2 Continue to implement County Code Section 13.10.631(c)4, which allows existing substandard farm worker housing to be reconstructed or rebuilt and maintained as affordable units for low and very low income households.
- Policy 5.3 Continue to implement County Code Section 13.10.685 relating to the conversion of RV parks to permanent occupancy.

The following programs are intended to implement Goal 5:

- Program 5.1 Implement Program 2.6 (allowing that units that are 500 square feet of habitable area or smaller in size be counted, for the purpose of calculating density under the General Plan and County ordinances on RM zoned sites, as 0.5 unit) in a manner that expands housing opportunities for special needs housing populations.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: Ongoing
- Program 5.2 Continue to seek all available sources of financing for affordable housing opportunities for the special needs households in the County. Specifically target the following known sources:
 - Governor's Homeless Initiative
 - Joe Serna, Jr. Farmworker Housing Grant Program
 - Mobilehome Park Resident Ownership Program (MPROP)
 - Multifamily Housing Program (MHP)
 - CalHome
 - Home Investment Partnerships Program (HOME)
 - Responsible Entity: Planning Department, Health Services Agency
 - Timeframe: Ongoing
- Program 5.3 Review policies that affect group homes, transitional housing, and the full range of licensed healthcare programs and facilities in order to:
 - Determine whether or not local land use regulations can be changed to encourage additional use of residences or construction of new facilities for these purposes;
 - Determine long term sustainability of existing group home facilities for lower income individuals and consider providing incentives needed to sustain existing facilities and develop additional facilities to meet the County's needs; and

- 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.
 - Responsible Entity: Planning Department
 - Timeframe: 2010-12
- Program 5.4 Continue support of programs to address the needs of local homeless populations, including:
 - Supporting and funding the Emergency Winter Shelter Program which provides shelter to homeless persons during the winter months;
 - Supporting efforts of the Countywide Continuum of Care Coordinating Group to address the housing and service needs of people who are homeless. These include emergency, transitional and permanent supported housing, and supportive services such as employment support, case management, and treatment for health, substance abuse, and mental illnesses; and
 - Identifying potential sites for and potential financial contributions to the construction of transitional facilities and replacing the National Guard Armory in Santa Cruz County in accordance with the priorities established in the Ten Year Strategic Plan for the Homeless.
 - Responsible Entity: Human Services Department, Human Services Department, Housing Authority, Planning Department
 - Timeframe: Ongoing
- Program 5.5 Explore options for increasing the supply of permanent, affordable, and accessible housing for people with disabilities, including:
 - Encouraging housing projects sponsored by the County to maintain separate waiting lists for accessible units ensuring they are offered first to people who need units adapted for use by people with physical disabilities, and
 - Encouraging housing developers, including developers of affordable housing projects, to build units that meet the needs of physically disabled households.
 - Partnering with the Mental Health Services Act Housing Fund along with the Continuum of Care process, the Housing Action Partnership
 - Responsible Entity: Health Services Agency, Human Services Department, Planning Department, Redevelopment Agency, Commission on Disabilities
 - Timeframe: Ongoing
- Program 5.6 Sustain and expand residential facilities and other affordable housing options available to foster children, youth who are aging-out of the foster care system and other children and youth in need of special services.
 - Responsible Entity: Human Services Department, Human Services Department, Housing Authority, Planning Department

- Timeframe: Ongoing
- Program 5.7 Continue to support programs that address the needs of the local elderly populations through:
 - Supporting the Shared Housing Program for seniors and other households in Santa Cruz County;
 - Continuing to provide information on "Home Equity Conversion," currently provided by the Santa Cruz County Housing Authority;
 - Exploring options for retaining existing housing for the elderly and nursing homes;
 - Exploring options for expanding the inventory of nursing homes/board and care homes in new locations; and
 - Retaining and maintaining existing senior-only mobile home parks in the County and facilitate improvements to ensure retention of senior-only status, and encourage maintenance of existing mobile homes consistent with State and federal laws.
 - Encouraging senior housing by increasing density for smaller units through Program 2.6 (re. counting units less than 500 square feet as .5 unit on RM zoned sites) and through density bonus provisions pertaining to senior housing, reducing parking requirements, and allocating RDA funding as matching funds for senior projects that qualify for federal and/or state funding sources.
- Responsible Entity: Board of Supervisors, Planning Department
- Timeframe: Ongoing
- Program 5.8 Encourage the development of larger-sized units (i.e. 3 or more bedrooms), as appropriate, in multi-family developments. Specifically, continue to commit Redevelopment Low and Moderate Income Housing Funds to projects applying for State and federal financing in order enhance their competitiveness and feasibility. Many multi-family housing financial tools such as federal Low Income Housing Tax Credits and the State's Multifamily Housing Program are weighted in favor of projects that provide units of 3 or more bedrooms.
 - Responsible Entity: non profits housing developers, Redevelopment Agency
 - Timeframe: Ongoing
- Program 5.9 Support programs that serve the housing needs of individuals with mental health issues, including:
 - Supporting proposals for a variety of housing opportunities for people with mental illnesses, consistent with the Olmstead Act that requires that people with psychiatric disabilities have the opportunity to live in the least restrictive level of care possible;
 - Working with the Health Department to identify and consider development of a facility that includes a locked perimeter enabling people who require this feature to continue to safely live in our community;

- Supporting and facilitating the programs of the Human Services Department and the Health Services Agency to provide additional crisis treatment facilities, transitional housing, social rehabilitation programs, permanent supportive housing beds, and Skilled Nursing beds for people who are elderly and have a mental illness.
 - Coordinating with the Health Services Agency Mental Health and Substance Abuse Services to develop housing projects and programs targeted for people with mental illness as defined by the Mental Health Services Act.
- Responsible Entity: HSA, Planning Department
- Timeframe: Ongoing
- Program 5.10 Promote additional incentives to expand the supply of housing for farmworkers, including:
 - Amend the Zoning Ordinance to allow for the creation farmworker housing on agriculturally zoned parcels, pursuant to Section 51230.2 of the California Government Code;
- Responsible Entity: Planning Department, Board of Supervisors
- Timeframe: 2010-2011
- Program 5.11 Encourage developers of affordable housing projects to pursue funding sources that would allow incorporating units that meet the needs of farmworker households by continuing to provide local matching funds for such projects that come forward with HCD funding through the Joe Serna Jr. Farmworker Housing Grant Program.
 - Responsible Entity: Planning Department, Redevelopment Agency
 - Timeframe: Ongoing
- Program 5.12 Adopt an ordinance to allow homeless shelters as a principally permitted use in the Public Facilities (PF) zone and define appropriate management and development standards, similar to those imposed for other uses in the zone district.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: Before end of 2010

GOAL 6: PROMOTE ENERGY EFFICIENCY IN EXISTING AND NEW RESIDENTIAL STRUCTURES

The need for energy efficiency has grown over the years as a national priority, particularly as concerns have grown about green house gases and global warming. The County has the opportunity to encourage energy-efficient designs for new homes to accomplish this goal. But equally important, given the large number of older homes in the community, is the need to retrofit existing homes for greater energy efficiency. Besides being an urgent issue from an environmental perspective, energy efficiency is an important economic issue. Lower income residents of older energy consuming

residents end up paying a disproportionate amount of their income for utility costs, something that they can ill afford.

The following programs are intended to implement Goal 6:

- Program 6.1 Continue to implement existing policies that encourage the design of energy-efficient projects.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: Ongoing
- Program 6.2 Adopt a Green Building Program to govern new home construction and remodels to encourage energy-efficiency, use of recycled or sustainably-produced products, improved indoor air quality, and reduced resource demands. Promote compliance with this program by making the requirements easy to understand and follow, and by offering Green Building Awards to projects that achieve a very high level of sustainability.
 - Responsible Entity: Board of Supervisors, Planning Department
 - Timeframe: 2009-10
- Program 6.3 Explore programs to finance the retrofit of existing affordable housing projects to improve energy efficiency.
 - Responsible Entity: Redevelopment Agency, non-profit housing providers
 - Timeframe: Ongoing

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4.8: CONCLUSION

The issue of housing needs in general and the unique needs of lower income and special needs populations in our community are very complex. In spite of the sometimes arcane requirements of State law with regard to the contents of housing elements, hopefully this document has provided a clear statement of the housing challenges facing the unincorporated Santa Cruz County community – its demographics, housing needs, constraints and opportunities.

Many of the factors that contribute to the large numbers of households unable to afford housing as a reasonable proportion of their incomes are outside the control of County government – the jobs/housing imbalance of Santa Clara County, the growing student and faculty population at UCSC, and the worldwide attraction of the area as a place to settle down. But there are things that can be accomplished at the local level to at least partially address some of the resulting housing challenges.

While the Housing Element informs the community about our housing challenges, it also serves as a critical policy document – defining General Plan policies that future development projects must be found consistent with. But, even more importantly, the Housing Element lays out a plan of action for what areas the County can actively pursue in its efforts to address our local housing challenges.

In past years there has been considerable attention paid to the Housing Element in defining how the County would meet the State-imposed RHNA objectives for the prior planning period. As a result of the RHNA goals being reduced by the State for the new planning period due to a stagnant housing market and the recently completed rezoning of sites to meet a program requirement of the last Housing Element, for the first time in years there is not an issue with regard to meeting the RHNA objectives. As a result, this Housing Element proposes a set of local housing activity goals to remind the community of the need to continue to pursue new ways to address our local housing challenges.

Substantial resources will be required to accomplish those goals. In order to maintain attention on the proposed new programs, it is suggested that the Planning Department prepare summary reports to the Board of Supervisors on the status of progress of the outlined efforts in January of 2012 and 2014.

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4.1-1: Affordable Housing Within the Coastal Zone

State law requires Coastal communities to provide an analysis of housing units constructed, demolished or replaced within the Coastal Zone to ensure new affordable housing production and appropriate protection of existing affordable housing stock.

During the 2002 to 2007 planning period, 280 new residential units were constructed within the Coastal Zone and 39 units were replaced. As illustrated in Table 4.1-1, the vast majority of these units were urban single-family infill units. The largest project was the 39-unit Canterbury Park affordable housing apartment project. All residential projects of 5 or more units are subject to a 15% inclusionary affordable housing requirement.

Table 4.1-1
Building Permits Issued Within the Coastal Zone 2002 to 2007

Year	Type	APN	New Units	Replacement Units	Address	Area
2002	ADU	03221211	0	1	121 34TH AVE	SANTA CRUZ
2002	ADU	04623114	1	0	35 OCEAN MIST	LA SELVA BCH
2002	ADU	05312204	1	0	221 PEBBLE BEACH DR	APTOS
2002	ADU	06307127	1	0	675 BRISA DEL MAR	SANTA CRUZ
2002	ADU	06312106	1	0	344 WOODPECKER RDG	SANTA CRUZ
2002	SFD	02622118	1	0	743 VOLZ LN	SANTA CRUZ
2002	SFD	02812109	0	1	210 12TH AVE	SANTA CRUZ
2002	SFD	02814245	0	1	206 13TH AVE	SANTA CRUZ
2002	SFD	02815537	0	1	330 15TH AVE	SANTA CRUZ
2002	SFD	02817321	1	0	288 21ST AVE	SANTA CRUZ
2002	SFD	02823301	1	0	181 25TH AVE	SANTA CRUZ
2002	SFD	02823405	0	1	155 26TH AVE	SANTA CRUZ
2002	SFD	02830202	0	1	2-2811 E CLIFF DR	SANTA CRUZ
2002	SFD	02830212	1	0	26 MORAN WAY	SANTA CRUZ
2002	SFD	03219216	0	1	148 ANCHORAGE AVE	SANTA CRUZ
2002	SFD	03221204	1	0	215 34TH AVE	SANTA CRUZ
2002	SFD	03221211	0	1	121 34TH AVE	SANTA CRUZ
2002	SFD	03815110	1	0	737 SEACLIFF DR	APTOS
2002	SFD	03816222	0	1	620 MIDDLEFIELD DR	APTOS
2002	SFD	04222533	1	0	213 SAND ST	APTOS
2002	SFD	04301116	1	0	403 TOWNSEND DR	APTOS
2002	SFD	04323105	1	0	310 CLIFF DR	APTOS
2002	SFD	04416171	1	0	785 LOMA PRIETA DR	APTOS
2002	SFD	04426155	1	0	562 CUESTA DR	APTOS
2002	SFD	04436131	1	0	501 LOMA PRIETA DR	APTOS
2002	SFD	04510222	1	0	210 MAR MONTE AVE	WATSONVILLE

Table 4.1-1
Building Permits Issued Within the Coastal Zone 2002 to 2007

Year	Type	APN	New Units	Replacement Units		Address	Area
2002	SFD	04535108	0	1	140	MARGARITA RD	LA SELVA BCH
2002	SFD	04539309	1	0	507	PLAYA BLVD	WATSONVILLE
2002	SFD	04617212	1	0	59	SUNSET DR	WATSONVILLE
2002	SFD	04624118	1	0	185	LINDERO DR	LA SELVA BCH
2002	SFD	04639108	1	0	240	SEA VIEW TER	WATSONVILLE
2002	SFD	05316122	1	0	106	VERONA CT	APTOS
2002	SFD	05316123	1	0	284	VENTANA WAY	APTOS
2002	SFD	05316129	1	0	308	VENTANA WAY	APTOS
2002	SFD	05317109	1	0	172	ZANZIBAR DR	APTOS
2002	SFD	05317111	1	0	164	ZANZIBAR DR	APTOS
2002	SFD	05317207	1	0	129	ZANZIBAR DR	APTOS
2002	SFD	05317221	1	0	128	ZANZIBAR DR	APTOS
2002	SFD	05317224	1	0	140	ZANZIBAR DR	APTOS
2002	SFD	05317227	1	0	149	ZANZIBAR DR	APTOS
2002	SFD	05318105	1	0	236	VENTANA WAY	APTOS
2002	SFD	05318128	1	0	247	VENTANA WAY	APTOS
2002	SFD	05318129	1	0	251	VENTANA WAY	APTOS
2002	SFD	05425156	1	0	238	VIA NOVELLA DR	APTOS
2002	SFD	06210110	1	0	2950	SMITH GRADE	SANTA CRUZ
2002	SFD	06305109	1	0	531	TOWHEE DR	SANTA CRUZ
2002	SFD	06307127	1	0	675	BRISA DEL MAR	SANTA CRUZ
2002	SFD	08013125	1	0	2455	PINE FLAT RD	SANTA CRUZ
2002	SFD	08019126	1	0	176	STARLIT MOUNTAIN RD	SANTA CRUZ
2002	SFD	08028303	1	0	53	SOUTHWEST DR	BONNY DOON
2003	ADU	03821116	1	0	403	COATES DR	APTOS
2003	AP3	02726150	2	1	1671	MERRILL ST	SANTA CRUZ
2003	DPL	05410211	2	0	2034	DOLPHIN DR	APTOS
2003	MFD	04614156	1	0	1040	BUENA VISTA DR	WATSONVILLE
2003	SFD	02716216	1	0	114	5TH AVE	SANTA CRUZ
2003	SFD	02806270	1	0	116	CLEARWATER CT	SANTA CRUZ
2003	SFD	02806271	1	0	122	CLEARWATER CT	SANTA CRUZ
2003	SFD	02806272	1	0	138	CLEARWATER CT	SANTA CRUZ
2003	SFD	02806273	1	0	142	CLEARWATER CT	SANTA CRUZ
2003	SFD	02806274	1	0	150	CLEARWATER CT	SANTA CRUZ
2003	SFD	02806275	1	0	160	CLEARWATER CT	SANTA CRUZ
2003	SFD	02806276	1	0	170	CLEARWATER CT	SANTA CRUZ
2003	SFD	02806277	1	0	186	CLEARWATER CT	SANTA CRUZ
2003	SFD	02815538	0	1	310	15TH AVE	SANTA CRUZ
2003	SFD	02816512	1	0	21811	E CLIFF DR	SANTA CRUZ
2003	SFD	02818317	0	1	306	25TH AVE	SANTA CRUZ
2003	SFD	02823322	1	0	175	25TH AVE	SANTA CRUZ
2003	SFD	02830304	1	0	2871	CHESTERFIELD DR	SANTA CRUZ
2003	SFD	02830307	1	0	2879	CHESTERFIELD DR	SANTA CRUZ

Table 4.1-1
Building Permits Issued Within the Coastal Zone 2002 to 2007

Year	Type	APN	New Units	Replacement Units	Address	Area
2003	SFD	02830308	1	0	2873 CHESTERFIELD DR	SANTA CRUZ
2003	SFD	03207410	1	0	3501 YUCCA DR	SANTA CRUZ
2003	SFD	03211131	0	1	581 34TH AVE	SANTA CRUZ
2003	SFD	03218106	0	1	460 LARCH LN	SANTA CRUZ
2003	SFD	03219129	1	0	121 ANCHORAGE AVE	SANTA CRUZ
2003	SFD	03817508	1	0	103 MAR VISTA DR	APTOS
2003	SFD	03818303	1	0	423 HILLCREST DR	APTOS
2003	SFD	04204511	1	0	204 SANTA CLARA AVE	APTOS
2003	SFD	04309512	1	0	383 BEACH DR	APTOS
2003	SFD	04315248	1	0	531 BEACH DR	APTOS
2003	SFD	04316105	0	1	648 BAY VIEW DR	APTOS
2003	SFD	04405120	1	0	509 ENCINO DR	APTOS
2003	SFD	04405121	1	0	507 ENCINO DR	APTOS
2003	SFD	04420112	1	0	329 LOS ALTOS DR	APTOS
2003	SFD	04424104	0	1	563 CUESTA DR	APTOS
2003	SFD	04513221	1	0	1615 SAN ANDREAS RD	WATSONVILLE
2003	SFD	05228119	1	0	15 PLOVER CIR	WATSONVILLE
2003	SFD	05316241	1	0	423 VENTANA WAY	APTOS
2003	SFD	05316242	1	0	415 VENTANA WAY	APTOS
2003	SFD	05317105	1	0	188 ZANZIBAR DR	APTOS
2003	SFD	05317212	1	0	109 ZANZIBAR DR	APTOS
2003	SFD	05317215	1	0	100 ZANZIBAR DR	APTOS
2003	SFD	05317218	1	0	114 ZANZIBAR DR T	APTOS
2003	SFD	05317223	1	0	136 ZANZIBAR DR	APTOS
2003	SFD	05320111	0	1	431 ST ANDREWS DR	APTOS
2003	SFD	05701178	1	0	3090 WHITEHOUSE CREEK RD	DAVENPORT
2003	SFD	05719103	1	0	1010 LAST CHANCE RD	DAVENPORT
2003	SFD	06305302	1	0	462 QUAIL DR	SANTA CRUZ
2003	SFD	06305306	1	0	234 QUAIL DR	SANTA CRUZ
2003	SFD	06308117	1	0	4299 BONNY DOON RD	SANTA CRUZ
2003	TH	05411174	1	0	120 VINEYARD CT	APTOS
2003	TH	05411175	1	0	122 VINEYARD CT	APTOS
2004	ADU	03312305	1	0	4600 BAIN AVE	SANTA CRUZ
2004	ADU	03818133	1	0	306 HILLCREST DR	APTOS
2004	ADU	04311223	1	0	450 CLIFF DR	APTOS
2004	ADU	04534109	1	0	108 ALTA DR	WATSONVILLE
2004	ADU	04622137	1	0	148 ZILS RD	WATSONVILLE
2004	ADU	06305209	1	0	124 TOWHEE DR	SANTA CRUZ
2004	SFD	02623125	0	1	119 CLIPPER COVE	SANTA CRUZ
2004	SFD	02623126	1	0	1010 7TH AVE	SANTA CRUZ
2004	SFD	02623127	1	0	115 CLIPPER COVE	SANTA CRUZ
2004	SFD	02623128	1	0	110 CLIPPER COVE	SANTA CRUZ
2004	SFD	02623129	0	1	114 CLIPPER COVE	SANTA CRUZ

Table 4.1-1
Building Permits Issued Within the Coastal Zone 2002 to 2007

Year	Type	APN	New Units	Replacement Units	Address	Area
2004	SFD	02623130	0	1	120 CLIPPER COVE	SANTA CRUZ
2004	SFD	02623131	0	1	124 CLIPPER COVE	SANTA CRUZ
2004	SFD	02711125	0	1	371 9TH AVE	SANTA CRUZ
2004	SFD	02745101	1	0	121 HARBOR BEACH CT	SANTA CRUZ
2004	SFD	02745102	0	1	141 HARBOR BEACH CT	SANTA CRUZ
2004	SFD	02745103	1	0	165 HARBOR BEACH CT	SANTA CRUZ
2004	SFD	02745104	1	0	215 HARBOR BEACH CT	SANTA CRUZ
2004	SFD	02745105	1	0	231 HARBOR BEACH CT	SANTA CRUZ
2004	SFD	02745106	1	0	243 HARBOR BEACH CT	SANTA CRUZ
2004	SFD	02745107	1	0	263 HARBOR BEACH CT	SANTA CRUZ
2004	SFD	02745108	0	1	230 HARBOR BEACH CT	SANTA CRUZ
2004	SFD	02745110	1	0	188 HARBOR BEACH CT	SANTA CRUZ
2004	SFD	02745111	1	0	166 HARBOR BEACH CT	SANTA CRUZ
2004	SFD	02806280	1	0	1736 MATTHEWS LN	SANTA CRUZ
2004	SFD	02806281	1	0	1756 MATTHEWS LN	SANTA CRUZ
2004	SFD	02806282	1	0	1776 MATTHEWS LN	SANTA CRUZ
2004	SFD	02806283	1	0	1796 MATTHEWS LN	SANTA CRUZ
2004	SFD	02826305	0	1	2644 PLACER ST	SANTA CRUZ
2004	SFD	02826311	1	0	2710 PLACER ST	SANTA CRUZ
2004	SFD	02829305	1	0	321 ANCHORAGE AVE	SANTA CRUZ
2004	SFD	03816423	1	0	626 SEACLIFF DR	APTOS
2004	SFD	03817238	0	1	507 MIDDLEFIELD DR	APTOS
2004	SFD	03822205	0	1	183 NEW BRIGHTON RD	APTOS
2004	SFD	04220201	1	0	198 SHOREVIEW DR	APTOS
2004	SFD	04302144	1	0	318 RIO DEL MAR BLVD	APTOS
2004	SFD	04309433	1	0	350 KINGSBURY DR	APTOS
2004	SFD	04309511	0	1	385 BEACH DR	APTOS
2004	SFD	04311110	0	1	451 SEAVIEW DR	APTOS
2004	SFD	04422218	1	0	536 MONTEREY DR	APTOS
2004	SFD	04426156	1	0	564 CUESTA DR	APTOS
2004	SFD	04512134	0	1	26 ARBOLADO DR	LA SELVA BCH
2004	SFD	04512315	1	0	15 ASTA DR	WATSONVILLE
2004	SFD	04537122	1	0	22 FLORIDO AVE	WATSONVILLE
2004	SFD	04537123	1	0	18 FLORIDO AVE	WATSONVILLE
2004	SFD	04612123	0	1	266 WHISKEY HILL RD	WATSONVILLE
2004	SFD	04622137	1	0	148 ZILS RD	WATSONVILLE
2004	SFD	05302207	1	0	694 ST ANDREWS DR	APTOS
2004	SFD	05316120	1	0	312 UPLANDS DR	APTOS
2004	SFD	05316128	0	1	304 VENTANA WAY	APTOS
2004	SFD	05316207	1	0	146 CASTILLO CT	APTOS
2004	SFD	05316239	1	0	301 VENTANA WAY	APTOS
2004	SFD	05317112	1	0	160 ZANZIBAR DR	APTOS
2004	SFD	05317210	1	0	117 ZANZIBAR DR	APTOS

Table 4.1-1
Building Permits Issued Within the Coastal Zone 2002 to 2007

Year	Type	APN	New Units	Replacement Units	Address	Area
2004	SFD	05317216	1	0	104 ZANZIBAR DR	APTOS
2004	SFD	05317219	1	0	122 ZANZIBAR DR	APTOS
2004	SFD	05317220	1	0	124 ZANZIBAR DR T	APTOS
2004	SFD	05401106	1	0	1401 DOLPHIN DR	APTOS
2004	SFD	05424116	1	0	120 DUNES PL	APTOS
2005	ADU	02630115	1	0	1029 LIVE OAK AVE A	SANTA CRUZ
2005	ADU	03315226	1	0	4495 OPAL CLIFF DR	SANTA CRUZ
2005	ADU	04424128	1	0	702 VISTA DEL MAR DR	APTOS
2005	ADU	05719108	1	0	1005 LAST CHANCE RD	DAVENPORT
2005	ADU	06308118	1	0	181 BLESSING LN	SANTA CRUZ
2005	ADU	06319203	1	0	490 COUNTRY ESTATES TER	SANTA CRUZ
2005	ADU	08019129	1	0	450 KELLY LN	SANTA CRUZ
2005	AP3	03808134	4	0	151 CANTERBURY DR 111	APTOS
2005	AP3	03808134	4	0	151 CANTERBURY DR 111	APTOS
2005	AP3	03808134	4	0	151 CANTERBURY DR 111	APTOS
2005	AP3	03808134	4	0	151 CANTERBURY DR 111	APTOS
2005	AP3	03808134	3	0	151 CANTERBURY DR 111	APTOS
2005	AP3	03808134	4	0	151 CANTERBURY DR 111	APTOS
2005	AP5	03808134	5	0	151 CANTERBURY DR 111	APTOS
2005	AP5	03808134	5	0	151 CANTERBURY DR 111	APTOS
2005	AP5	03808134	6	0	151 CANTERBURY DR 111	APTOS
2005	MFD	03207524	1	0	700 30TH AVE	SANTA CRUZ
2005	SFD	02745109	1	0	216 HARBOR BEACH CT	SANTA CRUZ
2005	SFD	02807204	0	0	501 CORCORAN AVE	SANTA CRUZ
2005	SFD	02817331	1	0	240 21ST AVE	SANTA CRUZ
2005	SFD	02817332	0	1	236 21ST AVE	SANTA CRUZ
2005	SFD	02821120	1	0	200 16TH AVE	SANTA CRUZ
2005	SFD	02824116	1	0	22687 E CLIFF DR	SANTA CRUZ
2005	SFD	02825263	1	0	350 26TH AVE	SANTA CRUZ
2005	SFD	03316256	1	0	4287 OPAL CLIFF DR	SANTA CRUZ
2005	SFD	03811127	0	1	512 SPRUCE ST	APTOS
2005	SFD	03811128	1	0	510 SPRUCE ST	APTOS
2005	SFD	03817302	0	1	539 SEACLIFF DR	APTOS
2005	SFD	03821303	1	0	327 SEACLIFF DR	APTOS
2005	SFD	04205262	1	0	141 SEACLIFF DR	APTOS
2005	SFD	04205272	1	0	143 SEACLIFF DR	APTOS
2005	SFD	04209207	1	0	117 SANTA CRUZ AVE	APTOS
2005	SFD	04220122	1	0	218 SPRECKELS DR	APTOS
2005	SFD	04303128	1	0	212 ELVA DR	APTOS
2005	SFD	04308104	1	0	302 KINGSBURY DR	APTOS
2005	SFD	04309431	1	0	348 KINGSBURY DR	APTOS
2005	SFD	04310441	1	0	426 SEAVIEW DR	APTOS
2005	SFD	04312106	0	0	612 CLIFF DR	APTOS

Table 4.1-1
Building Permits Issued Within the Coastal Zone 2002 to 2007

Year	Type	APN	New Units	Replacement Units		Address	Area
2005	SFD	04316143	1	0	643	BEACH DR	APTOS
2005	SFD	04316146	1	0	639	BEACH DR	APTOS
2005	SFD	04405158	1	0	627	ENCINO DR	APTOS
2005	SFD	04503116	1	0	231	SAN ANDREAS LN	WATSONVILLE
2005	SFD	04519215	0	0	336	VISTA DR	LA SELVA BCH
2005	SFD	04625106	1	0	69	CREST DR	WATSONVILLE
2005	SFD	04628149	1	0	635	SAND DOLLAR LN	WATSONVILLE
2005	SFD	04635103	1	0	360	BABE THOMPSON RD	WATSONVILLE
2005	SFD	04636104	1	0	500	PEACEFUL VALLEY DR	WATSONVILLE
2005	SFD	05316212	1	0	141	CASTILLO CT	APTOS
2005	SFD	05317106	1	0	184	ZANZIBAR DR	APTOS
2005	SFD	05317203	1	0	141	ZANZIBAR DR	APTOS
2005	SFD	05318102	1	0	260	VENTANA WAY	APTOS
2005	SFD	05318107	1	0	228	VENTANA WAY	APTOS
2005	SFD	05318116	1	0	203	VENTANA WAY	APTOS
2005	SFD	05318119	1	0	209	VENTANA WAY	APTOS
2005	SFD	05318126	1	0	239	VENTANA WAY	APTOS
2005	SFD	05318132	1	0	220	VENTANA WAY	APTOS
2005	SFD	05401107	1	0	1415	DOLPHIN DR	APTOS
2005	SFD	05424112	1	0	110	SEABREEZE PL	APTOS
2005	SFD	05719108	1	0	1005	LAST CHANCE RD	DAVENPORT
2005	SFD	05720114	1	0	206	SWANTON VIEW RD	DAVENPORT
2005	SFD	06308118	1	0	181	BLESSING LN	SANTA CRUZ
2005	SFD	08019156	1	0	85	WESTDALE DR	SANTA CRUZ
2005	SFD	08024122	1	0	164	TWILIGHT LN	SANTA CRUZ
2005	SFD	08024124	1	0	340	TWILIGHT LN	SANTA CRUZ
2005	SFD	08028301	1	0	239	NORTHWEST DR	SANTA CRUZ
2005	TH	03217111	1	0	3848	MOANA WAY	SANTA CRUZ
2005	TH	03217112	1	0	3844	MOANA WAY	SANTA CRUZ
2005	TH	03217113	1	0	3842	MOANA WAY	SANTA CRUZ
2005	TH	03217114	1	0	3836	MOANA WAY	SANTA CRUZ
2005	TH	03217115	1	0	3846	MOANA WAY	SANTA CRUZ
2005	TH	03217116	1	0	3840	MOANA WAY	SANTA CRUZ
2005	TH	03217117	1	0	3838	MOANA WAY	SANTA CRUZ
2005	TH	04621124	0	0	364	OCEANVIEW DR	WATSONVILLE
2006	ADU	02826333	1	0	2731	FRESNO ST	SANTA CRUZ
2006	ADU	03222105	1	0	335	34TH AVE	SANTA CRUZ
2006	ADU	04533101	1	0	36	ROBAK DR	WATSONVILLE
2006	ADU	06305224	1	0	55	QUAIL DR	SANTA CRUZ
2006	ADU	06308111	1	0	4545	BONNY DOON RD	SANTA CRUZ
2006	MFD	02801432	1	0	940	TOWER PL	SANTA CRUZ
2006	SFD	02629178	1	0	750	BROMMER ST	SANTA CRUZ
2006	SFD	02629179	1	0	750	BROMMER ST	SANTA CRUZ

Table 4.1-1
Building Permits Issued Within the Coastal Zone 2002 to 2007

Year	Type	APN	New Units	Replacement Units	Address	Area
2006	SFD	02704409	1	0	514 ASSEMBLY AVE	SANTA CRUZ
2006	SFD	02711217	1	0	360 9TH AVE	SANTA CRUZ
2006	SFD	02711218	0	1	368 9TH AVE	SANTA CRUZ
2006	SFD	02715123	1	0	252 9TH AVE	SANTA CRUZ
2006	SFD	02801429	0	1	929 PAGET AVE	SANTA CRUZ
2006	SFD	02801430	1	0	931 PAGET AVE	SANTA CRUZ
2006	SFD	02801431	0	1	933 PAGET AVE	SANTA CRUZ
2006	SFD	02816406	1	0	215 18TH AVE	SANTA CRUZ
2006	SFD	02817307	1	0	455 COASTVIEW DR	SANTA CRUZ
2006	SFD	02818114	1	0	285 24TH AVE	SANTA CRUZ
2006	SFD	02823203	1	0	165 24TH AVE	SANTA CRUZ
2006	SFD	02830477	1	0	2870 CHESTERFIELD DR	SANTA CRUZ
2006	SFD	03234107	1	0	230 VANESSA LN	SANTA CRUZ
2006	SFD	03234108	1	0	210 VANESSA LN	SANTA CRUZ
2006	SFD	03816118	1	0	780 SEACLIFF DR	APTOS
2006	SFD	04218160	1	0	300 TREASURE ISLAND DR	APTOS
2006	SFD	04220107	1	0	218 WIXON AVE	APTOS
2006	SFD	04316141	1	0	649 BEACH DR	APTOS
2006	SFD	04417142	1	0	828 LOMA PRIETA DR	APTOS
2006	SFD	04424129	1	0	526 LA HONDA DR	APTOS
2006	SFD	04513106	1	0	14 PALMA AVE	WATSONVILLE
2006	SFD	04514165	1	0	1572 SAN ANDREAS RD	WATSONVILLE
2006	SFD	04609122	0	0	15 LILLY WAY	WATSONVILLE
2006	SFD	04612118	1	0	1120 WHISKEY HILL RD	WATSONVILLE
2006	SFD	04624143	1	0	276 LILLY WAY	WATSONVILLE
2006	SFD	04625120	1	0	33 CREST LN	LA SELVA BCH
2006	SFD	05316121	1	0	110 VERONA CT T	APTOS
2006	SFD	05316244	1	0	407 VENTANA WAY	APTOS
2006	SFD	05318106	1	0	232 VENTANA WAY	APTOS
2006	SFD	05318112	1	0	208 VENTANA WAY	APTOS
2006	SFD	05419110	1	0	183 VIA CONCHA	APTOS
2006	SFD	05425131	1	0	142 VIA TRINITA	APTOS
2006	SFD	05808215	1	0	80 CENTER ST	DAVENPORT
2006	SFD	06219111	1	0	1510 SMITH GRADE	SANTA CRUZ
2006	SFD	06307127	1	0	675 BRISA DEL MAR	SANTA CRUZ
2006	SFD	06312115	1	0	420 BONNIE BRAE	SANTA CRUZ
2006	SFD	08024122	1	0	164 TWILIGHT LN	SANTA CRUZ
2006	TH	05411177	1	0	104 VINEYARD CT	APTOS
2006	TH	05411178	1	0	106 VINEYARD CT	APTOS
2006	TH	05808105	0	0	4 MARINE VIEW AVE	DAVENPORT
2007	ADU	04303125	1	0	200 ELVA DR	APTOS
2007	SFD	02710208	1	0	321 7TH AVE	SANTA CRUZ
2007	SFD	02710208	1	0	321 7TH AVE	SANTA CRUZ

**Table 4.1-1
Building Permits Issued Within the Coastal Zone 2002 to 2007**

Year	Type	APN	New Units	Replacement Units	Address	Area
2007	SFD	03204142	1	0	999 38TH AVE	SANTA CRUZ
2007	SFD	03816308	1	0	637 MIDDLEFIELD DR	APTOS
2007	SFD	04315227	1	0	618 BEACH DR	APTOS
2007	SFD	04316154	1	0	633 BEACH DR	APTOS
2007	SFD	04632112	1	0	1420 SAN ANDREAS RD	WATSONVILLE
2007	SFD	05317214	1	0	1400 BONITA DR	APTOS
2007	SFD	05706116	1	0	2088 GREEN OAKS WAY	DAVENPORT
2007	SFD	06210104	1	0	2960 SMITH GRADE RD	SANTA CRUZ
2007	SFD	06307121	1	0	400 VIA VENADO	BONNY DOON
			280	39		

ADU = Second Unit

AP3 = Apartment Building 3 or 4 units

AP5 = Apartment Building 5+ units

DPL = Duplex, side by side

DPU = Duplex, up and down

ELH = Home for elderly

MH = Mobile Home

SFD = Single Family Dwelling

TH = Townhouse

4.1-2 2006 HOUSING ELEMENT STATUS

This Appendix includes a narrative of the County's status in meeting the goals of the 2006 Housing Element and lessons learned that helped shape the drafting of the 2007-2014 Housing Element goals, policies and programs. Also included is a table listing each of the 2006 Housing Element Programs, their current status and discussion of the degree of success in completing each Program.

The 2006 Housing Element had the following goals:

1. Promote Production of Affordable Units.

During the 2000-2007 planning period, the following units were developed:

	Regional Housing Need	Total Developed Housing 2000-2007
Very Low Income	937	383
Low Income	502	144
Moderate Income	651	123
Above Moderate Income	1,351	1,106
Total	3,441	1,756

As illustrated above, 1,756 housing units were produced, and of those, over 38% were dedicated to moderate- and lower-income households.

2. Promote the Use of Available Sites for Affordable Housing.

As discussed elsewhere in the Housing Element, the County completed Programs 1.1 and 1.2 and rezoned 30.2 acres to 20-unit per acre by-right density, allowing for 610 potential housing units with a minimum 40% affordability requirement.

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

The Programs Status table lists the various housing programs that occurred during the planning period, such as the Developer Financed Measure J Home Purchase fund and Mobile Home Change Out Program.

4. Maintain and Increase Funding for Affordable Units.

A major achievement during the planning period was the allocation by the Board of Supervisors, acting as the Redevelopment Agency Board of Directors, of \$15 million within the Lower and Moderate Income Housing Fund toward the six sites rezoned for higher density development.

5. Promote Production of Special Needs Housing Units.

As outlined in the status of Program 3.12, the County partnered with the Cities of Santa Cruz and Capitola to create housing for disabled homeless adults,

live/work space for local artists and housing for seniors with psychiatric disabilities. Additionally, the County pursued numerous programs related to mobile homes.

6. Improve Conservation or Energy and Natural Resources.

The County began the planning period with considerable policies in place for energy conservation. During the period, the Board of Supervisors created the Commission on the Environment to address climate, green building and other issues. It ended the period with plans to implement a voluntary, then mandatory residential green building program.

Considerable progress was made in meeting the goals and programs of the 2006 Housing Element. That being said, more could have been done and more work is needed. In reviewing the 2006 Programs, one fact became very clear: there were 124 programs identified. It is a challenge to give appropriate attention and action to so many competing programs. Focusing on a more manageable number of programs and completing those programs was a lesson learned and an appropriate goal for the proposed Housing Element. When drafting the new Housing Element, staff focused on the most important housing issues and has identified programs to complete in the new planning period (see Chapter 4.7 for the programs).

Santa Cruz General Plan

Discussion		
Program No.	Program Description	Status
Goal 1. Promote Production of Affordable Units		
1.1	Create Rezoning Program (20 units per acre)	The Board of Supervisors adopted Ordinance Nos. 4878 and 4879 on June 12, 2007. The Coastal Commission certified the Ordinances on October 12, 2007.
1.2	Select and Rezone 20 units per acre sites	The Board of Supervisors selected six candidate sites totaling 30.5 acres and rezoned them beginning in 2008 and completing in June 2009.
1.2.1	Outreach Programs to promote development on the 20 units per acre sites	Planning Department staff met with each affected property owner to discuss the Rezoning Program; in addition, several meetings were held with interested developers and prospective purchasers.
1.2.2	Monitor development on 20 units per acre sites	Staff is monitoring development of the sites. On February 11, 2009, the Board of Supervisors approved Application No. 08-0486 on APN 051-511-35 (Minto Site) for 88 affordable units.
1.3	Allocate funding to support affordable housing on 20 units per acre sites	In June 2005, the Board of Supervisors, acting as the Redevelopment Agency Board of Directors, allocated \$15 million within the Lower and Moderate Income Housing Fund.
1.4	Encourage developers to construct units to meet their inclusionary housing requirement	Staff encourages developers to build units; ordinance was amended to allow for a 2 for 1 build out of units offsite.
		This Program is completed. No additional work is needed in the new Housing Element.
		This Program is completed. No additional rezoning of sites is needed to meet the current RHNA allocation.
		It is appropriate for the Planning Department to continue to meet with prospective purchasers/developers of the 20-unit per acre sites.
		Staff will continue to monitor the status of the sites and report the status to the Board of Supervisors as part of the Annual General Plan Report.
		Staff will monitor the amount of remaining funds in the Lower and Moderate Income Housing Fund and bring appropriate recommendations to the Directors of the Redevelopment Agency, if necessary.
		During 2000-2007, 100% of the inclusionary units built were built onsite. The ordinance amendment accomplished the goal of the Program.

APPENDIX Chapter 4: Housing

Santa Cruz General Plan

Program No.	Program Description	Status	Discussion
1.5.(1)	Eliminate "rounding" inclusionary unit obligation	County Code Section 17.10.030(b) amended by Ordinance No. 4817 to eliminate rounding and instead require payment of fractional fees.	This ordinance change was successful in bringing in additional funds for affordable housing that would otherwise not have been collected.
1.5.(2)	Approve creation of Developer Financed Measure J Home Purchase fund	Fund established and financed by the fractional fees paid by developers.	Since creation, the fund has collected an estimated \$2,000,000. The funds were used to assist affordable housing projects in partnership with affordable developers.
1.5.(3)	Require \$10,000/unit contribution for third and fourth units in minor land divisions	The Fee Schedule, as adopted by the Board of Supervisors, requires \$15,000/unit contribution for these units. Rental projects are not subject to the fee.	During 2000-2007, approximately \$200,000 was collected and funds were used to assist affordable housing projects in partnership with affordable developers.
1.5.(4)	Maintain current provision that does not exempt demolished units from inclusionary requirement	Ongoing	This current provision closed a previous loophole of not counting recently demolished housing when determining required inclusionary housing and has been successful in removing the incentive for developers to demolish serviceable existing units.
1.5.1	Provide a link between household size and number of bedrooms for inclusionary unit purchasers/renters	Ongoing	The Planning Department monitors the size of the lower income household versus the number of bedrooms of the affordable unit. This ensures that units with multiple bedrooms are occupied by larger sized households rather than by single-occupant households.
1.6	Support efforts of non-profit organizations in developing affordable housing	Priority processing is given to affordable housing project applications.	Beyond priority processing, the Planning Department provides technical assistance along with predevelopment, and permanent financing.
1.7	Provide affordable housing developers priority to purchase tax defaulted property	Not occurring.	Planning staff found a more appropriate method to meet this Program by evaluating the list of defaulted properties on an annual basis to ascertain potential for affordable housing development and has determined that projects with development potential have been cured prior to actual sale.

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Program No.	Program Description	Status	Discussion
1.8	Provide incentives to non-profit housing development	Priority processing is given to affordable housing project applications. Redevelopment loan modification fund (LMI) funds pre-loan development loans and permanent financing.	During the planning period 2000-2007, \$26M in RDA funds was spent for programs and projects, assisting a total of 653 affordable units.
1.9	Amend regulations to allow public facility employee housing	Denied by the Board of Supervisors on October 7, 2003.	While the amendment was not approved, our current regulations allow for ancillary residential use in several of our commercial zone districts. This allowed residential use could be utilized for employee housing, if desired.
1.10	Amend regulations to expand conversion of RV Parks	Ordinance No. 4587 adopted by the Board of Supervisors on June 13, 2000.	As a result of the ordinance revision, two existing substandard RV parks (Marmos and Golden Torch) were converted by non-profit developers into 51 and 68 unit affordable projects, respectively.
1.11	Expand mixed use incentives	The County Code was amended to allow up to 67% of the total area of a mixed use to be used for 100% affordable (rather than the standard 50% allowance). On June 2, 2009, the Board of Supervisors adopted ordinance amendments allowing the use of Planned Unit Developments (PUDs) in Commercial zone districts would provide additional flexibility in mixed-use development.	These two ordinance amendments have removed several governmental constraints on the creation of mixed use developments and the Planning Department has processed an increasing number of mixed use projects. However, more work is needed in this area and proposed Program 3.5 addresses this need.
1.12	Expand areas that allow live/work mixed use development	Proposed Aptos Village Plan revision would allow up to 47 mixed-use units.	The same comments as above apply

Program No.	Program Description	Status	Discussion
1.13	Restrict development of lower than minimum density as determined by the General Plan designation	Ongoing. Restriction codified in County Code Section 18.10.140(b)	This Program has been completed. Section 18.10.140(b) requires projects that have the potential for three or more new units on site at the lowest end of the density range are subject to review by the Development Review Group. Following this review, the results of the review are referred to the Board of Supervisors for a preliminary General Plan consistency determination at a public hearing. Since ordinance adoption, the number of projects proposed at lower than the minimum density by the General Plan designation has dropped to almost none.
1.14	Continue and consider new incentives for second unit production	The Board of Supervisors adopted Ordinance No. 4921 on April 15, 2008 that included several changes affecting second unit regulations. The 5-unit annual cap on second units in the Live Oak Planning Area was lifted. The level of review for urban 2-story second units was reduced from Level 5 to a Level 4 permit (thereby saving both processing time and fees for the applicant). The most significant change was repealing the tenant income and asset restrictions for second units thereby allowing second units to be occupied by any member of the public.	As discussed at left, significant new incentives have been adopted regarding second units. Proposed Programs 3.2 and 3.3 describe additional needed actions. Also, see existing Program 1.14(f) below for the number of second units approved during 2000-2007.
1.14.(a)	Implement AB 1866	Ordinances to implement AB 1866 were adopted by the Board of Supervisors in 2003 and certified by the Coastal Commission on February 20, 2004.	This Program was completed and no additional work is needed.
1.14.(b)	Discuss fee reduction with utility providers	Discussions have taken place on several occasions. Davenport and Freedom Sewer Districts and Davenport Water District have adopted reduced fees for second units.	While discussions have resulted in the agencies listed to the left reducing their fees, additional effort is needed. Proposed Program 3.3 will continue this effort.

Program No.	Program Description	Status	Discussion
1.14.(c)	Encourage incentives from other utility connection providers	Discussions have taken place.	See above.
1.14.(d)	Continue the RDA Second Unit Subsidy Program	This Program was discontinued in 2008 based on the difficulty structuring the program to comply with recent interpretations of RDA law.	This Program proved to be a good idea that was not legally feasible to implement.
1.14.(e)	Continue to provide public outreach and information	The Planning Department maintains brochures on second units both in the lobby and on-line.	This is an ongoing Program that will continue.
1.14.(f)	Continue to monitor annual number of issued second unit permits	There is on-going monitoring of second unit applications and issued permits. The statistics are reported to the Board of Supervisors as part of the annual Growth Goals Report.	From 2000 through 2007, 277 building permits for second units were issued. These include: 21 in 2000; 15 in 2001; 36 in 2002; 17 in 2003; 52 in 2004; 56 in 2005; 38 in 2006; and 42 in 2007. Planning staff will continue to monitor second unit production and report to the Board of Supervisors.
1.15	Reduce Capital Improvement Fees for second units	Policy Interpretation No. RES-2 nd UNIT FEE (01), signed by the Planning Director on June 28, 2006, changed the basis for the calculation of capital improvement fees from a unit to a bedroom count. This resulted in a \$2500-3500 fee reduction per unit for urban second units.	This Program was completed resulting in a substantial reduction in fees.
1.16	Develop catalog of preapproved manufactured housing and stick-built plans for second units.	After reviewing the catalog prepared by the City of Santa Cruz, Planning staff decided to not go forward with this program.	This seemed like a good idea when proposed. In reality, Santa Cruz County allows varying sizes of second units—from 640 square feet to 1200 square feet—that can be located on small flat lots to steep large lots. This variety of situations was not conducive to a catalog approach.
1.17	Promote production of farmworker housing	Promotional efforts were undertaken through community meetings; property owners initiated no follow-up projects.	Additional efforts are needed to promote the production of farmworker housing. See proposed Programs 5.10 and 5.11

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Program No.	Program Description	Status	Discussion
1.18	Seek funding to construct a minimum 50-unit migrant farmworker housing project	Funding sources were explored but did not result in a project.	Discussions with the Housing Authority in 2007 indicated that the need for farmworker housing would be better met by providing more mainstream affordable housing rather than construction of a large migrant farmworker housing project.
1.19	Reduce Capital Improvement Fees for larger affordable household units in large projects	No action	Staff time was focused on the implementation of other Programs and no work was done on this Program. Any large project that qualifies for a density bonus can request a reduction of capital improvement fees as a concession.
1.20	Allow density bonuses of 30% for merged parcels equaling at least 3 acres in size and resulting in at least 40% affordable housing	No action	State Density Bonus law already allows bonuses of 30% if 9% of the units are offered as very low income or 17% of the units are offered as low income or 35% of the units as offered as moderate income in common divided interest ownership projects.
Goal 2. Promote the Use of Available Sites for Affordable Housing Construction and Provide Adequate Infrastructure by Removal of Constraints			
2.1	Identify potential sites to be rezoned to the "H" Combining District	Completed through the implementation of Program 1.2.	This Program was completed.
2.2	Provide incentives for Single Room Occupancy Developments	No action	While no action was taken, this is an important issue that needs action; therefore, a more aggressive Program (2.6) is proposed.

Program No.	Program Description	Status	Discussion
2.3	Maintain existing regulations allowing package sewer treatment plants for affordable housing projects in the rural areas	Ongoing	Planning staff intends to maintain these regulations.
2.4	Review commercial and industrial land for residential suitability as part of next General Plan update	Land analyzed through implementation of Program 1.2. In addition, the Board of Supervisors adopted several interim ordinances and then permanent Ordinance No. 4817 on March 7, 2006 regulating applicant-requested conversions of non-appidential to residential land by requiring 40% of the resulting residential units to be affordable, with 1/2 affordable low income households. On December 5, 2006, the Board of Supervisors adopted Ordinance No. 4843, adding language that for projects resulting in 100 or more residential units, at least 10% of the units shall be very low income. This Ordinance was certified by the Coastal Commission on February 15, 2007.	While a General Plan update was not initiated during 2000-2007, considerable efforts were taken to regulate conversions of commercial and industrial land conversions to ensure the production of affordable housing. When an update is initiated, analysis will be required to ensure that adequate land/density is available for residential development while balancing the need for commercial and industrial lands for our growing population.
2.5	Review vacant and underdeveloped parcels for possible rezoning for higher density	Completed through the implementation of Program 1.2	An initial phase of this Program was completed as part of the six-site rezoning program. Additional efforts are proposed in Program 1.1 of the current Housing Element.
2.6	Adopt Planned Unit Development Ordinance	Ordinance No. 4752 adopted by the Board of Supervisors on November 25, 2003; certified by the Coastal Commission on February 20, 2004. See Program 1.11 for adopted amendments.	This Program was completed. Revisions to expand the use of PUDS to commercial zone districts was completed in 2009.

Santa Cruz General Plan

Program No.	Program Description	Status	Discussion
2.7	Explore modifying affordable housing loan programs for small-scale in-fill employer-assisted housing projects	Pilot program created for County sheriffs. Program has resulted in two units being added to affordable housing inventory; program has been combined with RDA First Time Homebuyer Program.	This Program was moderately successful and has been blended with part of the RDA First Time Homebuyer Program.
2.8	Continue to implement State Density Bonus Law	Ongoing	Ongoing
2.9	Retain Urban High or Urban Medium and RM zoning designations on parcels	Ongoing	This Program has been successful. No redesignations were approved in 2000-2007.
2.10	Notify utility providers of their responsibility to prioritize serve affordable projects under State law	Letters were sent to utility providers on March 26, 2006.	This requirement from State law was completed in 2006 but ongoing dialogue is appropriate, as shown in proposed Program 3.4.
2.11	Promote development of dwelling groups as infill development	Pending Policy Forum interpretation requiring dwelling group development on RM-zoned parcels.	Utilizing our RM-zoned parcels for dwelling groups is an important policy. Proposed Policy 1.2 addresses this issue.

Program No.	Program Description	Status	Discussion
2.12	Revise procedures and regulations to streamline building and development permit processing	As discussed in Chapter 1, the Board of Supervisors adopted Ordinance No. 4921 on April 15, 2008 enacting regulatory reform changes for residential development.	These changes, in most instances, relaxed regulations for second units, accessory structures, nonconforming structures, site regulations, reduced permit review levels thereby saving the public both time and money for small-scale residential projects. A comprehensive list of ordinance changes are attached to the end of this table. While good progress was made with the ordinance amendments, additional revisions are needed especially to the current nonconforming residential structure regulations. Planning staff will be focusing on processing needed revisions, as indicated in Proposed Program 3.1 as well as the other proposed Programs to meet Goal 3.
2.13	Perform affordable housing outreach	Brochures regarding housing programs are available in both English/Spanish. Staff has sponsored and attended Housing Fairs. The Planning Department's website has been improved by adding housing information. A hallway display of affordable housing programs has been created and displayed in several locations.	Substantial efforts were made and will continue.
2.14	Provide priority processing for affordable and farmworker housing applications	Ongoing	This Program is ongoing and is included in proposed Policy 3.1
2.15	Fund staffing dedicated to Housing Element implementation	The Policy Section of the Planning Department is staffed with planners responsible for Housing Element implementation.	Considerable progress was made in meeting the ambitious number of programs. The downturn in the economy has resulted in staff reductions and "furlough hours" which make implementation a continuing challenge. This reality was a factor in carefully choosing the proposed Programs.

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			Discussion
Program No.	Program Description	Status	
2.16	Improve and streamline permit process for multifamily projects	The Board of Supervisors adopted Ordinance No. 4876 on May 22, 2007 to waive the inclusionary housing in-lieu fee for rental housing projects.	This is an ongoing need and Planning staff will continue to address this issue.
Goal 3. Preservation of Existing Housing Programs and Affordable Housing Units			
3.1	Continue to maintain revolving fund to assist affordable units from foreclosure	The Measure J Preservation Fund purchases Measure J homes at risk for foreclosure.	This Program is a success with 19 affordable units kept from foreclosure.
3.2	Preserve affordable units through monitoring and foreclosure assistance	Ongoing	This is an ongoing Program.
3.3	Maintain Chapter 12.06 to preserve units proposed to be demolished	Ongoing	Chapter 12.06 will be maintained.
3.4	Provide financial assistance for at-risk unit preservation	The Affordable Housing Preservation program was established to preserve units when affordability restrictions are at risk through foreclosure or owners no longer complying with program requirements. The program involves acquiring the unit prior to the trustee sale or as an enforcement matter. Units are acquired by the Housing Section and re-sold to income eligible households and affordability restrictions are retained.	The program has resulted in the preservation of ten units.

Program No.	Program Description	Status	Discussion
3.5	Amend regulations to allow legalization of hotels/motels converted to permanent occupancy	No action	Planning staff did not engage in this topic in 2000-2007; however, this issue is important and is included as proposed Program 4.6.
3.6	Identify and preserve Measure J units with expiring restrictions	The Planning Department has an ongoing monitoring program. These units are purchased, if possible.	This is an important Program and it will continue.
3.7	Maintain regulations allowing rehabilitation of nonconforming dwelling units	Ongoing. In addition, the Board of Supervisors has directed Planning staff to review the existing nonconforming regulations for possible relaxation in order to preserve existing housing stock.	As discussed in existing Program 2.12, Planning staff will be focusing on revisions to the nonconforming regulations.
3.8	Carry out Condominium Conversion regulations (Chapter 14.02) to protect existing rental stock and Demolition and Replacement regulations (Chapter 12.06) requiring replacement housing for demolished housing	The affordable housing provisions of the condominium conversion regulations were strengthened by Ordinance No. 4844, approved by the Board of Supervisors on December 5, 2006 and certified by the Coastal Commission on February 15, 2007.	Significant strengthening of the condominium conversion regulations was made in 2006. Retention of the Condominium Conversion regulations is a proposed Program (4.2).
3.9.1	Continue to implement Chapter 13.32 regulations regarding mobile home rent stabilization	Ongoing	Ongoing

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Program No.	Program Description	Status	Discussion
3.9.2	Continue to implement Chapter 13.30 regulations regarding conversion of mobile home parks to other uses	Ongoing	This has been a successful Program with no mobile home parks converted to other uses in 2000-2007. Implementation will continue as shown in proposed Program 4.1.
3.9.3	Consider creating a special land use category for mobile homes and designating existing parks on the General Plan land use maps	Not done.	Instead of creating a special land use category, the Board of Supervisors adopted the "MH" Mobile Home Combining Zone District and placed this overlay District on existing mobile home parks. As discussed above, this action has been successful in preserving mobile home parks.
3.9.4	Maintain the Mobile Home Ownership Conversion Program	Redevelopment Agency initiated the Mobile Home Change Out Program for the purpose of improving the quality of housing and purchasing permanent restrictions for mobile homes throughout the County.	During 2000-2007, 64 mobile home units (Pleasant Acres Mobile Home Park) were assisted and upgraded by this Program.
3.10	Revise regulations to allow 2-story mobile homes	The Board of Supervisors adopted Ordinance No. 4808 on November 8, 2005 allowing 2-story mobile homes. In addition, the Board of Supervisors adopted Ordinance Nos. 4786 and 4836 to revise mobile home park parking standards to facilitate replacement mobile homes.	Program completed.
3.11	Maintain the Mobile Home Park Combining District	Ongoing	As discussed in Program 3.9.3, this Program is ongoing.

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Program No.	Program Description	Status	Discussion
3.12	Coordinate with public and private organizations on developing affordable housing opportunities	The County partnered with the City of Santa Cruz to create housing for disabled adults who have been chronically homeless, Nuevo Sol, and affordable live/work space for local artists at the Tannery Artists Lofts. The County partnered with the City of Capitola to provide housing for adults over 55 with psychiatric disabilities and with the City of Watsonville on Riverside Mobile Home Park.	The County has successfully coordinated with public and private organizations. This collaboration will continue.
3.13	Continue dissemination of fair housing information	Monetary contributions have been made to the California Rural League Association for information dissemination.	This Program is ongoing.
3.14	Monitor and maintain Chapter 8.43 regarding anti-retaliatory evictions	Ongoing	Chapter 8.43 will be maintained.
3.15	Continue requiring interest on tenants security deposits	Ongoing	This is ongoing and included as proposed Program 4.10.
3.16	Coordinate emergency relocation assistance	Ongoing	This is ongoing.
3.17	Maintain programs for relocation assistance and housing entry costs	Ongoing	The County funds several programs to assist people to access housing, through the Planning and Health Departments and the Redevelopment Agency. During 2000-2007, approximately 375 households were assisted with rental housing entry costs in whole or in part by the County.

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Program No.	Program Description	Status	Discussion
3.18	Require large project developers to repair or replace existing on-site affordable housing	In 2004, the Inclusionary Ordinance was amended to require all newly built units to be subject to the Inclusionary housing requirements. As a result, developers are encouraged to retain and rehabilitate existing units, which can result in lower priced homes, rather than replacing them with more expensive newly built homes.	Conditions to repair or replace existing housing may be placed on any large discretionary project by the Approving Body, if appropriate. This requirement was not imposed on any large projects approved during 2000-2007. As discussed in Program 1.5(4), the ordinance amendment closed a loophole that made demolition of existing housing attractive.
3.19	Encourage commercial/institutional projects to include employee housing	Ongoing	This will continue to be an ongoing effort.
3.20	Amend regulations regarding conversion of housing to vacation rentals	There have been several discussions on this topic by the Housing Advisory Commission but no action taken by staff to amend the regulations.	While staff did not undertake the ordinance revisions, this remains an area of interest and concern and, therefore, it is listed as proposed Program 4.13.
Goal 4. Maintain and Increase Funding for Affordable Units			
4.1	Establish a Housing Trust Fund	No action	The County, through specific rezoning and site identification and RDA assistance to nonprofit organization, has created an effective program that will assist a large number of affordable units during 2007-2014. In the local economic environment we believe that this is the best approach to address this need.
4.2	Support establishment of a Land Bank	No action	See comment above.

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			Discussion
Program No.	Program Description	Status	This is an ongoing Program.
4.3	Give discretionary funding preference to nonprofits for new affordable housing projects	Ongoing	During 2000-2007, this Program assisted 131 homebuyers. The Program will continue as indicated in proposed Program 4.9.
4.4	Continue First Time Homebuyer Program	Program has been expanded to serve a greater number of participants during the planning period.	
4.5	Increase housing set aside from 20 to 25%	The RDA housing set aside was increased from 20 to 25%.	This Program has been successful. Access to the Housing Choice Voucher Program (formerly known as Section 8) has been improved through ensuring that the County Departments and Contract Agencies are knowledgeable about the importance of getting all consumers of services on the waiting list for assistance. The Health Services Agency has two staff positions, one located in the Mental Health Division, the other in Public Health, who focus on problem solving and support as well as managing the County's Shelter Plus Care Program. Several Contract Agencies also ensure that consumers access housing subsidy and support.
4.6	Maximize utilization of the Section 8 Program	Ongoing	
4.7	Subsidize or reduce development impact fees for affordable housing	The Redevelopment Housing Fund is used subsidize fees for affordable housing.	This is a successful ongoing Program.
4.8	Continue and enhance financing program for affordable developments	Housing staff worked with affordable housing developers on a range of projects during the planning period.	This is an ongoing Program.

Program No.	Program Description	Status	Discussion
4.9	Identify County-owned or publicly owned lands suitable for affordable housing	Engaged in on-going efforts to determine appropriate sites for affordable housing development, including County properties and publicly owned lands.	This was completed in conjunction with the identification process for Program 1.2.
4.10	Continue leveraging additional affordable housing funds	Ongoing	The County uses affordable housing fund to leverage outstanding sources of funding by partnering with non-profit housing developers on affordable housing projects, providing local match. In addition, the Agency made a significant commitment (\$15 million) to the rezoning effort to stimulate the development of affordable housing on six sites zoned for housing at 20 units per acre.
4.11	Continue to encourage manufactured affordable housing	Ongoing	There are no prohibitions to the use of manufactured housing in our zoning regulations.
4.12	Convert mobile home parks to permanent affordable housing	The Pleasant Acres Mobile Home Park was successfully converted to permanent affordable ownership in 2006, totaling 64 units.	As illustrated at the left, the County is proceeding, when appropriate, with facilitating the conversion of mobile home parks to permanent affordable housing
4.13	Maintain subsidy program for second unit development	See Program 1.14(d) comments.	This proved to be a good idea that was not legally feasible to implement.
4.14	Prepare report on noticing tenants of large rent increases	The report was prepared and accepted by the Board of Supervisors on November 20, 2001.	This Program was completed.
4.15	Continue programs for tenant eviction rental assistance	Ongoing	As illustrated in Appendix 4.7-1A, an estimated 120 households per year are assisted with a projected 720 households assisted in 2007-2014.

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Goal 5. Promote Production of Special Needs Housing Units		
Program No.	Program Description	Status
		Discussion
5.1	Ensure local regulations conform to State law regarding group homes, transitional housing and shelters	Planning Department staff have worked with other departments and provided funding to programs operating through the Health Services Agency, Probation and the Human Services Department.
5.2	Maintain programs for operation of small-scale homeless shelters	No current programs.
5.3	Continue to support funding for Emergency Winter Shelter Program	The County and others contribute to the funding of The Armory, which is operational November 15 through April 15 of each year.
5.4	Build or fund permanent homeless shelters	The County contributed land for the Rebele Homeless Shelter, completed in 2005, which also operates the HERSA-funded homeless persons' health project (HPHP).
5.5	Work with City of Santa Cruz to establish homeless shelter(s) as identified in Continuum of Care Plan	See above.
5.6	Continue to support the development of transitional and emergency housing	The County has funded transitional housing for women leaving jail. Planning Department provides staff for the HUD-mandated Continuum of Care program.
5.7	Continue programs that assist "special needs" households	The County has funded Monarch Housing, Nuevo Sol, Casa Linda, Parkhurst Terrace and Villas del Paraiso farmworker housing.
		Ordinance changes to implement SB2 regarding emergency shelters are found in proposed Program 5.12.
		See Appendix 4-71B for Continuum of Care/Housing Action Partnership involvement in several shelter programs.
		Ongoing.
		This was a successful Program.
		See also Appendix 4.7-1B.
		This is an ongoing Program.
		As discussed, this has been a successful Program with many "special needs" households assisted. The proposed Programs to meet Goal 5 will continue to provide assistance in 2007-2014.

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Program No.	Program Description	Status	Discussion
5.8	Continue to maintain a senior housing inventory	Inventory appears in Appendix 4.3-2.	Ongoing.
5.9	Continue to support the development of a "Consumer Housing Information Service for Seniors" by the Area Agency on Aging	Ongoing by the Senior Network Services.	Ongoing.
5.10	Inventory existing group homes and Board and Care facilities; identify protection strategies; encourage development of new facilities	Licensed residential care facilities are an ongoing concern in the County, and RDA and the Health Department are working closely to maintain and stabilize existing facilities.	This continues to be an important issue and is addressed in proposed Programs 5.3 and 5.7.
5.11	Consider designating "Senior Housing Priority Sites"	Ongoing	The County did not explicitly designate senior sites during the planning period. However we believe that other programs included in the current Housing Element will encourage more senior housing units.
5.12	Encourage units suitable for large households	Affordable housing projects developed with RDA assistance frequently compete for State bond funds and/or low income housing tax credits, both of which programs give additional points for providing units suitable for large households.	As discussed at left, this is an ongoing Program.
5.13	Implement the Reasonable Accommodation Ordinance	The Board of Supervisors adopted Ord. 4660 on April 9, 2002.	The Planning Department receives several reasonable accommodation requests each year, and most are approved.
5.14	Expand access for disabled persons:		

Program No.	Program Description	Status	Discussion
5.14.1	Consider implementation of a Universal Design ordinance	Rather than an ordinance, in consultation with the Commission on Disabilities, an educational program has been implemented.	Through consensus, this Program was completed through an educational program.
5.14.2	Convene annual meetings of the Housing Advisory Commission and Commission on Disabilities to identify housing issues	This did not happen.	While these issues are important to both Commissions, there were no formal joint meetings.
5.14.3	Coordinate with Tri-County Apartment Association and property managers to create and maintain list of units appropriate for mobility impaired tenants	This did not happen.	The Central Coast Center for Independent Living maintains a list of units appropriate for mobility-impaired tenants.
5.15	Support mental health treatment facilities	Ongoing	This is an ongoing Program.
5.16	Conduct countywide Disabled Census/Housing Needs Assessment to determine housing needs	Funding was not identified for this census.	This Program was not successful due to lack of funding.
5.17	Study possibility of a pilot program for agricultural housing under the State Employee Housing Act	A pilot program was attempted and determined that there was not property owner interest.	This Program was not successful due to lack of property owner interest.

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Program No.	Program Description	Status	Discussion
5.18	Maintain the ordinance to allow and promote second units on agriculturally zoned land. Establish marketing and outreach program.	Ongoing outside the Coastal Zone. On December 8, 2008, the Coastal Commission denied an ordinance amendment allowing second units on Agriculturally-zoned land located within the Coastal Zone.	The Program is ongoing outside of the Coastal Zone. The Planning Department has brochures on its website and in its lobby about second units.
5.19	Continue to implement Ordinance No. 4388 allowing reconstruction of existing farmworker housing units	Ongoing	This is an ongoing Program.
5.20	Amend regulations to allow creation of parcels for farmworker housing on Williamson Act parcels, consistent with State law	No action	Staff did not address this Program within the planning period, See comment on program 5.17.
5.21	Consider allocating in-lieu or housing rehabilitation funds for farmworker housing	No action	While specific funds were not set aside, substantial projects for farmworker households were funded and constructed during the planning period.
5.22	Implement various regulatory changes and funding sources to meet farmworker housing needs:	See below	See Below
5.22.(a)	Priority processing for farmworker housing developments	Priority processing is given to farmworker housing applications.	This is an ongoing Program and is included as proposed Policy 3.1.

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Program No.	Program Description	Status	Discussion
5.22.(b)	Identify sites on non-prime farmland parcels to allow by-right farmworker housing	No action	
5.22.(c)	Develop a program to allow non-profit development and management of farmworker housing	No action	
5.22.(d)	Designate sites for farmworker housing on land use maps	No action	
5.22.(e)	Review and clarify, if necessary, the existing farmworker housing regulations	Planning staff is currently working on clarifications to the farmworker regulations to allow by-right farmworker housing, consistent with State law	This work will continue, as stated in proposed Program 5.10.
5.22.(f)	Pursue funds for farmworker housing	Ongoing	This is an ongoing Program.
5.22.(g)	Develop marketing and outreach campaign	No action	
5.22.(h)	Assess need for additional migrant farmworker center and, if needed, seek funding	Assessment completed; additional migrant farmworker center not needed since reduction in single migrant farmworkers (per housing authority)	This Program was completed.

Program No.	Program Description	Status	Discussion
5.23	Support implementation of the City of Watsonville's Measure U	In 2007, the County entered into a MOU with the City of Watsonville to work together on the master planning of the Atkinson Lane site: one of the three Measure U sites and a portion is one of the six Rezoning Program sites. Working together with a consultant, a Specific Plan/PUD was prepared for the entire site as well as an EIR.	The Atkinson Lane site was rezoned by the Board of Supervisors in June 2009.
5.24	Support Childcare Planning Council's Five Year Master Plan; consider incentives to support family and commercial childcare facilities	Ongoing	This is an ongoing Program. In addition, the Board of Supervisors adopted Ordinance No. 4816 on February 7, 2006 regarding density bonus regulations—County Code Chapter 17.12—that allows for an additional density bonus or additional concession or incentive for projects that include a child care facility.
5.25	Encourage family childcare units in all multifamily dwelling projects; develop regulations allowing waivers and incentives if units designated for childcare use.	The Board of Supervisors adopted Ord. 4808 on November 8, 2005 to allow family child care in multifamily dwelling projects. The Coastal Commission certified the Ordinance on August 12, 2009.	There was significant progress in meeting this Program. As discussed above, an additional density bonus or additional concession or incentive is available for projects that include a child care facility.
5.26	Modify loan programs to allow utilization by small-scale infill employer-assisted housing projects	No action	

Program No.			Discussion	
Program Description			Status	
Goal 6. Improve Energy Efficiency of Housing				
6.1	Promote energy efficiency in new and existing residential structures	County Code Section 14.01.407.5 requires solar design for new subdivisions. In 2007, the Board of Supervisors established the Commission on the Environment and they have been addressing climate change, green building and other related issues. For several years, a green building kiosk has been in the Planning Department lobby providing the public with visual and written materials on green materials and methods. In 2008, the Planning Department launched a voluntary green building program for building permit applications. Applicants are required to list their proposed green features for their projects. Planning staff has been working on a proposed mandatory green building program to be reviewed by the Board of Supervisors in 2009.		
			A residential green building program ordinance was adopted by the Board of Supervisors on October 6, 2009. The implementation of this new ordinance, along with the existing provisions discussed at left indicates significant progress in meeting this Program.	

SUMMARY OF RESIDENTIAL REGULATORY REFORM AMENDMENTS

AMENDMENTS	Code section(s)
Habitable Accessory Structures	
• Heating systems are required in habitable accessory structures, require a building permit only, and do not require owner-occupancy on the property. Cooling systems are allowed in habitable accessory structures, do not require owner occupancy on the property, and require a building permit only.	13.10.611(c)(2)
• Section 13.10.681(d)(7) has been clarified to clearly state that habitable accessory structures are allowed on properties with a second unit.	13.10.681(d)(7)
• A maximum of 2 habitable accessory structures may be constructed on a property, with a Level 5 discretionary Approval.	13.10.611(c)(3)
Non-habitable Accessory Structures	
• Non-habitable accessory structures may be finished with both sheetrock and insulation.	13.10.611(c)(2)
• In rural areas (areas outside the Urban Services Line), a Level 4 Approval is required for non-habitable accessory structures that exceed 1,000 square feet. (Change from Level 3 in some rural zone districts, and Level 5 in others.)	13.10.611(c)(3)
• In urban areas (areas inside the Urban Services Line), all non-habitable accessory structures are limited to a maximum of 640 sq ft.	13.10.611(c)(3)
Second Units	
• A developer of a subdivision may obtain permits for second units without being an owner-occupant, but the purchaser of the property with a second unit must be an owner occupant.	13.10.681(e)
• Occupancy and rent-level restrictions for second units have been eliminated.	13.10.681(e)
• Cap on Second Units in Live Oak has been eliminated	13.10.681(f)
Non-conforming Structures	
• Residential structures exceeding the height limit by more than 5 feet are no longer significantly non-conforming, and are instead treated as regular non-conforming structures.	13.10.265(k); 13.10.265
Miscellaneous changes	
• A separate Discretionary Approval is no longer required to use an existing right-of-way that is less than 40-foot wide to access an existing legal lot of record. A Level V Approval is required for a newly created right-of-way that provides the principle frontage and access to a legal lot of record.	13.10.521(a)
• Discretionary review is no longer required for additions or accessory structures less than 1,000 square feet that extend no further into the buffer area than the existing residential development. Such projects will still require the installation of a physical barrier.	16.50.095(b)(1); 16.50.095(g)
• A discretionary review and a building permit are no longer required for the construction of fences up to six feet in height in front, side or rear yards that do not abut a street, such as the front yard of flag lots.	13.10.525(c)(2)
• No separation is required between water tanks.	13.10.323(e)6(C)
• The following structures, if less than 6 feet in height, are not required to maintain side and rear yard setbacks, do not count toward lot coverage: Garden trellises, garden statuary, bird baths, freestanding barbeques, play equipment, swimming pool equipment, freestanding air conditioners, heat pumps and similar HVAC equipment, and ground-mounted solar systems. Additionally, no separation is required between these structures. Decks taller than 18" and buildings are not allowed in side and rear yards.	13.10.323(e)6(B); 13.10.323(e)6(C)

AMENDMENTS	Code section(s)
<ul style="list-style-type: none">• In the Coastal Zone, Coastal development permits for residential additions and accessory structures greater than 500 square feet outside the appeal jurisdiction will be processed as Level IV Approvals, with the exception that any request from the public for a public hearing will trigger a Level V review. (Benefits properties that don't qualify for an exclusion, including rural properties, scenic areas, etc. Previously required a Level V approval.)	13.20.100

4.1-3A: Public Workshops Notice

Housing Element Update Community Workshops**- Meeting Announcements -****PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the Santa Cruz County Planning Department is scheduled to hold public community workshops with the Housing Advisory Commission on the Housing Element Update on the following dates:

- **North County:**
 - Tuesday, April 14th, 7:00 – 9:00 pm
701 Ocean Street 5th floor, Santa Cruz (County Governmental Center)
- **South County:**
 - Thursday April 16th, 7:00 – 9:00 pm
2401 E. Lake Ave., Watsonville (Our Lady of Christian Church – Valley Church, Kennedy Youth Center)
- **Mid-County:**
 - Monday, April 20th, 7:00 – 9:00 pm
3055 Soquel Drive, Aptos (Temple Beth El)

About the Housing Element:

- California law requires cities and counties to update the "Housing Element" of their General Plan approximately every seven years and citizen participation is an essential part of defining the policies and implementation measures for the next cycle of the Housing Element.
- Housing Elements include information about population, household income data, and housing cost figures.
- Housing Elements play a key role in charting out the future direction of housing policy in the County.
- The Housing Element update process includes an opportunity for public input to solicit ideas about new housing initiatives to address the community's wide range of housing needs. The public is encouraged to participate, observe, and make inquiries and present testimony on relevant issues to be addressed at the workshops.

Further information regarding these meetings can be obtained at the County Planning Department 701 Ocean Street, or by telephoning (831) 454-3290. Spanish translation will be available at all meetings.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall by reason of a disability, be denied the benefits of its services, programs, or activities. All meeting rooms are located in an accessible facility. If you require special assistance in order to participate, please contact the ADA Coordinator at 454-3055 (TTD no. is 454-2123) at least 72 hours in advance of the meeting to make arrangements. As a courtesy to those persons affected, please attend the meeting smoke and scent free.

Talleres comunitarios para actualizar el Elemento de Vivienda del Condado

- Anuncio de reuniones -

AVISO PÚBLICO

POR ESTE MEDIO SE NOTIFICA que el Departamento de Planificación del condado de Santa Cruz tendrá talleres comunitarios abiertos al público conjuntamente con la Comisión de Vivienda acerca de la actualización del Elemento de Vivienda como a continuación se refiere:

- **Santa Cruz:**
 - El martes, 14 de abril, 7:00 – 9:00 PM
701 Ocean Street 5º piso, Santa Cruz (Edificio del Condado)
- **Watsonville:**
 - El jueves, 16 de abril, 7:00 – 9:00 PM
2401 E. Lake Ave., Watsonville (María Auxiliadora – Valley Church, Kennedy Youth Center)
- **Aptos:**
 - El lunes, 20 de abril, 7:00 – 9:00 PM
3055 Soquel Drive, Aptos (templo Beth El)

Acerca del Elemento de Vivienda:

- La ley de California les exige a las ciudades y condados que actualicen el "Elemento de Vivienda" de su Plan General cada siete años aproximadamente y, la participación de sus ciudadanos es una parte esencial para definir la política y medidas de implementación para el próximo ciclo del Elemento de Vivienda.

- El Elemento de Vivienda incluye información sobre la población, datos sobre los ingresos de la familia y sobre el costo de la vivienda.
- El Elemento de Vivienda juega un papel muy importante para trazar los planes futuros en la política de la vivienda del Condado.
- El proceso para actualizar el Elemento de Vivienda incluye la oportunidad del público de solicitar ideas sobre nuevas iniciativas de vivienda para tratar con las necesidades de vivienda de la comunidad. Se le pide al público que participe, observe, haga preguntas y presente testimonio sobre los asuntos relevantes a tratarse en estas reuniones.

Puede obtener más información sobre estas reuniones en el Depto. de Planificación del Condado en el 701 Ocean Street, o por teléfono (831) 454-2523. Habrá traducción en español en todas las reuniones.

El condado de Santa Cruz no discrimina contra personas con discapacidades y a ninguna persona, debido a su discapacidad, se le negará acceso a sus servicios, programas o actividades. Todas las reuniones se llevan acabo en lugares accesibles. Si necesita ayuda para asistir a la reunión y participar, llame a la coordinadora al 454-3055 por lo menos 72 horas antes de la reunión para hacer arreglos. El número de teléfono para personas sordomudas (TDD) es 454-2123. Como cortesía se le pide que asista a estas reuniones sin olor a tabaco o fragancias.

4.1-3B LIST OF ORGANIZATIONS CONTACTED ABOUT HOUSE ELEMENT PREPARATION/OUTREACH AND WORKSHOP INVITEES

The following list of organizations was contacted about the preparation of and outreach for the Housing Element. In addition outreach contacts were made with County staff involved with housing issues and targeted non-profits who provide services extremely low and low income community members. These organizations and staff are essential in disseminating information to their clients.

Above The Line

Above The Line operates a nine-bed, therapeutic group home for teen girls; two foster care programs for children ages 3-18; and a collaborative, on-site, alternative, all-girls high school.

Acting Executive Director: Suzanne Stone
2617 Freedom Blvd., Corralitos, CA 95076
Phone: 724-3077; Fax: 724-7642
Email: ssstone@abovetheline.org
Website: www.abovetheline.org

Advocacy Inc.

Advocacy, Inc. (Long-Term Care Ombudsman Program and Patients' Rights Advocate Program). A two program nonprofit agency providing rights protection and advocacy to residents of skilled nursing and residential care facilities for the elderly and all mental health consumers in Santa Cruz and San Benito counties.

Director: Kathleen Johnson
525 Laurel Street, Suite 140, Santa Cruz, CA 95060
Phone: 429-1913; Fax: 429-9102
Email: kathleenj@cruzio.com
Website: www.advocacy-inc.org

Big Brothers Big Sisters

provides mentoring services to at risk youth throughout Santa Cruz County. Children are matched with screened and trained adult volunteers who offer guidance, fun and positive role modeling. Also provides an after school enrichment and mentoring program in Watsonville.

Director: Marie Cubillas
1500 41st Ave., Suite 250, Capitola, CA 95010
Phone: 464-8691; Fax: 464-8693
Email: postmaster@santacruzmentor.org
Website: www.santacruzmentor.org

Boys & Girls Club of Santa Cruz

The Boys & Girls Club is a youth guidance organization dedicated to promoting the educational, vocational, social, and character development of girls and boys ages seven to 18. Our 20,000 square foot facility in downtown Santa Cruz is open to all youth and offers a variety of programs and services. The Club's facilities include a swimming pool, gymnasium, music recording studio, computer lab, arts, crafts, woodshop, theatre program, games room, garden and much more at an affordable annual membership.

Director: Alex Fey

543 Center St., Santa Cruz, CA 95060
Phone: 423-3138 x21; Fax: 423-6771
Email: alex@boysandgirlsclub.info
Website: www.boysandgirlsclub.info

The Cabrillo College Stroke and Acquired Disability Center

provides a classroom-based approach to rehabilitation, designed for adults with physical disabilities.

Director: Debora Bone
501 Upper Park Rd., Santa Cruz, CA 95065
Phone: 425-0622; Fax: 425-0223
Email: debone@cabrillo.edu

California Grey Bears

Grey Bears utilizes resources in the County that would otherwise go to waste for the benefit of seniors and the community. We supply seniors with Brown Bags of fresh produce; at two locations, we recycle everything taken at curbside; we run a thrift store and have an extensive volunteer program.

Director: Lynn Francis
2710 Chanticleer Ave., Santa Cruz, CA 95065
Phone: 479-1055; Fax: 479-8465
Email: grexbears@grexbears.org
Website: www.grexbears.org

California Rural Legal Assistance

provides free legal assistance to low income residents of Santa Cruz County. Our law firm assists qualifying residents with housing, public benefit, education, Medical Advocate Program and farm worker labor problems.

Director: Gretchen Regenhardt
21 Carr Street, Watsonville, CA 95076
Phone: 458-1089; Fax: 458-1140
Email: gregenhardt@crla.org
Website: www.crla.org

Central Coast Center for Independent Living (CCCIL)

is an advocacy and information center organized by and for people with disabilities that strives to make our communities more accessible and to empower people with disabilities with information and skills to live fulfilling lives in our communities.

Director: Elsa Quezada
1350 41st Ave., Suite 101, Capitola, CA 95010
Phone: 462-8720; Fax: 462-8727
234 Capitol St., Suite A, Salinas, CA 93901
Phone: 757-2968; Fax: 757-5549
Email: equizada@cccil.org; msalas@cccil.org; jramirez@cccil.org
Website: www.cccil.org

Child and Family Development Programs (Santa Cruz Community Counseling Center)

provides an array of programs serving low-income children, ages birth to five, pregnant women and their families. Programs include: Head Start, Early Head Start, State Pre-Kindergarten, Starlight Infant/Toddler Program, Families Together and PAPAS/Father Involvement.

Director: Cynthia Wells
408 E. Lake Avenue, Watsonville, CA 95076

Phone: 724-2885; Fax: 724-3534

Email: cynthia.wells@scccc.org

Website: www.scccc.org

Child Care Food Program/Community Bridges

CACFP is a federally funded nutrition assistance program designed to provide healthful meals to children and adults receiving day care. Our services play a vital role in improving the quality of day care by providing reimbursements for meals, making childcare more affordable. We also offer training and ongoing technical assistance to day care providers to ensure that all children ages 0-12 years who attend licensed daycare, receive nutritious well-balanced meals. We work with families and daycare providers to help create the nutritional foundation for good health.

Director: Elena Moya

236 Santa Cruz Ave, Aptos, CA 95003

Phone: 688-8840 x290; Fax: 479-8465

Email: elenam@cbridges.org

Website: www.communitybridges.org

Child Development Division/Community Bridges

We provide young children with educational environments, in partnership with families and the community. Our quality childcare program is NAYEC accredited. Fees are based on a sliding fee scale. We offer subsidized care for families who qualify.

Our three centers:

Sycamore St. Child Development Center

Serving children ages 3-5 years

121 Sycamore Street, Santa Cruz 95060

(831) 454-9920

License #444400415

Nuevo Dia Child Development Center

Serving children ages 3-5 years

135 Liebrandt Street, Santa Cruz 95060

(831) 426-1236

License #444407562

Vista Verde Child Development Center

Serving children ages 3-5 years

1940 Freedom Blvd., Watsonville 95076

(831) 724-3929

License #444406684

Director: Marilyn Moore

121 Sycamore St., Santa Cruz, CA 95060

Phone: 454-9920; Fax: 454-9926

Email: marilynm@cbridges.org

Website: www.communitybridges.org

Child Development Resource Center

Coordinator: Sita Moon

400 Encinal St., Santa Cruz, CA 95060

Phone: 466-5826; Fax: 466-5846

Email: smoon@santacruz.k12.ca.us

Website: www.cdrc4info.org

Children's Center of San Lorenzo Valley

Director: Kelli Polite
P.O. Box 135, Ben Lomond, CA 95005
Phone: 336-2857; Fax: 336-3860
Email: ccslv@ccslv.org
Website: www.ccslv.org

Community Action Board of Santa Cruz County

Founded in 1965, CAB conducts, administers and coordinates community programs to combat poverty and the causes of poverty.

Director: Chris Johnson-Lyons
406 Main Street, Suite 207, Watsonville, CA 95076
Phone: 763-2147 Ext 203; Fax: 724-3447
501 Soquel Ave., Suite E, Santa Cruz, CA 95060
Phone: 457-1741; Fax: 457-0617
Email: chris@cabinc.org
Website: www.cabinc.org

Community Bridges

One of the largest human service providers in Santa Cruz County, the Community Bridges family of programs has been serving local children, families and seniors since 1976. Our range of services include parent education, community building, transportation for disabled and elderly, nutrition education and food coupons, home-delivered meals for seniors, quality childcare and more. Our programs include: Meals on Wheels, Lift Line, Live Oak Family Resource Center, La Manzana Community Resources, WIC, Child & Adult Care Food Program, and our three Child Development Centers.

CEO: Sam Storey
236 Santa Cruz Avenue, Aptos, CA 95003
Phone: 688-8840 x201; Fax: 688-8302
Email: sams@cbridges.org
Website: www.communitybridges.org

Community Children's Center

Provides quality year-round child care for children ages 2 years 6 months, to 5 years.

Director: Ellen Richter
301 Center St., Santa Cruz, CA 95060
Phone: 425-8668; Fax: 429-8295
Email: communitycc@cruzio.com

Community Recovery Services (Santa Cruz Community Counseling Center)

provides counseling, prevention and intervention services for chemically dependent individuals, countywide, in outpatient (ALTO) and residential treatment settings (Si Se Puede, Hermanas, Santa Cruz Residential Recovery).

Director: Will O'Sullivan
740 Front Street., Santa Cruz, CA 95060
Phone: 423-2003; Fax: 459-6504
Email: will.osullivan@sccccc.org
Website: www.sccccc.org

Community Support Services (Santa Cruz Community Counseling Center)

provides services to adults with psychiatric disabilities, co-occurring chemical dependency, and also foster and former foster youth. Services include: emergency shelter, dual diagnosis residential treatment, crisis residential treatment, outpatient crisis support, money

management, permanent supported affordable housing, peer support, and independent living services and transitional housing for foster youth.

Director: Betsy Clark
290 Pioneer Street, Santa Cruz, CA 95060
Phone: 459-0444; Fax: 459-0665
Email: betsy.clark@sccccc.org
Website: www.sccccc.org

Conflict Resolution Center (CRC)

CRC provides affordable, accessible mediation to address a wide range of conflicts, including neighborhood, family, workplace, and landlord-tenant disputes. We also provide training in conflict resolution and mediation skills.

Director: Nancy Heischman
Conflict Resolution Center
P.O. Box 187, Soquel, CA 95073
Phone: 475-6117
Email: info@crsantacruz.org
Website: www.crcsantacruz.org

Court Appointed Special Advocates (CASA)

CASAs are volunteer lifelines of support and a powerful voice in court for abused and neglected children.

Director: Nancy Sherrod
294 Green Valley Rd., Suite 326, Watsonville, CA 95076
Phone: 761-2956; Fax: 761-2913
Email: nancys@casaofsantacruz.org
Website: www.casaofsantacruz.org

Davenport Resource Center (Community Action Board)

DRC is a multiservice community center providing outreach, transportation, information and referral, translation, form assistance, food distribution, senior and children's services, a Teen Center and other assistance.

Program Director: Francisco Serna
100 Church St., Davenport, CA 95017
Phone: 425-8115; Fax: 425-8156
Email: drsc@cruzers.com
Website: <http://www.cabinc.org/DRSC/index.htm>

Defensa de Mujeres/Women's Crisis Support

Director: Laura Gallardo
233 East Lake Ave., Suite 326, Watsonville, CA 95076
Phone: 722-4532; Fax: 722-4990
Email: laura@wcs-ddm.org
Website: www.wcs-ddm.org

The Diversity Center

We exist to educate, enlighten, inform, initiate and facilitate a better understanding for ourselves and our allies of what it means to be a member of the lesbian, gay, bisexual and transgender community.

Interim Director: Jim Brown
1117 Soquel Ave., Santa Cruz, CA 95062
Mail: PO Box 8280 Santa Cruz, CA 95061
Phone: 425-5422; Fax: 425-0743

Email: info@diversitycenter.org
Website: www.diversitycenter.org

Emeline Child Care Center

Emeline Child Care Center provides childcare for children ages 2-5 years, M-F, 7:30am-5:30pm

Director: Laura Knechtel
1030 Emeline Ave., Building O, Santa Cruz, CA 95060
Phone: 459-8866
Email: eccc@got.net
Website: www.emelinechildcare.org

Familia Center

A family resource center in Santa Cruz providing advocacy, youth and food programs.

Director: Yolanda Henry
711 East Cliff Drive, Santa Cruz, CA 95060
Phone: 423-5747; Fax: 423-5922
Email: yhenry@familiacenter.org
Website: www.familiacenter.org

Families in Transition

Provides opportunities for housing, money management and social service support for homeless and at-risk families with children throughout Santa Cruz County.

Director: Desiree V. Sanchez
15 East Beach St., Suite 201, Watsonville, CA 95076
Phone: 728-9791; Fax: 728-9793
Email: fitsantacruz@yahoo.com
Website: www.fitsantacruz.org

Family Service Agency of the Central Coast

Provides counseling, crisis, education and outreach services through our programs: Counseling Services, First Step, PEAKS, Senior Outreach, Suicide Prevention, I-You Venture, Renaissance, and Continuing Education.

Director: David Bianchi
104 Walnut Ave., Suite 208, Santa Cruz, CA 95060
Phone: 423-9444; Fax: 423-1532
Email: famservsc@aol.com
Website: www.fsa-cc.org

Front St. Inc.

Front St. Inc. provides a variety of housing opportunities and supportive services for individuals with severe mental illness.

President: Ann Butler
303 Portrero St., Suite 42-103, Santa Cruz, CA, 95060
Phone: 420-0120; Fax: 420-0136
Email: jmendez@frontst.com; gbutler@frontst.com
Website: www.frontst.com

Glen Arbor School

Glen Arbor School is a parent cooperative pre-school that focuses on children's social and academic skills for ages 2.5 to 6 years. We offer quality child care at a discounted rate for low income parents interested in working positions at our center as well as regular tuition paying slots for child care and pre-school on a daily basis.

Administrative Director: Ingrid Stevison

Site Director: Tanya Fuentes
9393 Glen Arbor Rd., Ben Lomond, CA 95005
Phone: 336-2932; Fax: 336-8694
Email: glenarborschool@sbcglobal.net
Website: www.glenarborschool.com

Health Projects Center

Health Projects Center exists to meet the special and emerging health needs of family caregivers and the health professionals who serve them. Health Project Center sponsors the Del Mar Caregiver Resource Center, serving family caregivers of people with brain impairments.

Executive Director: John Beleutz, MPH
1537 Pacific Ave., Suite 300, Santa Cruz, CA 95060
Phone: 459-6639; Fax: 459-8138
Websites: www.hpcn.org; www.delmarcaregiver.org

Homeless Services Center

HSC provides both emergency and transitional services to homeless individuals and families in Santa Cruz County.

Director: Ken Cole
115 Coral, Santa Cruz, CA 95060
Phone: 458-6020; Fax: 458-6023
Email: kcde@scshelter.org
Website: www.scshelter.org

Homeless Garden Project

provides job training and transitional employment to people who are homeless in Santa Cruz County. The training and employment programs take place in an organic farm and related enterprises.

Director of Programs: Darrie Ganzhorn
P.O. Box 617, Santa Cruz, CA 95061
Phone: 426-3609; Fax: 423-8026
Email: darrieg@homelessgardenproject.org
Website: www.homelessgardenproject.org

Hospice of Santa Cruz County

provides compassionate presence and professional expertise for individuals and their families confronted with the end of life and ensuing loss. Essential to this mission are the core values of dignity, comfort and self-determination. Throughout a continuum of care, we embrace the needs of family members and caregivers by offering clinical insight into the changing physical condition of their loved one, practical support, end-of-life education, referrals to community resources, and grief support specific to the needs of children, adults and seniors -- during the course of care and after death.

Director: Ann Carney Pomper
940 Disc Drive, Scotts Valley, CA 95066
Phone: 430-3000; Fax: 4530-9272
E-mail: info@hospicesantacruz.org
Website: www.hospicesantacruz.org

Janus of Santa Cruz

Janus of Santa Cruz provides cost-effective treatment and recovery services for adults suffering from alcoholism or other chemical dependencies. Since its founding in 1976, Janus has successfully assisted thousands of individuals in their efforts toward building new lives filled with self-respect, personal dignity and freedom from the compulsive use of illegal

drugs and alcohol. Janus staff are licensed and highly skilled professionals. Janus provides a safe and confidential environment in which clients achieve lasting recovery.

Janus of Santa Cruz

200 7th Ave., Suite 150, Santa Cruz, CA. 95062

Phone: 462-1060; Fax: 462-4970

Website: www.januscc.org

La Manzana Community Resources/Community Bridges

We are a bilingual, bicultural community resource center serving mostly low-income residents of Watsonville and Pajaro Valley. La Manzana Community Resources connects people and services. Our activities respect all cultures and support families in creating a strong, safe, and healthy community.

Director: Celia Organista

18 W. Lake, Suite E, Watsonville, CA 95076

Phone: 724-2997; Fax: 724-2915

Email: celiao@cbridges.org

Website: www.communitybridges.org

Lift Line/Community Bridges

Lift Line is committed to broadening opportunities for all individuals by providing and coordinating the most accessible transportation possible. Lift Line has been providing the Santa Cruz County community with daily accessible transportation for over 20 years. We provide county residents who are disabled, elderly or frail with over 30,000 rides per year. In need of low-cost transportation, but can't take the bus due to a disability or frailty? You may qualify for Lift Line. Our fleet of vehicles provide comfortable trips for eligible riders who are ambulatory or use wheelchairs or other mobility aids. Our professional drivers offer door-to-door assistance from origin to destination. Escorts, Personal Care Attendants and a limited number of traveling companions are welcomed.

Director: Catherine Patterson-Valdez

236 Santa Cruz Ave., Aptos, CA 95003

Phone: 688-8840 x225; Fax: 688-8302

Email: catherine@cbridges.org

Website: www.communitybridges.org

Live Oak Family Resource Center/Community Bridges

Our center helps to strengthen families living in the greater Live Oak area through Parent Education, Home Visiting, Information & Referral, Youth programs and Civic Engagement services.

Co-Directors: Elizabeth Schilling and Erika Hearon

1438 Capitola Rd., Santa Cruz, CA 95062

Phone: 476-7284; Fax: 476-2769

Email: ElizabethS@cbridges.org or ErikaH@cbridges.org

Website: www.communitybridges.org

Meals On Wheels/Community Bridges

Meals on Wheels for Santa Cruz County enhances the lives of older adults by offering quality meals and caring human contact. A home-delivered meal and friendly visit help support independence for vulnerable elders and disabled residents. Additionally, five senior dining centers located in Capitola, Live Oak, Ben Lomond, Santa Cruz and Watsonville offer a daily nutritious meal to adults 60 years of age or older.

Director: Lisa Berkowitz

1777 Capitola Rd., Santa Cruz, CA 95062

Phone: 464-3180x15; Fax: 464-1633

Email: lisab@cbridges.org

Website: www.communitybridges.org

Mental Health Client Action Network

Mental Health Client Action Network provides safe drop-in activities, computers, and peer support groups for adults with schizophrenia, bi-polar disorder, major depression, and obsessive-compulsive disorder.

Executive Director: Linda Kiva

1051 Cayuga St., Santa Cruz, CA 95062

Phone: 469-0462 ; Fax: 469-9160

Email: lindakiva@yahoo.com

Website: www.mhcan.org

Mid-County Children's Center

Provides NAEYC accredited childcare for both toddlers and preschool children including developmentally appropriate curriculum, parent support, community building and healthy needs.

Executive Director: Cheryl Devlin

305 Alturas Way, Soquel, CA 95073

Phone: 476-8890; Fax: 476-8256

Email: midcountyycc@yahoo.com

Mountain Community Resources

is a centralized gathering of services, experienced professionals and volunteers offering referrals, personalized support and emergency services to all segments of the San Lorenzo Valley and Scotts Valley communities.

Interim Director: Ken Goldstein

P.O. Box 105, Ben Lomond, CA 95005

Phone: 335-6600; Fax: 335-8223

Email: ken@mountaincommunityresources.org

Website: www.mountaincommunityresources.org

Neighborhood Child Care Center

Director: Cherie Crandall

904 Western Drive, Santa Cruz, CA 95060

Phone: 423-9073; Fax: 423-9073

Email: ncc@cruzio.com

New Life Community Center

Director: Steve Stiles

707 Fair Ave., Santa Cruz, CA 95060

Phone: 427-1007; Fax: 454-0545

Email: newlifehope@hotmail.com

O'Neill Sea Odyssey

O'Neill Sea Odyssey (OSO) was founded in 1996, creating a living classroom on board a 65-foot catamaran sailing the Monterey Bay National Marine Sanctuary. Students receive hands-on lessons about the marine habitat and the importance of the relationship between the living sea and the environment. The program is conducted on board the catamaran with follow-up lessons at the shore-side Education Center at the Santa Cruz Harbor. It is free of charge, enabling low-income youth - the vast majority of our clients - to participate. Students earn their way into the program by designing and performing a project to benefit the community.

The curriculum is taught in a stimulating and intimate learning environment, which provides a learning experience that lasts a lifetime. "The objective of Sea Odyssey is to teach kids about our living ocean and emphasize that we must take care of it," says founder Jack O'Neill. Since its inception, OSO has served more than 25,000 students in the 4th-6th grade. Not only has the interest of these students been stimulated in marine science and environmental conservation, they have also contributed directly to their community through their environmental community service projects.

Director: Dan Haifley

2222 East Cliff Dr., Suite 222, Santa Cruz, CA 95062

Phone: 465-9390; Fax: 425-0959

Email: dhaifley@oneillseaodyssey.org

Website: www.oneillseaodyssey.org

Pajaro Valley Children's Center

Director: Rosa Mendoza

234 Montecito Ave., Watsonville, CA 95076

Phone: 722-3737; Fax: 722-3737

Email: PajaroValleyChC@aol.com

Website: www.pvchildrenscenter.com

Pajaro Valley Shelter Services

Provides emergency and transitional shelter and case management for homeless families.

Director: Susan Olson

115 Brennan, Watsonville, CA 95076

Phone: 728-5649; Fax: 722-6177

Email: susan@pvshelter.org

Website: www.pvshelter.org

Parents Center

The Parents Center is a low-cost counseling center focusing on the prevention and treatment of child abuse.

Director: Celia Goeckermann

530 Soquel Ave., Santa Cruz, CA 95062

Phone: 426-7322; Fax: 426-2803

Email: selah_selah@yahoo.com

Planned Parenthood, Mar Monte

Full service community clinics provide reproductive health care for women and men, plus primary family health care for people of all ages.

Overall Administrative questions:

Cathy Bright, Area Services Director Monterey/Santa Cruz Counties

Phone: 784-1109 x105

Email: cathi_bright@ppmarmonte.org

Website: www.ppmarmonte.org

Site/Clinic specific contacts:

Clinica Mariposa/Watsonville Clinic

40 Penny Lane, Watsonville, CA 95076

Phone: 724-7616

Theresa Ontiveros, Center Manager

Westside Clinic/Santa Cruz

1119 Pacific Ave. Santa Cruz, CA 95060

Phone: 426-5550

Debbi Saint John, RN, Center Manager

Project SCOUT (Seniors Council)

Project SCOUT volunteers provide free tax assistance to elderly and low-income residents of Santa Cruz County.

Program Coordinator: Jan Shirchild

Phone: 724-2606 or toll-free 1-877-373-8297(FRE-TAXS)

Salud Para la Gente

is a federally qualified health center serving the medically underserved and low income populations in the Watsonville and Monterey Bay area. We provide primary services including: family practice, internal medicine, OBGyn, pediatrics, vision, dental, and Elderday services. We have eight locations throughout Santa Cruz County, including school based clinics, with well over 100,000 visits per year.

President/CEO: Sister Julie Hyer, OP

45 Nielson St., Watsonville, CA 95076

Phone: 728-8250; Fax: 728-8266

Email: jhyer@splg.org

Website: www.splg.org

San Lorenzo Valley Senior Center

Promotes and provides opportunities for education, recreation and social services, and to promote the good and public interest of the community.

Director: Pattie Smith

P.O. Box 136, Ben Lomond, CA 95005

Phone: 336-8900; Fax: 336-2188

Email: seniorcenterslv@cruzio.com

Santa Cruz AIDS Project

The Santa Cruz AIDS Project provides compassionate care, advocacy, support and HIV prevention education to those infected and affected by HIV.

Interim Director: Merle Smith

P.O. Box 557, Santa Cruz, CA 95061

Phone: 427-3900; Fax: 427-0398

Email: merles@scapsite.org

Santa Cruz Community Counseling Center (SCCCC)

SCCCC has been "Changing Lives, Building Community" since 1973. We serve over 6,000 people annually through four services components:

Community Recovery Services provides counseling, prevention and intervention services for chemically dependent individuals in outpatient and residential treatment settings.

Child and Family Development Programs (formerly Head Start) provides an array of programs serving low-income children, ages birth to 5, pregnant women and their families, including: Head Start, Early Head Start, State Pre-Kindergarten, Infant/Toddler Program, Families Together and PAPAS.

Community Support Services provides housing, treatment, case coordination and peer support services that support and educate mental health consumers and their families.

Youth Services offers a comprehensive range of counseling and prevention services to adolescents and families throughout the county. Services include: crisis counseling; substance abuse education; intervention and treatment; individual, family, and group counseling; delinquency prevention/diversion services; emergency placement for foster care youth; community outreach and collaboration.

Executive Director: Carolyn Coleman

195 Harvey West Blvd., Santa Cruz, CA 95060 o:p>

Phone: 469-1700 x115; Fax: 425-1905

Email: carolyn.coleman@sccccc.org

Website: www.sccccc.org

Santa Cruz Community Ventures (SCCV),

the nonprofit affiliate of Santa Cruz Community Credit Union (SCCCU), equips people with the resources they need to achieve lasting economic security through financial education, matched savings accounts, free tax assistance, and technical assistance. Through its affiliation with the Credit Union, SCCV is uniquely positioned to provide effective tools for increasing long-term financial security, furthering our joint mission of promoting economic justice.

Program Manager: Ellen Murtha
Community Development and Outreach
P.O. Box 1877, Santa Cruz, CA 95061
Phone: 460-2345; Fax: 426-6669
Email: emurtha@scruzccu.org

Santa Cruz County Immigration Project - SCCIP (Community Action Board)

provides immigration legal services including naturalization, appeals, waivers, information and referral, outreach, and community education and advocacy for persons legalizing under IRCA and related immigration programs.

Director: Douglas Keegan
406 Main St., #217, Watsonville, CA 95076
Phone: 724-5667; Fax: 724-3447
Email: sccip@cruzers.com

Santa Cruz Hillel

contact: Rick Zinman
Email: rick@santacruzhillel.org
Website: www.santacruzhillel.org

Santa Cruz Toddler Care Center

provides full day, year-round quality child care and parent education for children ages 1-3 years and their parents who work or attend school.

Director: Sandy Davie
1738 16th Ave., Santa Cruz, CA 95062
Phone: 476-4120; Fax: 476-4277
Email: sandy@sctcc.org
Website: www.sctcc.org

Second Harvest Food Bank of Santa Cruz and San Benito Counties

The mission of Second Harvest Food Bank is to educate and involve individuals to end hunger and alleviate malnutrition in our communities.

Programs and Services:

Second Harvest's food distribution programs include:

- Agency Distribution Programs: provides food to pantries, soup kitchens, shelters, child care, senior centers, group homes and rehabilitation programs. Non-perishables, donated fresh fruits, vegetables and other foods are distributed to qualifying families and individuals.
- USDA Emergency Food Assistance program (EFAP): distributes USDA commodities and fresh produce to five locations a month.
- Food For Children Program: provides healthy child-friendly food to hungry families with children in Santa Cruz County .

- Partners in Need (PIN): allows low-income individuals to volunteer their time at Second Harvest Food Bank and receive a box of food each week for their families.
- Agency Delivery Program: saves time and money for member agencies by Second Harvest delivering pre-selected quantities and types of food in refrigerated trucks and enables more fresh fruits and vegetables to be distributed and reduces the spoiling of perishable foods.

In addition to our food distribution programs, Second Harvest maintains an active role in outreach and advocacy. Our Education and Outreach department provides information on hunger and nutrition to low-income area residents through public education, policy advocacy, media, marketing and special projects. Some of the programs include Dominican Hospital Nutrition Education program, Food for Work, the Food Stamp Outreach program and a critical linkage to the community, Community Food Hotline. The Hotline provides free referrals to individuals and families in need, offering information on Food Stamp eligibility, and locations of food pantries and other human service agencies to address the various needs of our clients.

Director: Willy Elliot-McCrea
800 Ohlone Pkwy., Watsonville, CA 95077
Phone: 722-7110; Fax: 722-0435
Email: willy@thefoodbank.org
Website: www.thefoodbank.org

Senior Citizens Legal Services

provides legal assistance to help poor, frail and minority seniors obtain or preserve critical medical services, housing, food, income and freedom from abuse.

Director: Terry Hancock
501 Soquel Ave., #F, Santa Cruz, CA 95062
Phone: 426-8824; Fax: 426-3345
Email: terryhancock@seniorlegal.org

Senior Network Services

A multipurpose senior community resource agency providing information and assistance, case management, in-home help, shared housing, employment services, respite registry, health insurance counseling, and money management.

Director: Brenda Moss
1777-A Capitola Rd., Santa Cruz, CA 95062
Phone: 462-1433; Fax: 476-4396
Email: BrendaMoss@cruzio.com
Website: www.seniornetworkservices.org

Seniors Council

maximizes the quality of life and independence of seniors by operating direct services, providing funding for non-profit agencies serving seniors, and by advocating for and providing leadership in the development of community-based systems of care.

Director: Clay Kempf
234 Santa Cruz Ave., Aptos, CA 95003
Phone: 688-0400 x15; Fax: 688-1225
Email: clayk@seniorscouncil.org
Website: www.seniorscouncil.org

Shared Adventures

Founded on the belief that recreation, fun, challenge, and access to the outdoors are an essential part of a healthy and fulfilling life, Shared Adventures is a non-profit organization dedicated to improving the quality of life of people living with disabilities. We offer a year-

round calendar of activities, including our largest annual events: Day on the Beach and Day in the Sky.

Director: Foster Anderson
90 Grandview St., B101, Santa Cruz, CA 95060
Phone: 459-7210; Fax: 459-7210
Email: info@sharedadventures.org
Website: www.sharedadventures.org

Shelter Project (Community Action Board)

provides motel vouchers for homeless persons with medical emergencies, eviction prevention (rent assistance), operation of The Shelter Hot-Line, and voice mail for homeless persons.

Shelter Project Program Director: Paul Brindel
501 Soquel Ave., #E, Santa Cruz, CA 95062
Phone: 457-1742 x160; Fax: 457-0617
Email: paul@cabinc.org

Suicide Prevention (Family Service Agency of the Central Coast)

Director: Diane Brice
P.O. Box 1222, Santa Cruz, CA 95061-1222
Phone: 459-9373; Fax: 459-6617
Email: diane@fsa-cc.org
Webpage: www.fsa-cc.org/programs/suicide_prev.html

Survivors Healing Center

For twenty years, **SHC** has been serving Santa Cruz County, and is the only organization dedicated to the issues of child sexual abuse (CSA). **SHC** provides intensive therapy groups for youth and adult survivors and delivers community CSA training and education programs in prevention and early intervention. **SHC** also sponsors community events: the annual *Art of Healing* in Santa Cruz, the annual *Walk To Stop The Silence* in Watsonville, and a Latina speaker series.

Executive Director: Bonita Mugnani
2301 Mission, #C-1, Santa Cruz, CA 95060
Phone: 423-7601; Fax: 469-8615
Email: info@survivorsh healingcenter.org
Website: www.survivorsh healingcenter.org

Vista Center Santa Cruz

Vista Center (formerly Doran Center) provides services and equipment to the visually impaired and blind community in Santa Cruz County.

Director: Pam Brandon
413 Laurel St., Santa Cruz, CA 95060
Phone: 458-9766; Fax: 426-6233
Email: pbrandin@vistacenter.org
Website: www.vistacenter.org

Volunteer Center

Executive Director: Karen Delaney
1010 Emeline Ave., #C, Santa Cruz, CA 95060
Phone: 427-5070; Fax: 423-6267
Email: kd@scvolunteercenter.org
Website: www.scvolunteercenter.org

Watsonville Law Center

Director: Dori Rose Inda
521 Main Street, Suite H, Watsonville, CA 95076
Phone: 722-2845; Fax: 761-3295
Email: dorir@watsonvillelawcenter.org
Website: www.watsonvillelawcenter.org

WELISN (Welfare and Low Income Support Network)

Director: Elaine Parker
509-C Broadway, Santa Cruz, CA 95060
Phone: 458-9070; Fax: 458-8077
Email: welisin@cruzio.com

WomenCARE

Co-directors: Allison Titley and LaVerne Coleman
1001 41st Avenue, Santa Cruz, CA 95062
Phone: 457-2273; Fax: 457-2278
Email: office@womencaresantacruz.org
Website: www.womencaresantacruz.org

Women Ventures Project (Community Action Board)

provides training, workforce preparation, job referral and case management in non-traditional careers for women.

Program Director: Helen Ewan-Storey
406 Main Street, Suite 202, Watsonville, CA 95076
Phone: 724-0206; Fax: 724-0200
Email: wvp@cruzers.com

Women's Crisis Support/Defensa de Mujeres

Director: Laura Segura Gallardo
233 East Lake Ave., Watsonville, CA 95076
Phone: 722-4532; Fax: 722-4990
Email: postmaster@wcs-ddm.org
Website: www.wcs-ddm.org

WIC/Community Bridges

provides easy access to a safe, family-friendly, and participant centered program that provides education to promote good nutrition, health and breastfeeding in a respectful and culturally-competent manner. What You Can Get at WIC: Special checks to buy healthy foods at local grocery stores and farmer's markets; Information about nutrition and health to help you and your family eat well and be healthy; Support and information about breastfeeding your baby; Help in finding health care and other community services.

Director: Cathy Cavanaugh
18-A W. Lake Ave., Watsonville, CA 95076
Phone: 722-7949; Fax: 722-8532
Email: cathyc@communitybridges.org
Website: www.communitybridges.org

YMCA - Watsonville Family YMCA

The YMCA is an agency that builds strong kids, strong families and strong communities through programs designed to develop leadership skills, self-confidence, and the values of caring, honesty, respect and responsibility.

Director: Barbara McGaughey
27 Sudden St., Watsonville, CA 95076
Phone: 728-9622; Fax: 728-3422

Email: bmcgaughey@watsonvillemca.org

Website: www.watsonvillemca.org

YWCA Watsonville

The YWCA Watsonville draws together members who strive to create opportunities for women's growth, leadership and power in order to attain a common vision: peace, justice, freedom and dignity for all people. Our services include low cost childcare programs and after school care, and teen programs that promote safe and healthy lives. The YWCA facility is a beautiful old estate that we rent to community members for celebrations and events.

Director: Marcia Stein

340 E. Beach St., Watsonville, CA 95076 o:p>

Phone: 724-6078; Fax: 724-3245

Email: mail@ywcawatsonville.org

Website: www.ywcawatsonville.org

Youth Services (Santa Cruz Community Counseling Center)

offers a comprehensive range of counseling and prevention services to adolescents and families throughout the county. Services include: crisis counseling; substance abuse education; intervention and treatment; individual, family and group counseling; delinquency prevention/diversion services; emergency placement for foster care youth; community outreach and collaboration. Programs include: Tyler House and Crossroads group homes, STRANGE services for queer youth, YES (in Santa Cruz) and Esquela Quetzal (in Watsonville) clean and sober classrooms in coordination with the County Office of Education.

Director: Clare Wesley

241 East Lake Ave., Watsonville, CA 95076

Phone: 728-2226 x110; Fax: 728-3629

Email: clare.wesley@scccc.org

Website: www.scccc.org

Workshop Invitees

The following Commissions and Organizations were invited and/or participated in the three Public Workshops:

Housing Advisory Commission

First 5 Commission

Childcare Planning Council

Mobile Home Commission

Commission on Disabilities

Latino Affairs Commission

Mental Health Advisory Board

Seniors Commission

Women's Commission

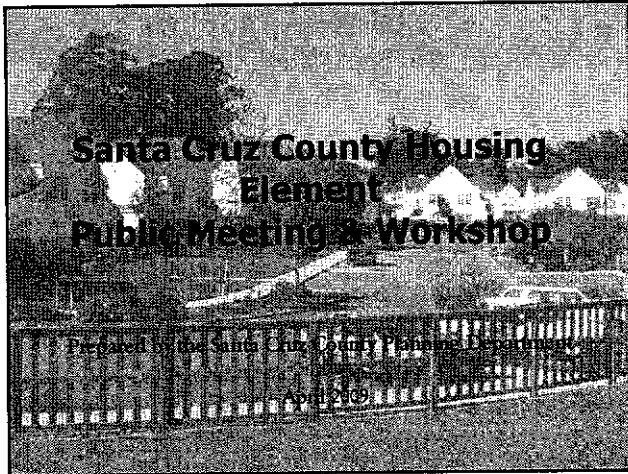
Long-Term Care Interagency Commission

Homeless Services Center

Board of Realtors

Housing Authority

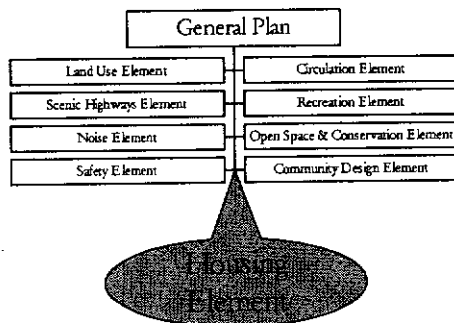
Sierra Club



County of Santa Cruz Housing Element Presentation

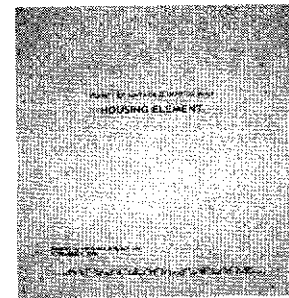
- What is the Housing Element?
- Public policy context
- Forces influencing the housing market
- Santa Cruz County Housing Initiatives
- Where we can make a difference
- Housing Element Public Process – Next Steps

What is the Housing Element?



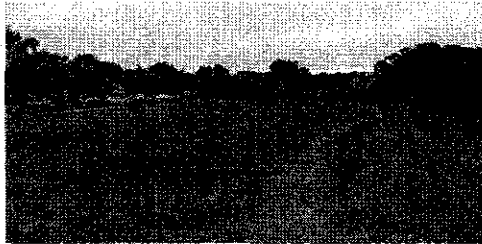
What is the Housing Element? Primary Goal

- Guides Housing Policies & Programs



What is the Housing Element? Identify Opportunities

New Development on Infill Sites



What is the Housing Element? Identify Opportunities

Rehab Possibilities



What is the Housing Element? Identify Opportunities

Commercial Mixed Use



What is the Housing Element? Identify Opportunities

Second Units

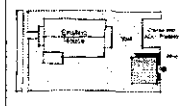
Floor Plan



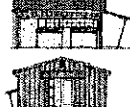
Site Plan



Site Plan



Elevations



City of Santa Cruz ADU Prototype Program

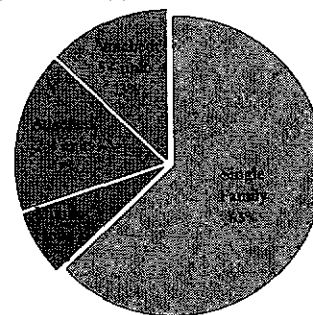
What is the Housing Element? Data & Statistics

Community Profile:

- County Population?
- Age & ethnicity?
- Number of homeless, disabled?
- Farm workers, large families?
- Employment sectors?
- How has our community changed over time?

What is the Housing Element? Data & Statistics

98,000 total households in the County



What is the Housing Element? Data & Statistics

Ownership vs. Rental Units



What is the Housing Element? Data & Statistics

Housing Conditions in Santa Cruz County?

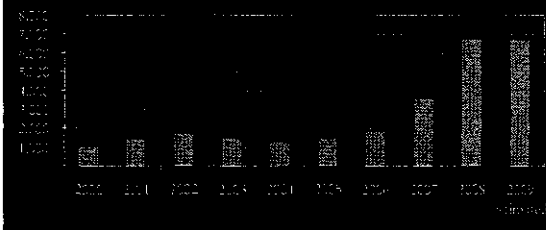


And how has our housing stock changed over time?

What is the Housing Element? Data & Statistics

Foreclosures

Santa Cruz County Notices of Default, 2000 - Present



What is the Housing Element? Housing Needs & Resources

Targeted to Special Populations



What is the Housing Element? Numerical Goals

Statewide planning based on California population projections dictates regional housing goals.



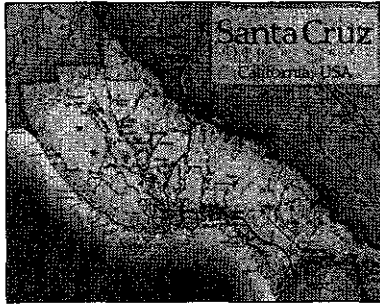
What is the Housing Element? Numeric Goals

Association of Monterey Bay Area Governments (AMBAG) assigns housing needs to each jurisdiction



What is the Housing Element? Numeric Goals

Each locality must meet numeric goals



What is the Housing Element? Numerical Goals

Unincorporated Santa Cruz County Regional Housing Needs Assessment

	County RHNA 2000-2007	County RHNA 2007-2014
Total Units	3,441	1,289
Percent of AMBAG Obligation	15%	8%

What is the Housing Element? Numerical Goals

RHNA Numbers Breakdown

Extremely Low	(8%)	103
Very Low	(14%)	181
Low	(17%)	219
Moderate	(19%)	245
Above Moderate	(42%)	451
TOTAL		1,289

What is the Housing Element? Identifying Sites for Development

Local zoning must accommodate housing need

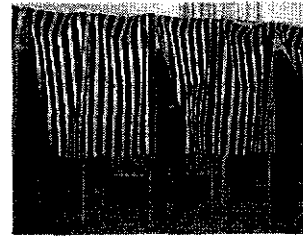


Public Policy Context

- The Regulatory Framework
 - Measure J – Growth Control
 - Coastal Act – Local Coastal Program

Public Policy Context Measure J

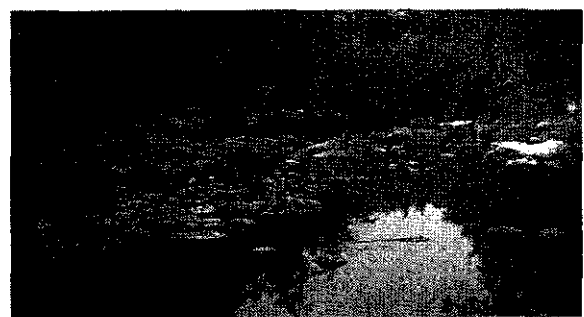
- Foundation of County's Land Use regulations
 - Adopted by voters in 1978.



Public Policy Context Measure J



Public Policy Context Measure J



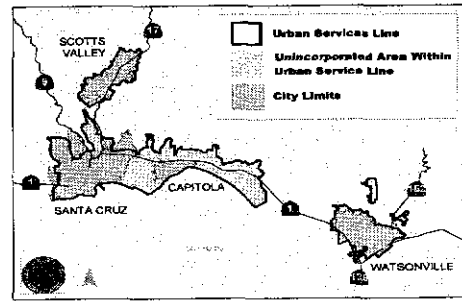
Public Policy Context
Measure J

Affordable Housing

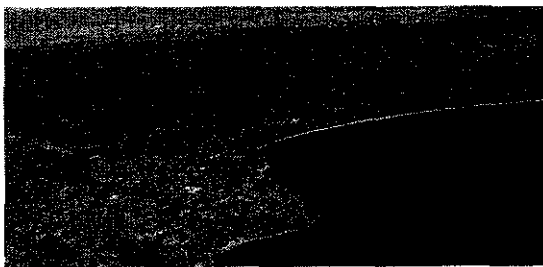


Public Policy Context
Measure J

Focuses Growth to Urbanized Areas



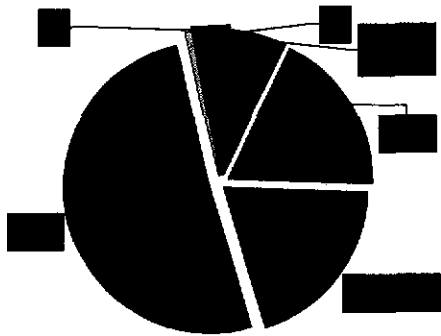
Public Policy Context
Coastal Act & Local Coastal Program



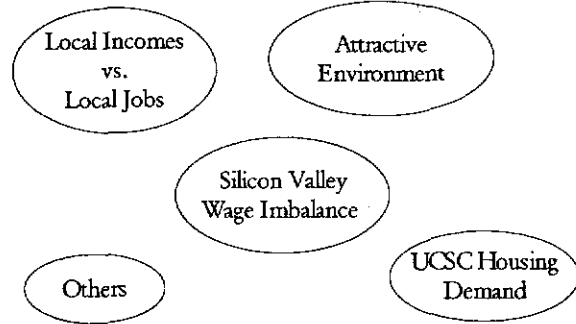
Public Policy Context
Coastal Act & Local Coastal Program



Public Policy Context
Santa Cruz County: 455 square miles



Influences on the Housing Market

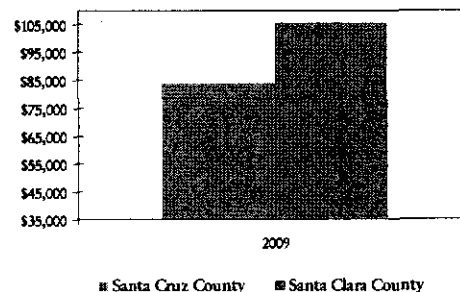


Influences on the Housing market
the "Santa Cruz Factor . . ."



Influences on the Housing Market
Regional Income Disparities

Area Median Income Santa Cruz vs. Santa Clara County



Influences on the Housing Market Regional Income Disparities

Leading Industries

SANTA CRUZ COUNTY



SANTA CLARA COUNTY



Influences on the Housing Market UCSC Growth



Influences on the Housing Market Macro Economy

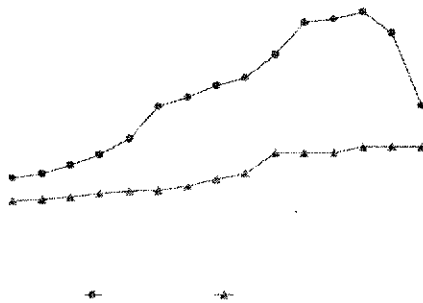


- Macro economic factors
- Interest rates
- Regional Growth Patterns
- Economy of California and beyond

Influences on the Housing Market Foreclosures



Influences on the Housing Market Sales Price Trends



Influences on the Housing Market Affordability Gap

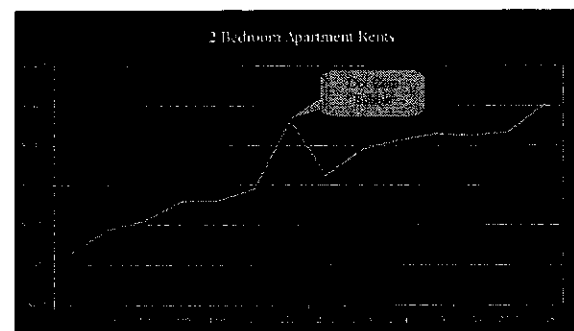
- Maximum Home purchase price for Santa Cruz County household earning median income:
\$325,000
- Median Santa Cruz County Home Price (Dec. 2008):
\$455,000
- Affordability Gap:
\$130,000

Down Payment Required in Today's Market: \$91,000

Influences on the Housing Market Lending Restrictions

	2006	2008
Median Price	\$700,000	\$455,000
Proof of Income	Applicant stated income only— no verification	Stable Income Verified by Lender
Financing	Up to 100%	Limited to 80%
Down Payment	Flexible: 0-5% common	20% typical
Savings needed	Minimal	Up to \$90,000

Influences on the Housing Market Rental Market Trends



Influences on the Housing Market Wages

Workers can't pay the rent

Minimum-wage jobs
fall short in S.C., most
other counties in U.S.

By William C. Sullivan
The Associated Press

CHARLOTTE, N.C. — In only four of the nation's 100 counties is a minimum wage job sufficient to pay rent and utilities, according to a new study by the Urban Institute, a Washington, D.C., research group on low-income housing reported Monday.

A two-bedroom rental is about twice as much as the typical minimum wage earner can afford to pay for a house in most states and cities, the National Low Income Housing Coalition said in its annual "State of Housing" report. That's nearly twice the rent that minimum wage earners can afford to pay.

The gap pushed into a situation where some counties have "rent gaps" because government subsidies are needed to bridge the gap. In South Carolina, the minimum wage is \$5.15 an hour. The report says low-wage jobs typically don't provide a realistic way of

95 hours/week at
minimum wage needed to
Rent One Bedroom Apt:

County Initiatives

Affordable Housing Projects & Programs

- New Construction & Rehab.
- Below Market Rate Housing
- First-time Homebuyer
- Mobile Home Change out
- Rezoning Program

Regulatory Reform

- Second Units
- Farm worker Housing
- Permit streamlining

County Initiatives Inventory of Affordable Units

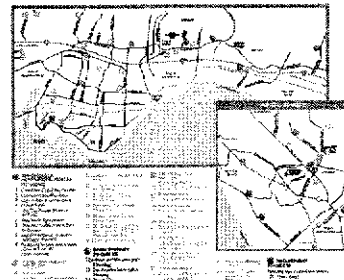
Total Affordable Units in Santa Cruz County:
2,023

Rental: 1,281
Ownership: 742

Seniors: 359
Farm Worker: 203
Homeless & Disabled: 83
Large Families: 197
General: 1,378

County Initiatives RDA/County Sponsored Projects

County/RDA Sponsored Affordable Housing Projects



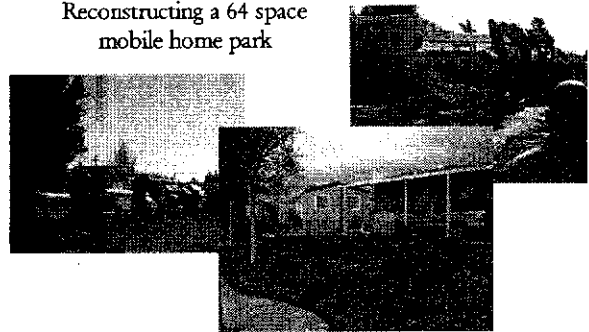
County Initiatives Housing Rehabilitation

Renovating a 31 unit apartment building



County Initiatives Upgrading Mobile Home Parks

Reconstructing a 64 space
mobile home park



County Initiatives New Development

Constructing a 64 unit family apartment project



Well designed, high quality new construction @ 21 units/acre)

County Initiatives Re-Building Farm Worker Housing

Before and After: San Andreas Farm Labor Camp



County Initiatives
Affordable Housing Programs

County of Santa Cruz Housing Programs



County Initiatives
First Time Homebuyer Program

- Below Market Rate Homes – over 700 homes in County Inventory (incl. Measure J).



County Initiatives
Mobile Home Owners

- Change Out Program: funding to replace older trailers with new homes.



County Initiatives
Mobile Home Owners

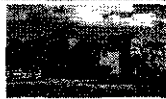


- Rehab. Program - loans to address life threatening health & safety issues.

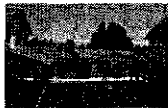
Median Income (4-person household): \$81,300

Median Income (4-person household): \$81,300

- Teachers
- Firefighters
- Police Officers
- Nurses
- Paramedics
- Retail workers
- Computer programmers
- Librarians
- Construction managers
- Optometrists
- University professors
- Hospitality workers

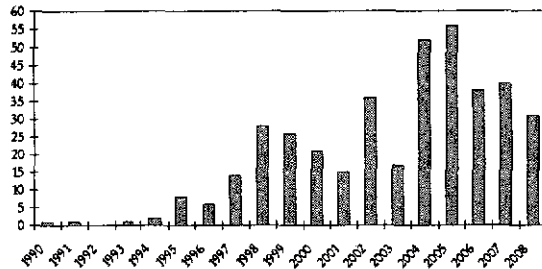


Targeted Housing Needs



County Initiatives Regulatory Reform

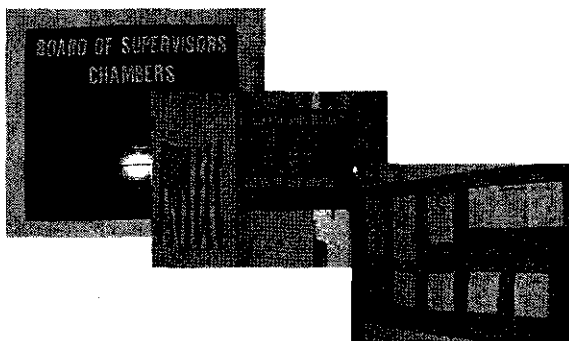
Second Unit Permits



County Initiatives Regulatory Reform

- Streamlining Permit Process
- Simplifying regulations
- Eliminating ineffective/outdated regs.
- Greater greater consistency

Where we can make a difference



Where we can make a difference Urban Services Line

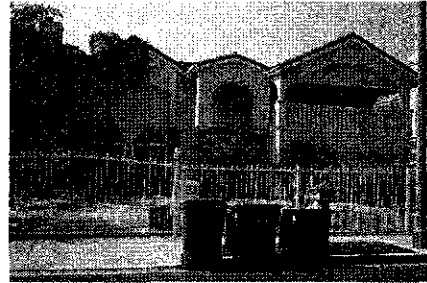


Where we can make a difference
Infill Development

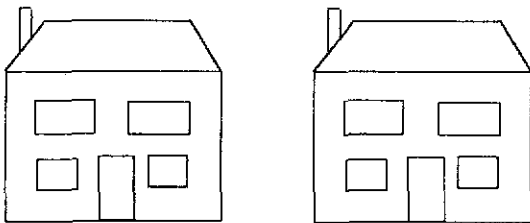


Where we can make a difference
Building Trends

Large detached homes on large lots in urban areas

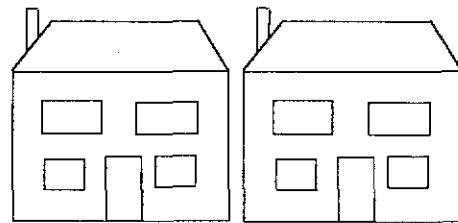


Where we can make a difference
Building Trends



Median Price: \$455,000

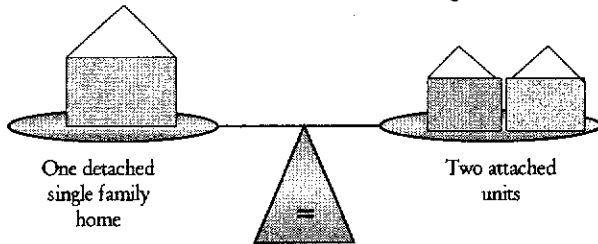
Where we can make a difference
Building Trends



Median Price: \$349,000

Where we can make a difference Building Trends

Attached vs. Detached Housing:



Where we can make a difference Regulatory Reform

- Second Units
- Farm worker Housing
- Streamlining rules for non-conforming structures
- Legalizing unpermitted structures

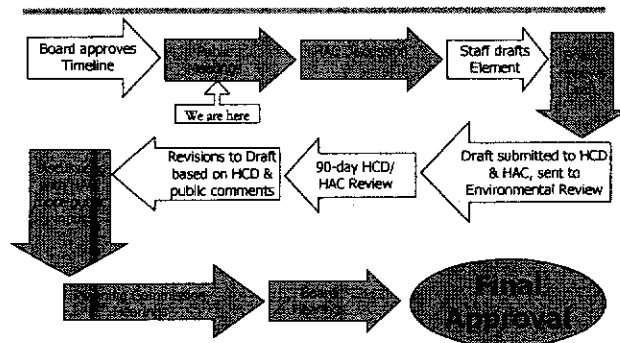
Next Housing Element

- **New Development**
 - In fill sites
 - Second Units
 - Commercial Mixed Use
 - Attached/Detached Housing
 - Rental Housing
 - Regulatory Reform

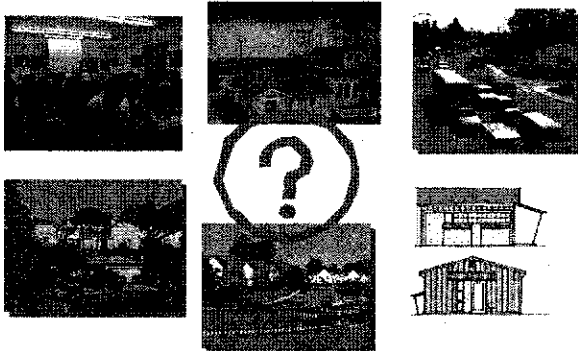
- **Existing Housing**
 - Mobile Homes
 - Rehabilitation
 - Foreclosures
 - Regulatory Reform



Next Housing Element Timeline



Next Housing Element
Where do we go from here?



Next Housing Element
Next Steps

- Tonight's Discussion
 - Comment Cards available
- Draft Housing Element available on County Website in June.
- Board acceptance of concept plan and referral to HCD in June.
- HAC Meetings late Summer/Fall 2009

4.1-3D Workshop Public CommentsWorkshop #1 April 14, 2009: Board Chambers (13 attendees)

- Second Units; the cost of permits is high. Could loans be available with affordability restrictions?
- How many of the units described as available by the last Housing Element were built?
- Do height restrictions factor into density?
- Could incentives be used to encourage affordable housing—i.e. parking relief, by-right approval?
- Emphasize commercial mixed-use, especially for under utilized parcels. Should some designated areas prohibit single story development?
- Housing Element should be created in a broader context, i.e. transportation.
- Planning Department comment: fees are high, but service is good.
- Are the Housing Element projections based on current zoning? Recommend changing (up-zoning) for in-fill parcels.
- Can RDA funds be used for mixed-use projects?
- Should the percentage of affordable units mandated by the Inclusionary Ordinance be changed?
- Is there a growth control goal in the new Element?
- People with disabilities need more rentals affordable at extremely low income. Identify housing support agencies in the Element and maybe on the County's website to help developers partner with support services.
- Identify projects in the area built at 20 units per acre to help participants get a visual image.
- "High Density" is an inflammatory term—is there a way to define terms such as "unit" to be more precise and therefore less pejorative. Ideas include referencing number of bedrooms or square footage.

Workshop #2: April 16, 2009: St. Francis Catholic Church Community Room (14 attendees)

- What is the need for housing in our community? How do the goals relate to need in the Housing Element.
- Homeless Census is fairly current and quantifies needs of people who are homeless—other information in the Housing Element is based on 2000 census.
- Housing Element should include information on the south County need for housing for large families and probably rentals—overcrowding is linked to the cost of housing.
- Affordable housing projects and vouchers have waiting lists.
- Foreclosures: is there a way to match homes with low-income families: are potential buyers informed? Consider a Housing Fair targeted to south County.

- There is a misperception in the County: given rates of foreclosure, why build more housing?
- Why doesn't government buy the foreclosed units?
- First Time Homebuyer program (RDA LMIH Fund) indirectly helps when it provides assistance to new buyers for homes that are within the allowable price,
- RDA intervenes in Measure J foreclosures
- Need for rental housing is more acute than the need for homeownership.
- HAC requests data on defaults by jurisdiction.
- Standards: State Rules
- Local goals—how are we meeting our very real local needs?
- How much developable appropriately zoned land is available?
- Is Par 3 in the inventory?
- Foreclosure situation is temporary—there are not many properties still available at affordable prices; purchasers are 60/40 Investors; this is a dynamic market.
- Create fair balance of affordable housing throughout the County. Should the USL be looked at?
- WATER! Managing water is a crucial component of managing growth including housing.
- What is the ratio of market rate housing to affordable housing? Affordable housing uses less water; more dense development, managed landscape.
- What is the status of the Atkinson Lane project? Draft EIR available on-line with a 4/22/09 deadline for comments.

Workshop #3: April 20, 2009: Temple Beth El (16 attendees)


- Did we meet the 2000-2007 RHNA numbers?
- Effect of unemployment—what's happening to people as they loose jobs?
- The rental market is very impacted right now.
- The community needs to be informed about the need for affordable housing.
- Should the County develop an affordable housing program of its own, rather than responding to the State's?
- Is there a mis-match between what's built and what's needed? i.e. too many large for-sale houses and not enough rental homes.
- The Housing Element should plan for more than 7 years.
- How does one apply to change the USL? Can the USL be expanded?
- Other agencies have development constraints i.e. water, sanitation
- We need transitional housing for at-risk youth.
- 2nd Units: could more than one second unit be added to a property that's big enough? Graduated density doesn't fit in this regulatory program, but it's worthwhile to ask how we are using our infill sites. Should we consider up-zoning for efficiency?
- Growth in the San Lorenzo Valley—address substandard conditions through rehab programs.

- Does the Housing Element include information on the ratio of homeownership? Housing Element focuses on income groups.
- What is the process for assigning RHNA numbers?
- Will the Housing Element discuss opportunities to up-zone areas or particular parcels?
- Examine specific opportunities to expand available land for housing.
- 2nd unit amnesty---offer incentives to get illegal units permitted.
- Objection to the Poor Clares rezoning is not an objection to affordable housing but concerns about traffic and quality of studies.
- Can we revisit zoning for underutilized industrial or other underused sites?
- Mixed use
- Multiple strategies are needed to address the County housing need.
- Santa Cruz is an educated community but public discourse takes anti-housing tone and is dominated by NIMBY's.
- Density bonus; concessions for development of affordable housing.
- Encourage legislation that would count our inclusionary units towards our affordable requirement.

4.1-3D: Policy/Program Ideas Resulting from Workshops

- 1. Promote more efficient use of existing urban housing infill sites:**
 - Ensure that RM zoned sites are utilized for attached housing (require special findings for approval of detached housing units?)
 - Explore options for furthering affordable housing opportunities within R-1 zoned land divisions (encourage incorporating second units?)
 - Explore options for converting more urban sites to RM zoning
 - Explore alternative density standards for different unit types (small units vs. large homes)
 - Explore creating incentives for additional rental housing in the urban areas (inclusionary requirements, density bonus, etc.)
 - Work with sewer and water service districts to reserve capacity for future affordable housing projects
 - Develop public informational program on the value of compact communities in terms of resource conservation, community vitality, and transportation efficiency
- 2. Promote expansion of mixed use opportunities (housing/commercial)**
 - Identify potential overlay area for encouraging mixed use (corridors & nodes)
 - Modify current regulations to simplify permitting process for mixed use developments
 - Explore potential incentives for mixed use developments in appropriate locations
- 3. Promote construction/legalization of Second Units**
 - Eliminate income, rent, & occupancy requirements (recently done)
 - Explore methods to reduce permit/utility/impact fee costs for second units
 - Explore potential "amnesty" program for existing unpermitted second units
- 4. Develop special programs and funding assistance to encourage housing for residents with special needs:**
 - Farmworkers
 - Elderly (e.g. Board and Care Homes)
 - Homeless population
 - Disabled populations (mental and physical)
 - At-risk youth – transitional opportunities??
- 5. Streamline and simplify regulations for upgrading/maintaining existing residential structures**
 - Phase 1 Regulatory Reform (completed)
 - Explore opportunities for modifying regulations for non-conforming residential structures

**Appendix 4.2-1: Population Growth in Santa Cruz County
and the State of California (1960-2030)**

Year	Santa Cruz County Population	Percent Change Over Prior 10- Years (County)	State of California Population	Percent Change Over Prior 10-Years (California)
1960	84,219	--	15,720,860	--
1970	123,788	46.9%	19,957,304	26.9%
1980	188,141	52.0%	23,668,145	18.6%
1990	229,734	22.1%	29,760,021	25.7%
2000	255,602	11.3%	33,871,648	13.8%
AMBAG Forecast of Population Growth in Santa Cruz County 2010-2030				
2010	267,041	4.5%		
2020	280,493	5.0%		
2030	290,597	3.6%		

Source: U.S. Census Bureau and 2008 AMBAG Population Forecast

Appendix 4.2-2: Household Sizes in Santa Cruz County

Number of Persons	1990	%	2000	%
1	20,137	24.10%	22,905	25.13%
2	28,029	33.54%	30,166	33.10%
3	14,208	17.00%	14,517	15.93%
4	11,763	14.08%	12,266	13.46%
5	4,996	5.98%	5,609	6.15%
6	2,164	2.59%	2,575	2.83%
7+	2,269	2.72%	3,101	3.40%
Total	83,566	100.00%	91,139	100.00%

Source: U.S. Census Bureau

Appendix 4.2-3: Santa Cruz County and State of California Household Income

(Not adjusted for inflation)

Income	% Total Santa Cruz County Households (1990)	% Total Santa Cruz County Households (2000)	% Total California Households (1990)	% Total California Households (2000)
Less than \$10,000	10.7%	6.8%	11.5%	8.4%
\$10,000-\$14,999	6.7%	4.7%	7.4%	5.6%
\$15,000-\$24,999	14.7%	9.7%	15.2%	11.5%
\$25,000-\$34,999	14.6%	10.5%	14.7%	11.4%
\$35,000-\$49,999	18.4%	14.5%	18.2%	15.2%
\$50,000-\$74,999	19.6%	19.0%	18.4%	19.1%
\$75,000-\$99,999	7.9%	12.7%	7.6%	11.5%
\$100,000-\$149,999	5.1%	13.2%	4.6%	10.4%
\$150,000 or more	2.3%	8.7 %	2.5%	6.9%

Source: U.S. Census Bureau

4.3-1: County/Redevelopment Agency Projects and Programs*

Planning Period Funding	Project Name	Number of Units	Type of Housing	Target Population
	Above the Line & Cottages Freedom	8	One residential care building and seven cottages	Group home for at-risk youth and affordable apartments
	Arroyo Verde Watsonville	99	Single Family Homes	Ownership housing project
	Beachcomber MHP Live Oak	73	Mobile homes	Resident owned mobile home park
	Brommer St. Live Oak	6	Apartment building used as transitional housing	Transitional housing for homeless families
	Casa Linda Live Oak	21	Apartment building	Apartments for psychiatrically disabled adults
	Cliffwood Estates Soquel	9	Mobilhome park	Residential shares in mobile home park
yes	Corralitos Creek Freedom	64	Apartments	Apartments for families
yes	Corralitos Creek Freedom	35	Townhomes	Ownership housing project
	Dominican Oaks Live Oak	51	Apartments in convalescent home	Set aside of 51 Measure J supported apartments for Seniors
	East Cliff Village Live Oak	75	Apartments	Apartments for Seniors and the disabled
yes	GEMMA Santa Cruz	1	Single family home	Transitional housing for formerly incarcerated women
	Habitat for Humanity Live Oak/Soquel	6	Single family homes	Partnership with Habitat for Humanity
	Jardines Del Valle Watsonville	18	Apartments	Apartments for farm workers
yes	Lagoon Beach Live Oak	31	Rehabilitation of apartment building	Family Cooperative
	Merrill Road Aptos	15	Rental apartments	Apartments for families
yes	Monarch Live Oak	1	Single family home	Six bedroom rental for adults with psychiatric disabilities
yes County In-lieu Funds	Nuevo Sol City of Santa Cruz	14	Rehab of SRO motel and construction of 3 new apartments	Apartments for formerly homeless adults
	Osocales Soquel	28	Rental mobile homes and 1 single family home	Low income families
yes	Pacific Family Live Oak	34	Mobile homes	Affordable homeownership for low-income households

4.3-1: County/Redevelopment Agency Projects and Programs*

	Paloma Del Mar Freedom	129	Rental Apartments	Seniors and disabled
yes	Parkhurst Terrace Freedom	68	68 apartments	Apartments for families
yes	Pleasant Acres Live Oak	64	Mobile homes	Affordable homeownership for low-income households
	San Andreas Watsonville	43	Rental aparments	Farm workers
yes	Seacliff Highlands Aptos	39	Rental apartments	Apartments for families
	Sorrento Oaks Live Oak	12	Resident Owned Mobile Home Park	Residential shares in mobile home park
	Stepping Out Santa Cruz	18	Rental apartments	Apartments for psychiatrically disabled adults
yes County In-lieu Funds	The Tannery City of Santa Cruz	100	Rental apartments	Affordable live work space for artists, individuals and families
	The Farm Soquel	39	Rental apartments with child care center	families
yes	Transitional Housing Soquel	1	Single family home	Housing for former foster care youth
yes	Villas Del Paraiso Watsonville	51	Rental apartments	Families and farm workers
	Vista Verde Watsonville	76	Rental apartments	Apartments for families
	Wheelock House	2	15 bed residential care facility	Adults with psychiatric disabilities
	Willowbrook Ben Lomond	6	40 bed residential care facility	Adults and older adults with psychiatric disabilities
	Woodland Heights Santa Cruz	68	Rental apartments	Seniors
	TOTAL PROJECT BASED ASSISTANCE 2000-2007	503		
	Program Name			
yes/portion	First Time Home Buyer Program	135		
yes/portion	Measure J Program	484		
yes/portion	Mobile Home Change Out Program	71		
yes/portion	Mobile Home Rehabilitation Program	54		
	TOTAL PROGRAM BASED ASSISTANCE 2000-2007	744		
	* Source: County of Santa Cruz Planning Department--Housing Section			

Appendix 4.3-2 Housing for the Elderly in Santa Cruz County

	Number of Units/Beds	Unit or Bed Cost per Month (unless indicated)*
Residential Care and Assisted Living Facilities		
Aegis of Aptos	88	\$4000-5000
Alexandria Victoria Retirement Assisted Living	8	\$3850-4500
Chanticleer Home	48	\$3500-4500
Chateau Guest Home	26	\$812 (SSI)
De Un Amor	14	\$3600-4300
Dominican Oaks (nonsubsidized units)	50	\$3960-4950
Flor's Guest Home	15	\$2500
Freedom Manor	10	\$2,500-\$3,500+
Hanover Guest Home	10	\$1800-2500
The Mansion	40	\$4600-4200
The Maple House	22	\$3200-4200
Mystic Oaks	6	\$2,800+
Oliveira's Guest Home	3	\$2,100
Regent- Sunshine Villa- Assisted Living	106 (some shared)	\$3,100-\$5,000
Rillera Guest Home	6	\$2600-3000
Rosehill	59 (Traumatic Brain Injured, not limited to elderly)	\$3,700
Seaview Guest Homes	6	\$3500
Shady Rest Manor	6	\$1,400
Soquel Leisure Villa	10	\$812, \$1,500 and \$2,000+
Twilight Manor	58	\$2,000-\$4,500
Vera's Guest Home	10 (Mentally ill and elderly)	\$812
Villa Cruz Guest Home	6	\$2,000
Watsonville Residential Care, Inc.	43	\$2,800-\$4,200
Total	644	
CONGREGATE/ INDEPENDENT LIVING		
Dominican Oaks (nonsubsidized units)	156	\$3960-4290
La Posada	150	\$2060-2580
Brommer Manor Cottages	6	\$1950-\$2,150
Oak Tree Villa	196	\$3350-5800
Valley Heights	80	\$2350-3250
Total	588	
Skilled Nursing Facilities		
Brommer Manor	99	Medicaid/Medicare/Medical or Social Security
Cresthaven Nursing Home	20	Medicaid/Medicare/Medical or Social Security

Driftwood Healthcare Center	92 beds + 42 units	Medicaid/Medicare/Medical or Social Security or \$149/day
Golden Age Convalescent Hospital	40	Medicaid/Medicare/Medical or Social Security
Pacific Coast Manor	99	\$4,000
Pleasant Care	116	\$110 (Medicaid/Medicare/Medical or Social Security) or \$500(private) per day
Sunbridge Care Center For Watsonville	94 + 87 (East and west buildings)	Medicaid/Medicare/Medical or Social Security or \$139-\$150/day
Valley Convalescent Hospital	59	
Total	748	
Senior Apartments and Residential Hotels		
Arbor Cove	35	subsidized
Dakota St. Apartments	24	subsidized
Garfield Park Apts.	94	19 subsidized 75 market rate
Pajaro Vista	106	subsidized
Vista Prieta	42	Contact Realtor
Casa la Familia	23	Contact Realtor
Elizabeth Oaks	126	subsidized
Volunteers of America	74	
Seaside Apartments	84	subsidized
Palomar Inn	97 (not limited to elderly)	\$521
Via Pacifica Gardens	80	30% of income
Paloma Del Mar	130	\$881-1054
Woodland Senior Apartments	68	\$650-750
Silvercrest Apartments	96	30% of income or \$386-\$441
El Centro Residential Suites	45	Varies with income
St George Residences	124(not limited to elderly)	\$800
Resetar Residential Hotel	93(Not limited to elderly)	\$425-657
Total	1368	
Total Beds/Units for Elderly	3348	

Listed above is an estimated cost of units or rooms provided by facilities that can house the elderly. For many facilities, the cost of a unit/bed depends on the level of service needed and/or the amount of supplements they accept through Medicare, Medicaid, Medical or from Social Security. The cost of the room is listed as cost per month unless otherwise noted.

**Appendix 4.3-3: Key Comparisons Between the 2000, 2005, 2007, & 2009
Homeless Census and Survey Studies¹**

Indicator	2000 Study	2005 Study	2007 Study	2009 Study
Number homeless point-in-time ¹	3,293	3,371	2,789	2,265
Number homeless annually ²	8,558	7,383 (down 14% from 2000)	5,595	4,624
Homeless singles	Not comparably reported	2,767	2,408	1,815
People in homeless families with kids	Not comparably reported	536	381	450
Homeless one year or more	49.9%	59.0%	61.5%	53.9%
Homeless two year or more	32.0%	43.5%	43.0%	32.8%
Chronically homeless ³	Not reported	40.7% (1,374)	43.4% (1,151)	41.6% (842)
Homeless living outdoors or other unfit place	1,608	2,679	2,303	1,536
Homeless living in shelter, transitional housing or other program	1,685	692	486	729
Aging of homeless population: age 41 and above	35.3%	54.6%	63.5%	50.7%
Gender	56.7% male 43.3% female	61.3% male 38.7% female	69.8% male 30.2% female	73.1% male 26.2% female 0.7% other
Race/Ethnicity	50.1% Caucasian 32.8% Hispanic 8.3% Multi-race 3.2% Native Amer. 2.1% African Amer. 1.2% Asian/Pac.	58.1% Caucasian 27.9% Hispanic 4.2% Multi-race 4.2% Native Amer. 3.7% African Amer. 1.2% Asian/Pac.	64.3% Caucasian 23.4% Hispanic 5.1% African Amer. 3.5% Multi-race 2.1% Native Amer. 1.7% Asian/Pac.	50.1% Caucasian 30.2% Hispanic 7.7% African Amer. 5.0% Multi-race 4.7% Native Amer. 2.2% Asian/Pac.
Residence prior to becoming homeless	68% S. Cruz Co. 32% Elsewhere	62% S. Cruz Co. 34% Elsewhere	67% S. Cruz Co. 33% Elsewhere	62% S. Cruz Co. 38% Elsewhere
Homeless subgroups	Not comparably reported	609 Mentally ill 1,189 Substance Abuse 95 HIV/AIDS 334 Domestic Violence 391 Youth (unaccompanied)	1,093 Mentally ill 161 Substance Abuse 83 HIV/AIDS 407 Domestic Violence 10 Youth (unaccompanied)	663 Mentally ill 627 Substance Abuse 18 HIV/AIDS 119 Domestic Violence 286 Youth (unaccompanied)
Veterans	13%	13% (464)	17% (424)	14% (272)
Top 5 barriers to gaining housing	70.5% Money 66.9% Afford. housing 51.9% Job 44.4% Available housing	62.0% Afford. rent 50.8% Money/job 43.3% Move-in costs 23.3% Transportation	58.5% Afford. rent 52.4% Money/job 35.0% Move-in costs 19.3% Transportation	65.6% Afford. Rent 55.0% Money/job 32.2% Move-in costs 19.6% Transportation 18.6% Bad credit

¹ This was provided by Tony Gardner, who completed the summary table using data from the 2000-2007 Homeless Census and Survey studies. In 2009, Applied Survey Research updated this table with the most recent findings.

**Appendix 4.3-3: Key Comparisons Between the 2000, 2005, 2007, & 2009
Homeless Census and Survey Studies¹**

	17.4% Transportation	12.5% Bad credit	17.2% Bad credit	
Employment	32.6% Employed 67.4% Unemployed	12.0% Employed 88.0% Unemployed	12.8% Employed 87.1% Unemployed	15.0% Employed 85.0% Unemployed
Income from government benefits	38% Rec'd benefits 62% No benefits	56% Rec'd benefits 44% No benefits	65% Rec'd benefits 35% No benefits	65% Rec'd benefits 35% No benefits

Appendix 4.3-4: Housing Resources Targeting People who are Homeless

EMERGENCY VOUCHERS	Description	Number Sheltered	Location of Housing Resource
Housing for Medical Emergencies (Community Action Board)	Medical emergency shelter at motels for people recently released from hospital, or TB or HIV/AIDS. Part of the Shelter Program	185	Vouchers are used at motels throughout all jurisdictions in Santa Cruz County
Santa Cruz Aids Project Motel Voucher Program	Motel vouchers for people living with HIV/AIDS	18	Vouchers are used at motels throughout all jurisdictions in Santa Cruz County
<i>Subtotal – Vouchers</i>		203	
WINTER EMERGENCY SHELTERS	Description	Number of Beds	Location of Housing Resource
Winter Shelter Program	The North County Winter Shelter at the Santa Cruz National Guard Armory provides emergency shelter beds approximately between November 15 and April 15 each year.	100	Funded, primarily, by the County and City of Santa Cruz with contributions from the smaller cities, through the Continuum of Care Housing Action Partnership (HAP). It is located in the City of Santa Cruz.
Salvation Army	South County winter shelter for families between November 15 and April 15 each year.	29	Funded through the HAP, located at the Pajaro Valley Rescue Mission.
<i>Subtotal – Winter Shelter</i>		129	
YEAR ROUND EMERGENCY SHELTER	Description	Number of Beds	Location of Housing Resource
River Street Shelter	North County—Adults, 19 of the 32 beds are provided under contract with County Mental Health	32	City of Santa Cruz
Paul Lee Loft	North County—single adults	46	City of Santa Cruz

Appendix 4.3-4: Housing Resources Targeting People who are Homeless

Salvation Army Shelter	South County – 40 beds for men, 10 beds for single women and 20 beds for women and children	70	Pajaro
Rebele Family Shelter	North County—Maximum capacity of 28 families.	96	City of Santa Cruz
Defensa De Mujeres Women's Crisis Support	Emergency Shelter for clean and sober women and their children who are victims of domestic violence/sexual assault.	18	Unincorporated County
Jesus, Mary and Joseph Home	South County—single adults	14	City of Santa Cruz
New Life Community Services	Emergency and transitional shelter for adults recovering from substance abuse.	10	City of Santa Cruz
Pajaro Valley Shelter Services	South County –25 family beds, plus 2 beds for single adults: 27 total beds	27	City of Watsonville
<i>Subtotal – Year Round Shelter Beds</i>		313	
TRANSITIONAL HOUSING	Description	Number of Beds	Location of Housing Resource
Page Smith	Transitional Housing for homeless adults for up to 24 months	40	City of Santa Cruz
Families in Transition	Scattered Site –25 homeless families and their children. Transitional rental assistance for 4 to 8 months.	40	Unincorporated County
Families in Transition	Eviction Prevention and Move-in Assistance – short-term rental assistance and case management	30	County-wide
Families in Transition	Clean and sober transitional housing for homeless families.	30	Primarily Unincorporated County
Stanford House	12-15 months targeting people with Psychiatric Disabilities	8	City of Santa Cruz
Pajaro Valley Shelter Services	15 units of housing targeting families for up to 24 months.	93	City of Watsonville

Appendix 4.3-4: Housing Resources Targeting People who are Homeless

Salvation Army	Women and children for 120 days in Watsonville	10	City of Watsonville
Brommer Street/Housing Authority	Six-unit transitional house owned by Housing Authority with services provided by Families in Transition.	18	Unincorporated County
Independent Living Program THP-Plus	Scattered site housing for youth aging out of the foster care system (18 to 24 years old).	20	Unincorporated County
Gemma	A 6-bed transitional housing program for women who are being released from the County jail.	6	Unincorporated County
Sienna House	Housing for single pregnant women	19	City of Santa Cruz
<i>Subtotal – Transitional Housing</i>		<i>314</i>	
PERMANENT HOUSING	Description	Beds	Location of Housing Resource
Salvation Army – Corner House	7 units of permanent housing with 21 beds for families	21	City of Watsonville
Shelter Plus Care	HUD funded tenant based rental assistance through the Housing Authority and Homeless Person Health Project	30	County-wide
MATCH (Meaningful Answers to Chronic Homelessness)	MATCH provides housing subsidy for 33 persons who are chronically homeless and have a long-term addiction to alcohol	33	North County, City and unincorporated County
Mental Health Supportive Housing Program	Housing subsidy that is paired with supportive services for 39 persons who have a psychiatric disability.	39	Unincorporated County
Nuevo Sol	Housing for integrated services for people who have been chronically homeless.	13	City of Santa Cruz

Appendix 4.3-4: Housing Resources Targeting People who are Homeless

Community Counseling Center – Permanent Housing	Permanent independent housing with housing support for people with psychiatric disabilities	122	61 in the Unincorporated County
Front St. Housing, Inc. – Elm Street	Housing for people with Psychiatric Disabilities	6	City of Santa Cruz
Jessie Street	Housing for people with Psychiatric Disabilities	5	City of Santa Cruz
Resetar Hotel	Single Room Occupancy Hotel affordable for very low-income individuals	30	Watsonville
Freedom Cottages	Four units targeting people with HIV/AIDS and four for people with psychiatric disabilities	8	Unincorporated County
Santa Cruz AIDS Project – Perlman House	Housing for people with HIV/AIDS	4	City of Santa Cruz
Pajaro Valley Shelter Services	Scattered Site shared apartments for homeless adults	20	City of Watsonville
<i>Subtotal – Permanent Housing</i>		331	
Total Housing Resources Targeting People who are Homeless		1,316	

Appendix 4.3-5: Private Farmworker Housing Projects

Private Farm Labor Camps		
Name	Location	Number of Employees Housed
South County		
Bontadelli Inc.	705 San Andreas Rd Watsonville	7
Chu Family Trust	15 Lilly Way Watsonville	6
Jones Farm Labor Housing	243 Spring Valley Rd Watsonville	10
J & D Farms	187-B San Andreas Rd Watsonville	15
Kizuka	885 Carlton Watsonville	5
R & A Farms	143 Paulson Rd Watsonville	32
North County		
Jacobs Farm (Wilder Ranch)	1751 Coast Rd, Santa Cruz	9
Jacobs Farm North	2101 Coast Rd, Santa Cruz	18
Don Bargiacchi Co	751 Coast Rd, Santa Cruz	11
M. Rodoni and Co "Muchos Gatos"	2691 Coast Rd, Santa Cruz	21
Ocean Cliff Ranch	451 Coast Rd, Santa Cruz	20
Rancho del Olla	3050 Coast Rd, Santa Cruz	10*
Raymond Fambrini & Co	Hwy 1, 2 miles S. of Davenport	14
San Vicente (Bontadelli)	7002-7200 Coast Rd, Santa Cruz	25*
Seaside Ranch	Hwy 1, West side Santa Cruz	Closed- waiting for non-op
Sunset Farms	3451 Coast Rd, Santa Cruz	22
Swanton Berry Farm	25 Swanton Rd, Davenport	10
Valley Farm/ Steve Dellamora Farms	5511 Coast Rd, Santa Cruz	20*
Total		245
Source: Employee Housing Control Log of County of Santa Cruz		
*Source: The Davenport/North Coast Farm Labor Camp Survey, Oct-Dec 1999		

4.4-1: RESIDENTIAL ZONE DISTRICT PURPOSES**13.10.321 Purposes of Residential Districts.**

(a) General Purposes. In addition to the general objectives of this Chapter (13.10.120) the residential districts are included in the Zoning Ordinance in order to achieve the following purposes:

1. To provide areas of residential use in locations and at densities consistent with the County General Plan.
2. To preserve areas for primarily residential uses in locations protected from the incompatible effects of nonresidential land uses.
3. To establish a variety of residential land use categories and dwelling unit densities which provide a choice of diversified housing opportunities consistent with public health and safety.
4. To achieve patterns of residential settlement that are compatible with the physical limitations of the land and the natural resources of the County and that do not impair the natural environment.
5. To ensure adequate light, air, privacy, solar access, and open space for each dwelling unit.
6. To maximize efficient energy use and energy conservation in residential districts, and to encourage the use of locally available renewable energy resources.
7. To provide adequate space for off-street parking of automobiles.
8. To provide areas of residential use consistent with the capacity of public services, the Urban Services Line and Rural Services Line and the reserve capacity policy of the Local Coastal Program Land Use Plan for tourist services. To minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them.
9. To protect residential properties from nuisances, such as noise, vibration, illumination, glare, heat, unsightliness, odors, dust, dirt, smoke, traffic congestion, and hazards such as fire, explosion, or noxious fumes.

(b) Specific "RA" Residential Agricultural District Purposes. To provide areas of residential use where development is limited to a range of non-urban densities of single-family dwellings in areas outside the Urban Services Line and Rural Services Line; on lands suitable for development with adequate water, septic system suitability, vehicular access, and fire protection; with adequate protection of natural resources; with adequate protection from natural hazards; and where small-scale commercial agriculture, such as animal-keeping, truck farming and specialty crops, can take place in conjunction with the primary use of the property as residential.

(c) Specific "RR" Rural Residential District Purposes. To provide areas of residential use where development is limited to a range of nonurban densities of single-family dwellings in areas having services similar to "RA" areas, but which are residential in character rather than agricultural due to the pattern of development and use in the area and/or the presence of constraints which would preclude the use of the property for agriculture.

(d) Specific "R-1" Single-Family Residential District Purposes. To provide for areas of predominantly single-family residential development in areas which are currently developed to an urban density or which are inside the Urban Services

Line or Rural Services Line and have a full range of urban services, or are planned for a full range of urban services.

(e) Specific "RB" Single-Family Ocean Beach Residential District Purposes. To accommodate single family dwellings on existing lots of record in the vicinity of the cliffs and the ocean beach; where lots abut on and obtain access from a street which is generally parallel to both the beach and the cliff, and which has an elevation of not more than 20 feet above sea level; and where either the seaward right-of-way line of the street or the seaward boundary line of the lots on the ocean side of the street abut open beachlands which are unobstructed to the mean high tide line.

(f) Specific "RM" Multi-Family Residential District Purposes. To provide for areas of residential uses with a variety of types of dwellings in areas which are currently developed to an urban density or which are inside the Urban Services Line or Rural Services Line and have a full range of urban services. (Ord. 560, 7/14/78; Ord. 653, 10/17/60; Ord. 839, 11/28/62; Ord. 1092, 6/8/65; Ord. 1418, 5/25/69; 1891, 6/19/73; 3186, 1/12/82; Ord. 3344, 11/23/82; 3432, 8/23/83; 3501, 3/6/84; 4346, 12/13/94; 4406, 2/27/96; 4416, 6/11/96; 4496-C, 8/4/98)

4.4-2: SITE AND IMPROVEMENT STANDARDS

SINGLE FAMILY SITE STANDARDS

SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS										
ZONE DISTRICT (Min Net Site Area per Unit)**	PARCEL SPECIFIC CONDITION	SETBACKS (FEET)			MAX PARCEL COVERAGE	MAX HEIGHT (FEET)	FLOOR AREA RATIO	MAX STORIES	MIN SITE FRONT-AGE	DENSITY: MAX UNITS PER ACRE
All Districts	Second Units within USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	17	See Zone Dist	1	See Zone Dist	See Zone Dist
	Second Units outside USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	28	See Zone Dist	2	See Zone Dist	See Zone Dist
RB ≥ 4,000 sq. ft	General Requirements	10	0&5	10	40%	25; on beach side: 17	50%	2; on beach side: 1	40	10.8
R-1-3.5 to R-1-4.9 0 to <5,000 sq. ft.	General Requirements	15	5	15	40%	28	50%	2	35	12.4 – 8.8
R-1-5 to R-1-5.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	40%	28	50%	2	50	8.7 – 7.3
R-1-6 to R-1-9.9 6,000 to <10,000 sq. ft.	General Requirements	20	5&8	15	40%	28	50%	2	60	7.2 – 4.4-
R-1-10 to R-1-15.9 10,000 to <16,000 sq. ft.	General Requirements	20	10	15	40%	28	50%	2	60	4.3 – 2.7
R-1-16 to R-1-16.9 16,000 sq. ft. to <1 acre	General Requirements	30	15	15	20%	28	N/A	2	60	2.7 – 1
RR, RA and R-1-1 > 1 acre	General Requirements-- 1 to <5 acres	40	20	20	10%	28	N/A	2	60	<1
	General Requirements-- 5 acres or more	40	20	20	10%	28	N/A	2	100	<1

*These standards currently apply to areas outside the Coastal Zone, and will apply inside the Coastal Zone following approval by the Coastal Commission.

** The minimum lot size for the zoning is delineated by the number following the R-1, e.g. R-1-6 would be a 6000 square foot minimum lot size for the R-1-6 zone district.

MULTI-FAMILY SITE STANDARDS

MULTI-FAMILY RESIDENTIAL ZONE DISTRICT STANDARDS										
ZONE DISTRICT (Min Site Area per Unit)**	PARCEL SPECIFIC CONDITION	SETBACKS (FEET)			MAX PARCEL COVERAGE	MAX HEIGHT (FEET)	FLOOR AREA RATIO	MAX NUMBER STORIES	MIN SITE FRONT-AGE	DENSITY: MAX UNITS PER ACRE
All Districts	Second Units within USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	17	See Zone Dist	1-story	See Zone Dist	See Zone Dist
	Second Units outside USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	28	See Zone Dist	2	See Zone Dist	See Zone Dist
RM-1.5 to RM-4.9 0 to <5,000 sq. ft.	General Requirements	15	5	15	40%	28	50%	Per Use Permit or 2	35	29 – 8.8
RM-5 to RM-5.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	40%	28	50%	Per Use Permit or 2	50	8.7 – 7.3
RM-6 to RM-9.9 6,000 to <10,000 sq. ft.	General Requirements	20	5&8	15	40%	28	50%	Per Use Permit or 2	60	7.2 – 4.4

*These standards currently apply to areas outside the Coastal Zone, and will apply inside the Coastal Zone following approval by the Coastal Commission.

**The density for the RM district is delineated similarly to the R-1 district in that RM-6 would be 6000 square foot minimum lot size per dwelling unit density.

COMMERCIAL/MIXED-USE SITE STANDARDS

COMMERCIAL SITE AND STRUCTURAL DIMENSIONS CHART						
District Designation	Minimum Site Area Per Parcel (net developable square feet)	Minimum Parcel Frontage (feet)	Front	Minimum Yard- (feet) Side	Rear	Maximum Building Height Limit-(feet)
PA	10,000	60	10	Interior: 0 Street: 10	10	3 stories, but not to exceed 35 ft.
VA	10,000	60	10	10	10	"
C-T	10,000	60	10	0	0	"
C-1	10,000	60	10	0	0	"
C-2	10,000	60	10	0	0	"
C-4	10,000	60	10	0	0	"

Footnotes:

1. See also General Site Standards exceptions in Sections [13.10.510](#), [13.10.520](#) and [13.10.521](#).
2. Subject to exceptions as provided in subsection (b) of this section.
3. See also Chapter 12.28, Solar Access Protection; subject to solar access requirements in Section [13.11.072](#).

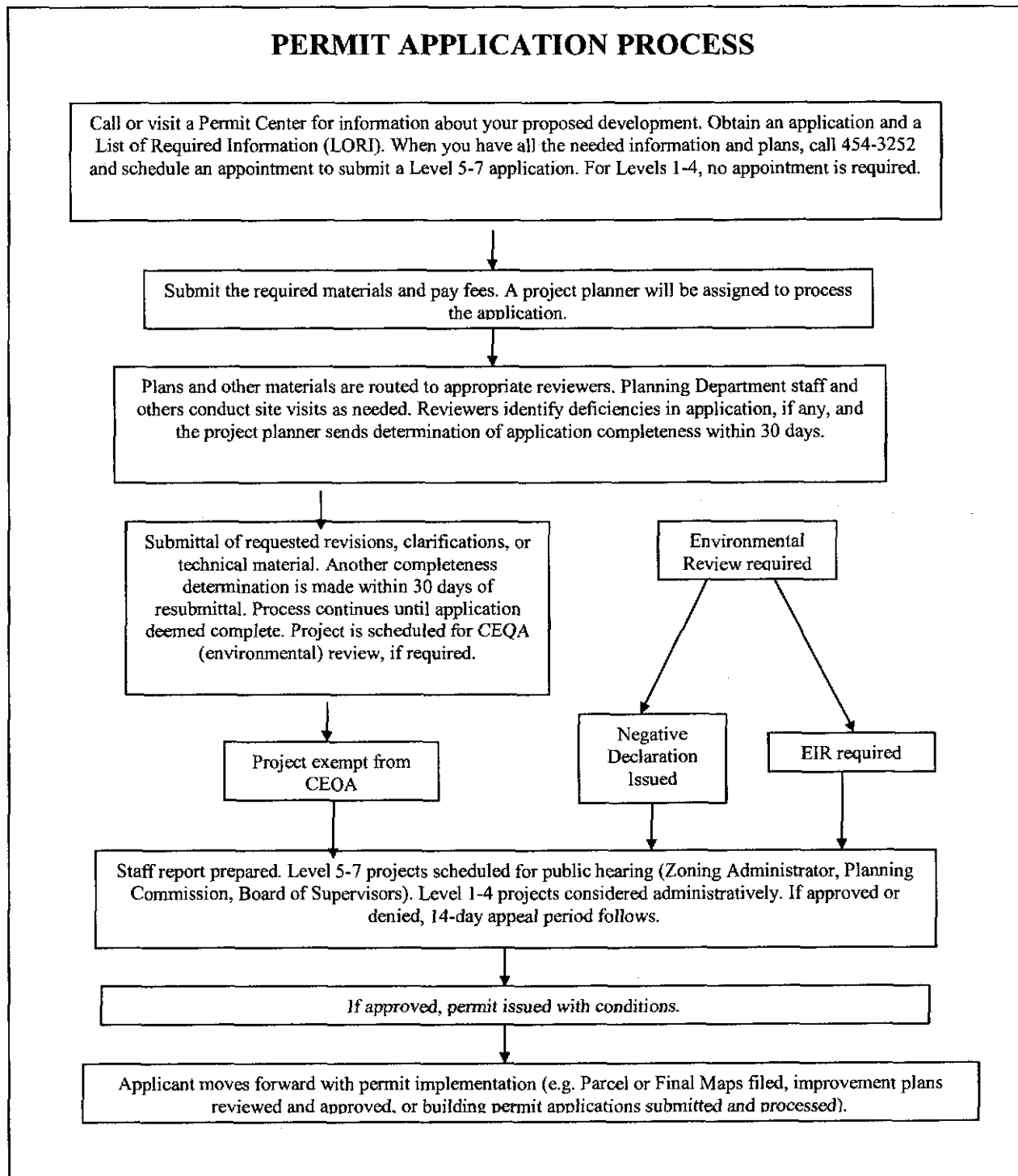
REQUIRED PARKING

Parking Spaces Required by Bedroom Count		
Bedrooms	Single Family	Multi-Family
1	2	2
2	3	2.5
3	3	2.5
4	3	3
Additional	1 each	.5 each
Guest	None	20% additional

ON- AND OFF-SITE IMPROVEMENT REQUIREMENTS

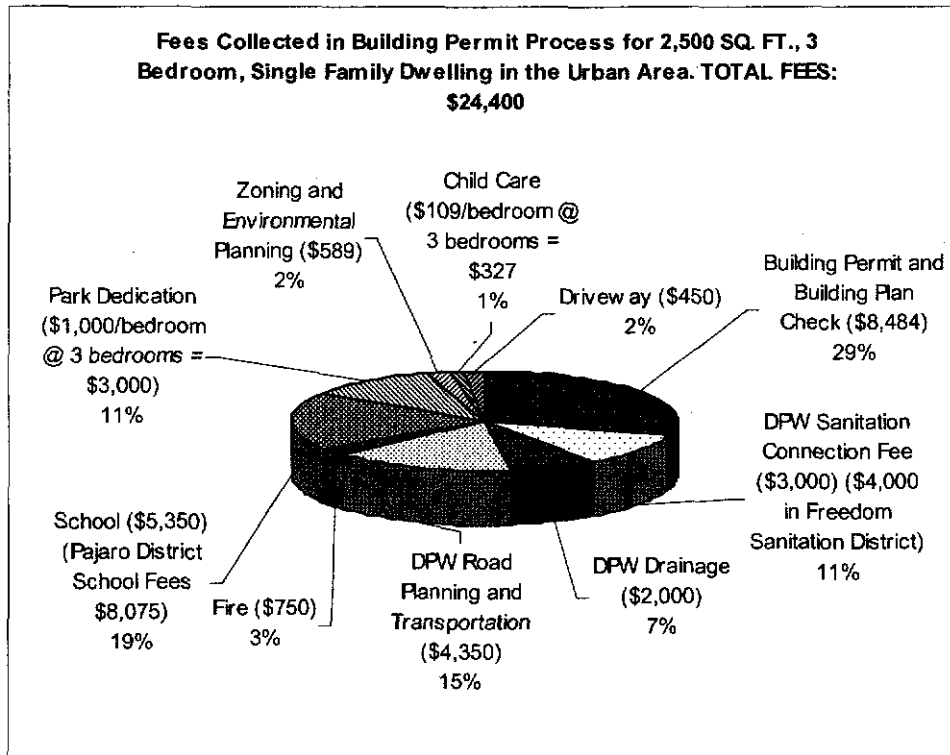
Zoning District	On-Site Improvement Standards			Off-Site Improvement Standards		
	Open Space/ Landscaping	Drainage	Water and Sewer/ Utility Easements	Streets/ Sidewalks	Curbs and Gutters	Park Dedications
R-1	See lot coverage/ Setbacks	Capacity to accommodate 10-year storm	No less than 20 feet in width, improved to 12 feet. Unless in County ROW.	Min ROW: 40', Sidewalk: 4', Preferred ROW for Local Street: 56'	Standard Type A (straight) Curbs required. Exception available for rolled curbs in infill areas	400 square feet per unit or \$578 - \$1000 per bedroom
R-M	200 sf private or 300 sf common Open Space					300 square feet per unit or \$434 - \$800 per bedroom
RR	None				None	400 square feet per unit or \$578 - \$1000 per bedroom
RA	None				None	400 square feet per unit or \$578 - \$1000 per bedroom

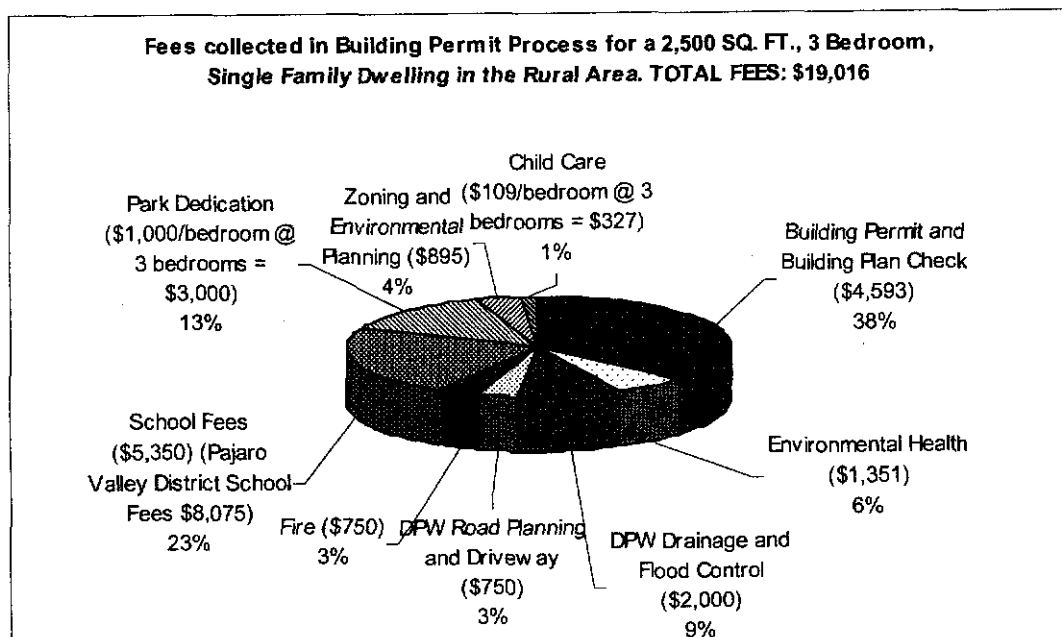
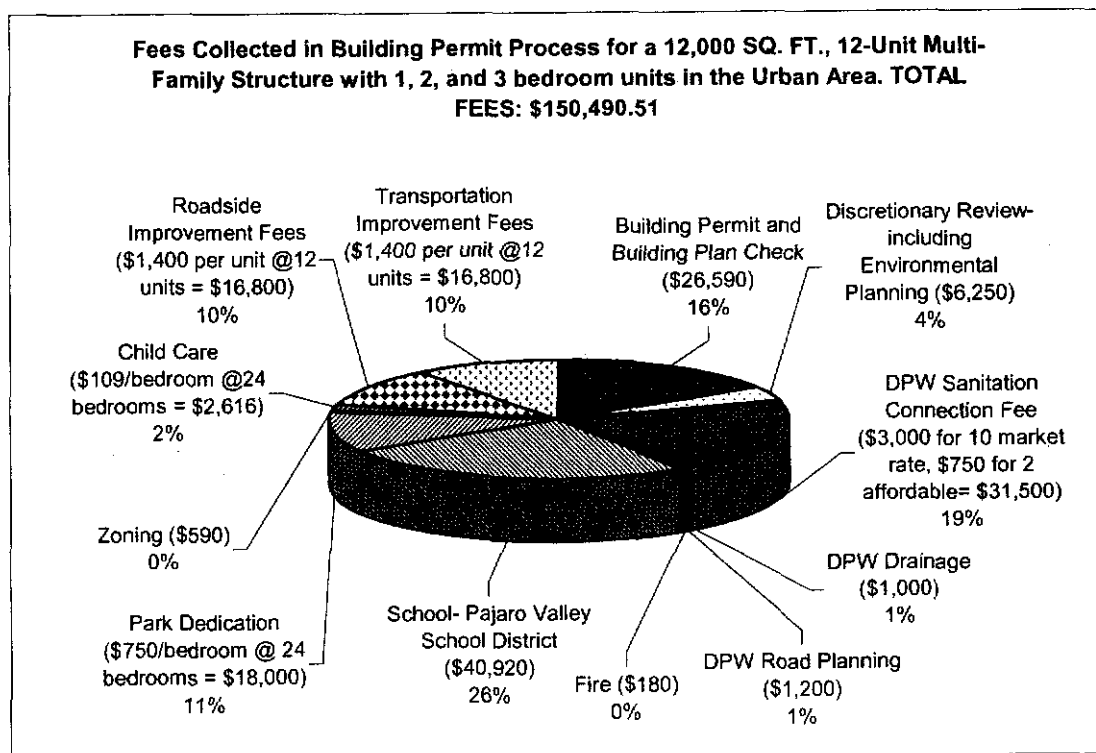
4.4-3: PERMIT PROCESSING FLOWCHART



APPENDIX 4.4-4: TYPICAL BUILDING PERMIT FEES

(Examples do not include such fees as Water Connection, Discretionary Permit (for Single Family) and Soils Engineering/Geologic Fees.)

SINGLE FAMILY, URBAN AREA

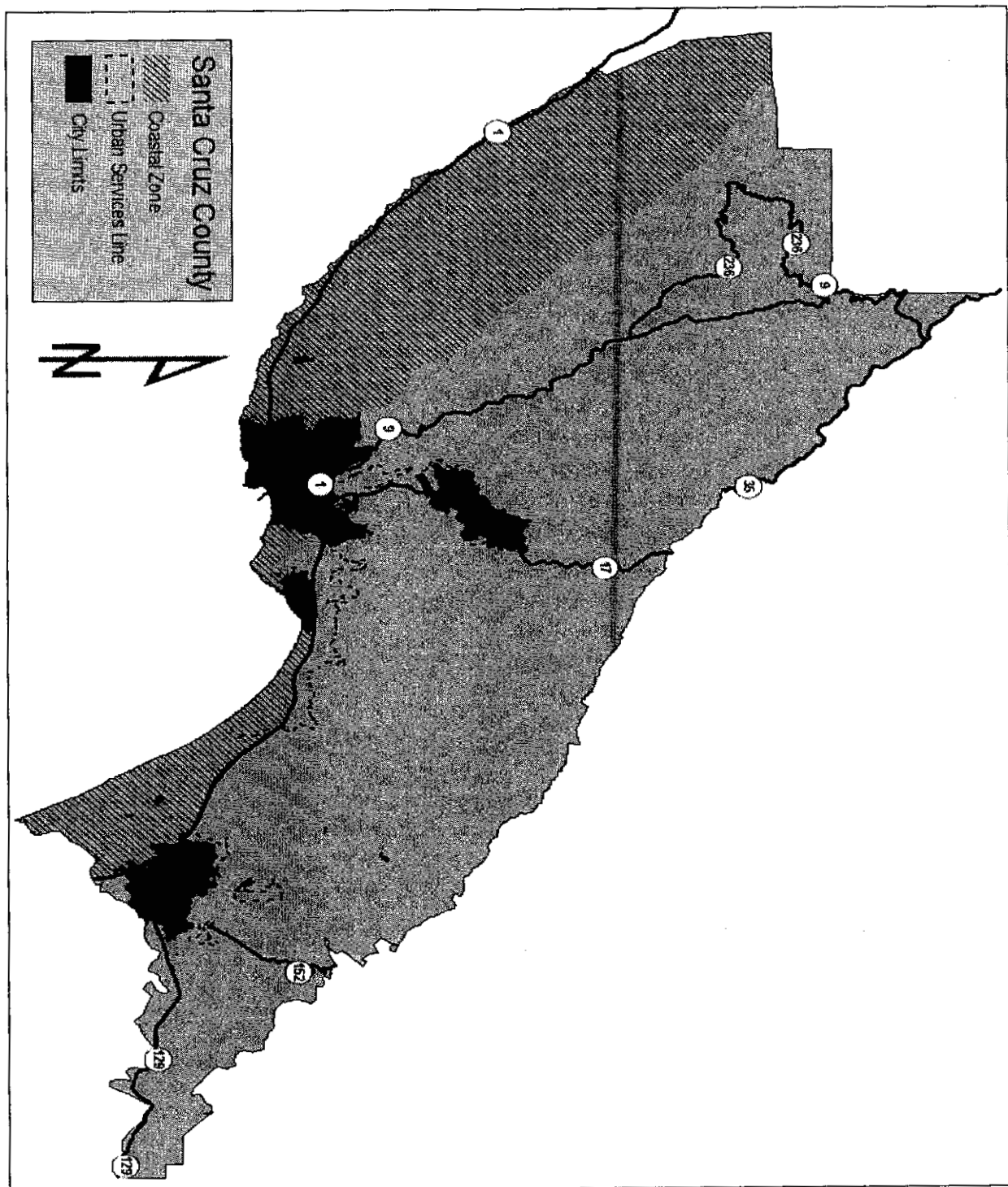
SINGLE FAMILY, RURAL AREA**MULTI-FAMILY, URBAN AREA***(Includes Discretionary Permit)*

4.4-5: PERMIT FEES AS PERCENTAGE OF TOTAL DEVELOPMENT COSTS

(Based on a proforma for a recent 39-unit development project.)

	39 units
Total Development Costs	20,495,631
Permits and Fees	<u>832,532</u>
Fees as Percentage of TDC	4%

4.4-6: MAP OF URBAN SERVICES LINE AND COASTAL ZONE



4.4-7: MEASURE J BUILDING PERMIT ALLOCATIONS AND NUMBER OF PERMITS ISSUED, 1979 - 2009

YEAR	Permits Carried Over	Total Permits Allocated	Permits Subject to Allocation (1)	Total Allocations Available	Total Applications Submitted (2)	Allocations Remaining at End of Year
1979	0	930	930	930	741	189
1980	189	1055	1055	1244	972	272
1981	272	937	937	1209	934	275
1982	275	968	968	1243	738	505
1983	505	972	972	1477	619	858
1984	858	991	991	1849	609	1240
1985	1240	757	757	1997	710	1287
1986	1287	768	768	2055	595	1460
1987	1460	468	468	1928	606 (3)	1322
1988	1322	489	489	1811	670 (3)	1141
1989	1141	1873 (4)	1873 (4)	3014	420	2594
1990	2594	487	487	3081	267	2814
1991	2814	495	495	3309	173	3136
1992	268	509	433	701	158	543
1993	275	512	435	710	109	601
1994	326	525	446	772	168	604
1995	278	528	449	727	131	596
1996	318	530	450	768	138	630
1997	312	531	451	763	197	566
1998	254	526	447	701	275	426
1999	172	396	337	509	216 (5)	293
2000	104	399	339	443	220	223
2001	119	266	227	346	177 (6)	169
2002	60	264	227	287	135	152
2003	92	264	227	319	127	192
2004	100	262	222	322	171	151
2005	51	267	227	278	125	153
2006	102	257	257	359	88	271
2007	169	256	256	425	149	276
2008	107	257	257	364	32	332
2009	225	258	258	483	26 (7)	457
(1)	Prior to 1992, market rate and affordable units were subject to the allocation; beginning in 1992, only market rate units were subject to the allocation; beginning in 2005, the total Board allocation formula was changed to include the market rate units only.					
(2)	Total applications submitted subject to the allocation (i.e., affordable units, second units and replacement units are no longer subject to the allocation).					
(3)	More building permits were issued than allocated due to issuance of permits from the carryover reservoir.					
(4)	A special allocation of 1,384 additional affordable permits were approved to allow attainment of the regional housing goal for the 1980-90 decade.					
(5)	208 from the 1999 allocation and 8 (Rural) from the 1998 carryover					

(6)	Including 10 carry-over permits authorized by the Board of Supervisors in June 2001 for rural housing development.
(7)	Through July 31, 2009.

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Appendices for 4.6

URBAN RESIDENTIAL DEVELOPMENT POTENTIAL

Staff identified five categories of residential properties in the urban area for the analysis:

Appendix 4.6-1A	Potential Development Capacity on Non-Vacant Urban Single-Family Zoned Residential Parcels less than 14.5 units per acre
Appendix 4.6-1B	Potential Development Capacity on Non-Vacant Urban Multi-Family Zoned Parcels
Appendix 4-6.2	Potential Development Capacity on Vacant Urban Residential Parcels less than 14.5 units per acre
Appendix 4-6.3	Potential Parcels for Development of Moderate Income Housing Zoned for 14.5 to 17.5 Units per Acre
Appendix 4-6.4	Sites with a Minimum Density of 20 Units per Acre

Within these tables, R-1 denotes single-family residential use; RM denotes multi-family use.

Appendices 4.6-1A and 4.6-1B

These tables identify parcels which would be developed at a density of up to 14.5 units per acre.

Vacant Residential Parcels were identified through the Assessor Use Codes as residentially-zoned properties where no residential use exists. Staff determined the probable build-out by applying the existing zoning for the property to the property size, with appropriate area deducted for rights-of way, riparian corridor and other non-developable areas. Other factors that may influence the final density of potential development, such as environmental impacts, neighborhood compatibility, etc., were not factored into the analysis. This table shows the potential development of 1,039 units.

Non-Vacant Parcels were also identified from the Assessor Use Codes for parcels zoned R-1 and RM-4 or above (i.e., larger lot RM-zoned parcels with a 4,000 or more square foot or more per unit minimum) that are currently underutilized or could otherwise accommodate additional residential units (e.g., could be subdivided). From these Use Codes, staff was able to determine the existing use of the property and whether additional residential use was possible. Where additional residential use was determined to be feasible, the existing zoning was applied to the area of the property to determine the number of new units that could be developed. Appropriate areas were deducted for rights-of way, riparian corridor and other non-developable areas depending on the zoning. Other factors that may influence the final density of potential development, such as environmental impacts, neighborhood compatibility, etc., were not factored into the analysis. These tables show the potential development of 783

additional units on R-1 zoned properties, and 427 units for RM-4 and above zoned parcels.

The tables list the size of the parcel, the specific zoning of the parcel, the number of existing units on the parcel (if any), the number of additional potential units that could be built, and for those sites where the County's Density Bonus provisions might apply (i.e., where 5 or more additional units could be developed under existing zoning) the total *additional number of potential units* using the Density Bonus. The total number of potential housing units within the Urban Services Line (not counting Density Bonus units) listed in the three tables of Appendices 4.6-1A, B and is 2,249 units.

The parcels listed in these Appendices are anticipated to predominantly fulfill the Above Moderate category of sites, with a small proportion anticipated to be affordable to Moderate income households.

**4.6-1A: POTENTIAL DEVELOPMENT
CAPACITY ON
NON-VACANT URBAN RESIDENTIAL PARCELS**

Status	ASSESSORS	SQUARE FEET	ZONING	General	EXIST. UNITS	POT. UNITS	Total Units w/Density Bonus*	VL	L	M	AM	Water Available?	Sewer Available?
	PARCEL NUMBER			Plan Land Use									
underutilized	02503217	42065	R-1-6	R-UL	1	5	6	-	-	0	5	yes	TM (A)
underutilized	02503336	9825	R-1-3.5	R-UH	1	1	1	-	-	0	1	yes	yes
underutilized	02604229	13023	R-1-5	R-UM	1	1	1	-	-	0	1	yes	yes
underutilized	02604230	17703	R-1-5	R-UM	1	1	1	-	-	0	1	yes	yes
underutilized	02607101	34484	R-1-5	R-UM	1	5	6	-	-	0	5	yes	yes
underutilized	02607119	37372	R-1-5	R-UM	1	5	6	-	-	0	5	yes	yes
underutilized	02612194	19150	R-1-6-D	R-UL	1	2	2	-	-	0	2	yes	yes
underutilized	2620107	43397	R-1-6-D	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	2624145	39971	R-1-6	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	2649140	38411	R-1-5	R-UM	1	5	6	-	-	0	5	yes	yes
underutilized	02723132	33515	R-1-4	R-UH	1	2	2	-	-	0	2	yes	yes
underutilized	2804101	42372	R-1-6-D	R-UL	0	5	6	-	-	0	5	yes	TM (R)
underutilized	02901350	42409	R-1-5	R-UM	1	6	7	-	-	0	6	yes	yes
underutilized	2910126	42734	R-1-6	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	03025372	40479	R-1-6	R-UL	0	5	6	-	-	0	5	yes	TM (N)
underutilized	03111349	28488	R-1-4	R-UH	1	5	6	-	-	0	5	yes	yes
underutilized	03114120	40475	R-1-6	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	03115154	19861	R-1-4	R-UH	1	3	3	-	-	0	3	yes	yes
underutilized	03115155	9268	R-1-4	R-UH	1	1	1	-	-	0	1	yes	yes
underutilized	03115203	34134	R-1-4	R-UH	1	6	7	-	-	0	6	yes	yes
underutilized	03710160	14599	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
underutilized	03722135	40315	R-1-5	R-UM	1	6	7	-	-	0	6	yes	yes
underutilized	04171101	28909	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
underutilized	04210106	29934	R-1-4	R-UH	0	5	6	-	-	0	5	yes	yes
underutilized	04922120	43320	R-1-6	R-UL	2	5	6	-	-	0	5	yes	yes
underutilized	05177111	39093	R-1-10-GH D-U/O-L/R-U		0	1	1	-	-	0	0	yes	yes
Subtotal for Parcels Under 1 Acre:					23	97	113	0	0	0	96		
underutilized	02501317	131530	R-1-10	R-UL	1	6	7	-	-	0	6	yes	TM (A)
underutilized	2611101	69867	R-1-6	R-UL	3	9	11	-	-	1	8	yes	yes
underutilized	02611103	43611	R-1-6-D	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	02611116	55678	R-1-6	R-UL	1	7	8	-	-	1	6	yes	yes
underutilized	02612236	70216	R-1-6	R-UL	0	5	6	-	-	0	5	yes	yes
underutilized	2618108	45024	R-1-6	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	2620106	50189	R-1-6-D	R-UL	1	6	7	-	-	0	6	yes	yes
underutilized	2624107	94580	R-1-6	R-UL	1	13	16	-	-	1	12	yes	yes
underutilized	02624144	50652	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes
underutilized	02630110	47278	R-1-6	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	02630130	75508	R-1-6	R-UL	0	10	12	-	-	1	9	yes	yes
underutilized	2630211	99652	R-1-6	R-UL	1	14	17	-	-	2	12	yes	yes
underutilized	02903106	166815	R-1-5	R-UM	1	10	12	-	-	1	9	yes	yes
underutilized	2907103	44030	R-1-6	R-UL	2	5	6	-	-	0	5	yes	TM (R)
underutilized	2907138	100935	R-1-6-D	R-UL	0	15	18	-	-	2	13	yes	yes
underutilized	02907168	92312	R-1-6-D	R-UL	1	13	16	-	-	1	12	yes	yes
underutilized	02908103	43611	R-1-6	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	02912101	90826	R-1-6-D	R-UL	1	13	16	-	-	1	12	yes	yes
underutilized	02915102	59484	R-1-6	R-UL	1	7	8	-	-	1	6	yes	yes
underutilized	02917104	70301	R-1-6-D	R-UL	1	9	11	-	-	1	8	yes	yes

**4.6-1A: POTENTIAL DEVELOPMENT
CAPACITY ON
NON-VACANT URBAN RESIDENTIAL PARCELS**

Status	ASSESSORS		ZONING	General		EXIST. UNITS	POT. UNITS	Total Units			AM	Water Available?	Sewer Available?
	PARCEL NUMBER	SQUARE FEET		Plan Land Use	w/Density Bonus*			VL	L	M			
underutilized	02917105	68469	R-1-6-D	R-UL	0	6	7	-	-	0	6	yes	yes
underutilized	02917106	70855	R-1-6-D	R-UL	2	8	10	-	-	1	7	yes	yes
underutilized	02917112	60261	R-1-6	R-UL	1	8	10	-	-	1	7	yes	yes
underutilized	02939101	84302	R-1-6-D	R-UL	2	5	6	-	-	0	5	yes	yes
underutilized	02939102	47437	R-1-6-D	R-UL	0	5	6	-	-	0	5	yes	TM (R)
underutilized	02939103	76951	R-1-6-D	R-UL	0	6	7	-	-	0	6	yes	yes
underutilized	03004111	66149	R-1-6	R-UL	1	9	11	-	-	1	8	yes	yes
underutilized	03006116	80143	R-1-10	R-UL	1	6	7	-	-	0	6	yes	yes
underutilized	03010162	89275	R-1-6	R-UL	1	12	15	-	-	1	11	yes	yes
underutilized	03024120	52169	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes
underutilized	03026109	60191	R-1-6	R-UL	4	5	6	-	-	0	5	yes	yes
underutilized	03101114	52995	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes
underutilized	03103180	51355	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes
underutilized	03103188	107161	R-1-6	R-UL	1	3	3	-	-	0	3	yes	yes
underutilized	03109101	189360	R-1-6	R-UL	1	10	12	-	-	1	9	yes	yes
underutilized	03114118	77949	R-1-6	R-UL	1	10	12	-	-	1	9	yes	yes
underutilized	03114134	140872	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes
underutilized	03706104	1136182	R-1-6	R-UL	2	22	22			3	19	yes	yes
underutilized	03706108	66535	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	03706154	69408	R-1-6	R-UL	1	9	11	-	-	1	8	yes	yes
underutilized	03706166	111408	R-1-6	R-UL	2	44	44	-	-	6	38	yes	yes
underutilized	03712129	157734	R-1-10	R-UL	0	14	17	-	-	2	12	yes	yes
underutilized	03713106	86769	R-1-10	R-UL	1	6	7	-	-	0	6	yes	TM (N)
underutilized	03719112	152631	R-1-6	R-UL	1	20	25	-	-	3	17	yes	TM (N)
underutilized	03902118	70716	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	03902124	106176	R-1-10	R-UL	1	8	10	-	-	1	7	yes	yes
underutilized	03903102	60841	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	03903148	66092	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	03904131	61195	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	03905110	110315	R-1-10	R-UL	1	9	11	-	-	1	8	yes	yes
underutilized	03905117	95088	R-1-10	R-UL	1	7	8	-	-	1	6	yes	yes
underutilized	03905121	108815	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
underutilized	03912110	75475	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	03912118	107738	R-1-10	R-UL	1	8	10	-	-	1	7	yes	yes
underutilized	03931151	44332	R-1-6	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	03952103	76245	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	04032301	64635	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	04106103	244346	R-1-20	R-UVL	1	6	7	-	-	0	6	yes	yes
underutilized	04122114	72167	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	04122140	141688	R-1-20	R-UVL	1	5	6	-	-	0	5	yes	yes
underutilized	04823101	109548	R-1-10	R-UL	1	8	10	-	-	1	7	yes	yes
underutilized	04926121	46769	R-1-6	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	04931203	61660	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	04931205	80497	R-1-10	R-UL	1	6	7	-	-	0	6	yes	yes
underutilized	04931211	61711	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	04932115	58122	R-1-6	R-UL	2	6	7	-	-	0	6	yes	yes
underutilized	04953101	87384	R-1-8	R-UL	0	8	0	-	-	0	0	yes	yes
underutilized	05004112	57165	R-1-5	R-UM	1	9	11	-	-	1	8	yes	yes
underutilized	05004146	125560	R-1-1AC	R-UVL	0	2	2	-	-	0	2	yes	yes

**4.6-1A: POTENTIAL DEVELOPMENT
CAPACITY ON
NON-VACANT URBAN RESIDENTIAL PARCELS**

Status	ASSESSORS	SQUARE FEET	ZONING	General	EXIST. UNITS	POT. UNITS	Total Units				AM	Water Available?	Sewer Available?
	PARCEL NUMBER			Plan Land Use			w/Density Bonus*	VL	L	M			
underutilized	05133116	50656	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes
underutilized	05141107	165665	R-1-10	R-UL	1	14	17	-	-	2	12	yes	yes
underutilized	05141120	101524	R-1-10	R-UL	1	8	10	-	-	1	7	yes	yes
underutilized	05141123	87068	R-1-10	R-UL	1	6	7	-	-	0	6	yes	yes
underutilized	06026124	805503	R-1-20	R-UVL	1	17	21	-	-	2	15	yes	yes
underutilized	06708150	209396	R-1-20	R-UVL	1	8	10	-	-	1	7	yes	yes
underutilized	06708152	213805	R-1-20	R-UVL	1	8	10	-	-	1	7	yes	yes
underutilized	06708154	206001	R-1-20	R-UVL	1	8	10	-	-	1	7	yes	yes
underutilized	06708155	463049	R-1-20	R-UVL	1	12	15	-	-	1	11	yes	yes
underutilized	06720221	288293	R-1-20	R-UVL	1	12	15	-	-	1	11	yes	yes
underutilized	06748104	110286	R-1-15	R-UVL	1	5	6	-	-	0	5	yes	yes
underutilized	06824137	152769	R-1-20	R-UVL	1	5	6	-	-	0	5	yes	yes
underutilized	10217113	141647	R-1-20	R-UVL	1	5	6	-	-	0	5	yes	yes
underutilized	10218108	157630	R-1-10	R-UL	4	9	11	-	-	1	8	yes	yes
underutilized	10237211	93764	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes
underutilized	10251105	72277	R-1-6	R-UL	1	7	8	-	-	1	6	yes	yes
underutilized	10421128	47430	R-1-6	R-UL	1	5	6	-	-	0	5	yes	yes
Subtotal for Parcels Over 1 Acre:					91	688	807	0	0	52	628		
Grand Total for All Underutilized Single-Family Zoned Pa					114	785	920	0	0	52	724		

* For projects of 5-units or larger, 146 additional units are possible from the County's Density Bonus Ordinance, resulting in an additional 14 low or 7 very low income units, with the remainder above-moderate income units

** TM = Temporary Moratorium on Sewer Connections (A = Arana Gulch Basin, R = Rodeo Gulch Basin, N = Nobel Gulch Basin)

NOTE: APN records in *Italics* are the targeted high density housing sites from the previous Housing Element

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCELNUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density Bonus*							
vacant	02503336	9825	R-1-3.5	R-UH	1	1		-	-	0	1	yes	TM (A)**
vacant	02520113	12992	R-1-6	R-UL	1	1		-	-	0	1	yes	TM (A)**
vacant	02521107	28202	RM-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	02550101	5999	RM-4	R-UM	1	1		-	-	0	1	yes	yes
vacant	02550105	6008	RM-4	R-UM	1	1		-	-	0	1	yes	yes
vacant	02605111	9420	R-1-6	R-UM	1	1		-	-	0	1	yes	yes
vacant	02608154	13617	RM-4	R-UM	1	1		-	-	0	1	yes	yes
vacant	02609125	1650	R-1-6	R-UM	1	1		-	-	0	1	yes	yes
vacant	02614267	6991	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	02615183	8002	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	02616114	14907	RM-4	R-UM	1	1		-	-	0	1	yes	yes
vacant	02618133	8088	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	02618161	23544	R-1-6	O-U/R-UL	1	1		-	-	0	1	yes	yes
vacant	02621142	15225	RM-4	O-U/R-UM	1	1		-	-	0	1	yes	yes
vacant	02627216	15934	R-1-6	O-U/R-UM	1	1		-	-	0	1	yes	yes
vacant	02653141	12330	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	02653142	12533	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	02672105	6305	R-1-5	R-UM	1	1		-	-	0	1	yes	yes
vacant	02704411	2489	R-1-3.5	R-UH	1	1		-	-	0	1	yes	yes
vacant	02706420	2405	R-1-3.5	R-UH	1	1		-	-	0	1	yes	yes
vacant	02708212	5709	R-1-3.5	R-UH/O-U	1	1		-	-	0	1	yes	yes
vacant	02711215	3187	R-1-3.5	R-UH	1	1		-	-	0	1	yes	yes
vacant	02713112	2495	R-1-3.5	R-UH	1	1		-	-	0	1	yes	yes
vacant	02806220	2284	R-1-5	R-UM	1	1		-	-	0	1	yes	yes
vacant	02808111	39174	RM-4	O-U/R-UM	1	1		-	-	0	1	yes	TM (A)**
vacant	02813201	3933	R-1-3.5	R-UH	1	1		-	-	0	1	yes	yes
vacant	02815540	14020	R-1-6,PR	R-UL	1	1		-	-	0	1	yes	yes
vacant	02816516	4137	R-1-4	R-UM	1	1		-	-	0	1	yes	yes
vacant	02817305	6295	R-1-4-D	R-UM	1	1		-	-	0	1	yes	yes
vacant	02817307	5693	R-1-4-D	R-UM	1	1		-	-	0	1	yes	yes
vacant	02817308	4688	R-1-4-D	R-UM	1	1		-	-	0	1	yes	yes
vacant	02821118	7432	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	02822202	3837	R-1-4	R-UM	1	1		-	-	0	1	yes	yes
vacant	02823215	4117	R-1-4	R-UM	1	1		-	-	0	1	yes	yes
vacant	02823216	3497	R-1-4	R-UM	1	1		-	-	0	1	yes	yes
vacant	02823229	5115	R-1-4	R-UM	1	1		-	-	0	1	yes	yes
vacant	02926231	6264	R-1-5	R-UM	1	1		-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density Bonus*	Bonus*						
vacant	02826232	7959	R-1-5	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	02826338	3018	R-1-5	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	02827215	3005	R-1-5	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	02830204	33096	R-1-5-D	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	02830475	7254	R-1-5	O-R/R-UM	1	1	1	-	-	0	1	yes	yes
vacant	02848106	8162	R-1-5	O-R	1	1	1	-	-	0	1	yes	yes
vacant	02910103	37936	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	02914324	7081	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	02929105	7293	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	02939111	6073	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03015122	18161	RM-3-GH,C-2-G	R-UH/C	1	1	1	-	-	0	1	yes	yes
vacant	03016104	15073	RM-3	R-UH	1	4	4	-	-	0	1	yes	yes
vacant	03020143	11708	RM-6	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03020171	16601	RM-4	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03022105	7062	R-1-6,PR-GH	O-R/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03023167	6102	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03024122	18281	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03024216	17050	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03025334	11339	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03025373	9626	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03027105	8440	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03107201	8590	R-1-6	R-UH/O-U	1	1	1	-	-	0	1	yes	yes
vacant	03110146	22982	R-1-4	R-UM	1	4	4	-	-	0	1	yes	yes
vacant	03112206	4474	RM-3.5,R-1-4	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03202127	11107	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03204166	10852	RM-3	R-UH	1	1	1	-	-	0	1	yes	yes
vacant	03204187	8934	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03204188	10281	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03204189	8141	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03207516	5156	R-1-5	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03211132	7211	R-1-5-AH	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03215104	1193	R-1-4	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03215116	1207	R-1-4	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03215216	3410	R-1-4	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03315232	6805	R-1-5	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03416301	2920	R-1-5	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03701220	6863	R-1-6	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03701221	8696	R-1-6	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03706135	15986	R-1-15	R-U/L	1	1	1	-	-	0	1	yes	yes
vacant	03718118	23462	R-1-6	O-U/R-UL	1	1	1	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCELNUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE? TM (N)''
						w/Density Bonus*	Bonus*						
vacant	03721148	14778	R-1-6	R-UL	1	1	1	-	-	0	1	yes	
vacant	03811203	4619	R-1-4	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03811419	4584	R-1-4	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03815144	5934	R-1-6	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03815145	6043	R-1-6	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03815153	20060	R-1-6	O-U/R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03815154	10424	R-1-6	O-U/R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03815184	16064	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03815189	8284	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03816329	2239	R-1-4	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03818151	3454	R-1-4	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03818419	3030	R-1-4	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03821111	3570	R-1-4	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	03823109	9185	R-1-8	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03823114	9449	R-1-8	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03904125	27520	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03904133	23417	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03904136	33599	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03905112	19597	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03905113	37347	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03905114	40876	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03906109	15510	R-1-10	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	03906111	10169	R-1-10	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	03906112	12104	R-1-10	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	03906113	22236	R-1-10	O-U/R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	03906115	10094	R-1-10	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	03906116	20208	R-1-10	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	03906117	16224	R-1-10	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	03906119	26420	R-1-10	R-UVL	2	2	2	-	-	0	2	yes	yes
vacant	03907204	13215	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03907290	11372	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03908305	10402	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03908308	10246	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03908309	14449	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03911144	5231	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03911149	19948	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03912106	42464	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03912112	21816	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03912113	6059	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03915132	2214	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCELNUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density	Bonus*						
vacant	03917128	5015	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03919117	2922	RM-3	R-UH	1	1	1	-	-	0	1	yes	yes
vacant	03925215	2180	R-1-1AC	R-U/L	1	1	1	-	-	0	1	yes	yes
vacant	03931155	14394	RM-3,PF,PR	P/R-UH/O-R	1	1	1	-	-	0	1	yes	yes
vacant	03935119	10852	R-1-8	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03937129	30465	RM-5,R-1-8	R-UM	4	4	4	-	-	0	4	yes	yes
vacant	03937137	8007	R-1-8	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	03953101	19445	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04021716	7681	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04021730	6408	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04038611	13183	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04039101	38257	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04107108	8080	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04107205	15758	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04107207	15927	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04107212	9334	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04107213	10535	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04107214	9806	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04107215	11128	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04107216	10161	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04107217	8937	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04108105	5486	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04108106	4489	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04108115	6569	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04108116	7307	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04108117	7293	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04108118	8514	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04108119	9129	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04108120	8277	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04108121	8352	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04108108	9828	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04108109	9690	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04109111	5082	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04109112	5410	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04109117	4953	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04109120	6914	R-1-10	O-U/R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04109209	2966	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04109211	4115	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04109214	3801	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04109215	4063	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCELNUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density	Bonus*						
vacant	04109219	7414	R-1-10	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04109220	12986	R-1-10	O-U/R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04109228	5927	R-1-10	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04118111	4943	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04118119	7982	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04118120	7387	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04118139	39412	R-1-1AC	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04118159	4269	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04118203	3983	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04119119	6690	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04119120	18140	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04119122	6273	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04119125	10057	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04119133	3158	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04119134	6922	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04119135	3202	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04123214	22180	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	04123308	24718	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	04124211	36831	R-1-1AC	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	04138124	13731	R-1-10	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	04142204	14402	R-1-10	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	04142212	17609	R-1-10	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	04151105	3270	R-1-10	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04185113	3353	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04172103	8691	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04172104	8783	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04202213	2881	RM-3	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04204214	2866	RM-3	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04205206	7743	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04205208	4428	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04205225	3876	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04205246	39444	R-1-4	R-UM	5	6	-	-	-	0	5	yes	yes
vacant	04205405	4529	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04205406	3794	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206204	5863	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206310	2112	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206618	5277	R-1-6	O-U/R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206619	6082	R-1-6	O-U/R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206708	4520	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206709	5205	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCELNUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density Bonus*							
vacant	04206710	5254	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206711	5394	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206715	9904	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206716	3747	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206717	4158	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206718	4733	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206719	32145	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04206728	2864	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04207101	4923	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04207103	5507	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04207105	3292	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04207108	3545	R-1-6	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04207205	1949	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04207206	3147	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04209208	5072	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04209212	3937	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04209409	5149	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04210108	4010	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04210109	4431	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04213136	1727	R-1-3.5	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04216110	1879	RM-3	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04216111	1863	RM-3	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04216112	1831	RM-3	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04216120	2093	RM-3	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04217202	1780	R-1-3.5	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04218133	2992	R-1-3.5	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04218135	4229	R-1-3.5	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04219110	3342	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04219118	9261	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04220236	8549	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04220239	6614	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04221101	1587	RM-2.5	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04221103	2142	RM-2.5	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04221128	2345	RM-2.5	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04221140	1451	RM-2.5	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04221143	1583	RM-2.5	R-UH	1	1	-	-	-	0	1	yes	yes
vacant	04222107	6997	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222110	3637	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222214	5586	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222219	4988	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density	Bonus*						
vacant	04222220	3956	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222222	5978	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222223	6252	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222225	6692	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222226	6018	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222227	5936	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222228	6523	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222229	6334	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222230	5479	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222233	4023	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222234	3716	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222235	4002	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222236	4170	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222239	4175	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222240	5297	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222209	4032	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222230	3843	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222231	2606	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222513	4853	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222525	5160	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04222336	4148	R-1-4	R-UM	1	1	-	-	-	0	1	yes	yes
vacant	04302103	5844	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04302104	5907	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04303124	2388	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04304504	5916	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04305102	10927	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04305214	5780	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04309313	6218	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04309502	7674	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04310507	5981	R-1-8	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04310513	1608	R-1-8	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04313114	6820	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04315246	7315	RB	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04315257	4195	RB	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04315258	8624	RB	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04315267	5288	RB	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04315270	13074	RB	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04315271	13304	RB	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04315272	24140	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04316139	8405	R-1-6	R-UL	1	1	-	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCELNUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density	Bonus*						
vacant	04316140	8310	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04316142	4783	RB	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04316151	8725	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04316153	7863	RB	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04316154	6362	RB	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04316155	6377	RB	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04316157	7985	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04322216	5995	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04322218	6054	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04323101	5886	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04324109	6396	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04324304	11057	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04402109	8816	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04402147	14891	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04402153	5395	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04404128	7992	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04405119	12995	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04405134	15620	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04406103	6453	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04406107	3675	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04406116	4327	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04406127	9386	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04406128	10170	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04406213	4080	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04406218	5603	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04406258	1525	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04411342	5940	R-1-5	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	04411516	8748	R-1-5	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	04412218	4926	R-1-5	R-UM	1	1	1	-	-	0	1	yes	yes
vacant	04413103	6805	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04413104	7677	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04413105	12631	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04413119	15622	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04413127	17381	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04413128	15885	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04414205	6232	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04414227	5702	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04414242	2093	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04414243	4519	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	04414248	6005	R-1-10-SP	R-UL	1	1	1	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCELNUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density Bonus*							
vacant	04414263	14270	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04414321	6684	R-1-8	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415103	6981	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415104	3503	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415108	6161	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415112	9749	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415116	4550	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415117	4383	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415123	7890	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415124	3775	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415128	4749	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415129	8385	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415132	6018	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415140	10108	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415203	7514	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415205	6889	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415214	5589	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04415224	9055	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416105	3875	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416106	2589	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416125	7985	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416127	3827	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416128	4634	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416129	5661	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416131	2877	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416133	9774	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416145	7786	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416152	3754	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416156	5188	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04416170	5004	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04417101	6812	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04417113	7356	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04417114	7233	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04417143	11131	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04417145	9529	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04417169	6227	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04418208	20348	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04418218	7144	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04418220	8058	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04418235	10827	R-1-10-SP	R-UL	1	1	-	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density Bonus*							
vacant	04419129	4671	R-1-5	R-UM	1	1		-	-	0	1	yes	yes
vacant	04420134	5500	R-1-5	R-UM	1	1		-	-	0	1	yes	yes
vacant	04420329	4437	R-1-5	R-UM	1	1		-	-	0	1	yes	yes
vacant	04420330	5439	R-1-5	R-UM	1	1		-	-	0	1	yes	yes
vacant	04421123	5010	R-1-5	R-UM	1	1		-	-	0	1	yes	yes
vacant	04422112	5432	R-1-8	R-UL	1	1		-	-	0	1	yes	yes
vacant	04423103	9103	R-1-8	R-UL	1	1		-	-	0	1	yes	yes
vacant	04423123	7972	R-1-10	R-UL	1	1		-	-	0	1	yes	yes
vacant	04423128	9553	R-1-10	R-UL	1	1		-	-	0	1	yes	yes
vacant	04423170	7583	R-1-10	R-UL	1	1		-	-	0	1	yes	yes
vacant	04424129	22781	R-1-10	R-UL	1	1		-	-	0	1	yes	yes
vacant	04425134	9050	R-1-10	R-UL	1	1		-	-	0	1	yes	yes
vacant	04434101	4348	R-1-5	R-UM	1	1		-	-	0	1	yes	yes
vacant	04436103	11508	R-1-10-SP	R-UL	1	1		-	-	0	1	yes	yes
vacant	04436115	10398	R-1-10-SP	R-UL	1	1		-	-	0	1	yes	yes
vacant	04436117	3746	R-1-10-SP	R-UL	1	1		-	-	0	1	yes	yes
vacant	04436118	3187	R-1-10-SP	R-UL	1	1		-	-	0	1	yes	yes
vacant	04436120	8742	R-1-10-SP	R-UL	1	1		-	-	0	1	yes	yes
vacant	04806103	4248	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04806104	3477	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04806131	11764	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04806141	5207	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04823110	32704	R-1-20	R-UVL	1	1		-	-	0	1	yes	yes
vacant	04923107	6607	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04925101	4322	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04925229	8140	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04926128	7348	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04926132	13352	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04926133	9195	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04926134	6082	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04934313	6835	R-1-8	R-UL	1	1		-	-	0	1	yes	yes
vacant	04946107	3826	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04946109	2267	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	04954103	3838	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	05039103	9982	R-1-10	R-UVL	1	1		-	-	0	1	yes	yes
vacant	05039104	10010	R-1-10	R-UVL	1	1		-	-	0	1	yes	yes
vacant	05114228	22023	R-1-6-GH	O-L/R-UL	1	1		-	-	0	1	yes	yes
vacant	05115124	12059	R-1-10	R-UL	1	1		-	-	0	1	yes	yes
vacant	05115325	4446	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	05116112	18970	R-1-10-GH	R-UL	1	1		-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
					POTENTIAL UNITS	w/Density Bonus*						
vacant	05118306	7562	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05128123	7933	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05129221	18268	R-1-6-GH	O-U-O-U/R-UL	2	2	-	-	0	2	yes	yes
vacant	05129222	14464	R-1-6-GH	O-U-O-U/R-UL	1	1	-	-	0	1	yes	yes
vacant	05129223	11924	R-1-6-GH	O-U-O-U/AG	1	1	-	-	0	1	yes	yes
vacant	05129224	10793	R-1-6-GH	O-U-O-U/AG	1	1	-	-	0	1	yes	yes
vacant	05134107	6109	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05158126	4653	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05159126	4038	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05159127	3895	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05170107	18993	R-1-10-GH	O-U-O-U/R-UL	1	1	-	-	0	1	yes	yes
vacant	05170111	27500	R-1-10-GH	O-U-O-U/R-UL	1	1	-	-	0	1	yes	yes
vacant	05171106	32094	R-1-10-GH	O-U-O-U/R-UL	1	1	-	-	0	1	yes	yes
vacant	05172108	15766	R-1-10-GH R-1- O-U-O-U/R-UL	O-U-O-U/R-UL	1	1	-	-	0	1	yes	yes
vacant	05302104	9940	R-1-10	R-UL	1	1	-	-	0	1	yes	yes
vacant	05304228	16128	R-1-10	R-UL	1	1	-	-	0	1	yes	yes
vacant	05308208	10369	R-1-10	R-UL	1	1	-	-	0	1	yes	yes
vacant	05308211	9522	R-1-10	R-UL	1	1	-	-	0	1	yes	yes
vacant	05316125	10296	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05316141	13175	R-1-6-SU-SP	R-UL	1	1	-	-	0	1	yes	yes
vacant	05316211	17000	R-1-6	R-UL	2	2	-	-	0	2	yes	yes
vacant	05316212	19384	R-1-6	R-UL	2	2	-	-	0	2	yes	yes
vacant	05317101	7001	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05317103	7310	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05317107	17553	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05317108	19189	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05317214	36433	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05317217	39326	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05317225	8172	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05318101	12158	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05318108	7955	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05318113	12402	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05318114	9617	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05318117	11452	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05318119	9196	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05318131	15235	R-1-6	R-UL	1	1	-	-	0	1	yes	yes
vacant	05319102	5224	R-1-10	R-UL	1	1	-	-	0	1	yes	yes
vacant	05405115	9921	R-1-10	R-UL	1	1	-	-	0	1	yes	yes
vacant	05406108	10764	R-1-10	R-UL	1	1	-	-	0	1	yes	yes
vacant	05407201	6845	RM-3	R-UH	1	1	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCELNUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density Bonus*	Bonus*						
vacant	05410110	6687	RM-3	R-UH	1	1	1	-	-	0	1	yes	yes
vacant	05414235	6074	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	05418118	11651	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	05418139	1805	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	05419110	6076	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	05422318	9202	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	05456121	9934	RM-3	R-UH	1	1	1	-	-	0	1	yes	yes
vacant	05458112	5969	RM-3	R-UH	1	1	1	-	-	0	1	yes	yes
vacant	05610113	33395	R-1-1AC	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	05612129	25245	RA	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	05614109	42818	R-1-1AC	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06003119	16049	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06004207	19605	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06004211	21010	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06004215	29105	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06005135	10499	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06006116	24213	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06009102	2152	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06011110	15282	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06011111	30630	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06011112	22774	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06020120	11184	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06027115	20090	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06028102	29476	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06028221	5355	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06028222	24480	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06029103	7804	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06030118	23325	R-1-20	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06134116	19197	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06136312	13663	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06139203	14157	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06140401	14193	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06140411	10243	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06140412	14331	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06140416	11685	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06140419	20848	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06140425	10674	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06140427	15972	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06140428	10766	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes
vacant	06140432	9561	R-1-15	R-UVL	1	1	1	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density Bonus*							
vacant	06140433	9765	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06140434	9652	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06141110	11501	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06141111	24627	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06146103	19639	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06146104	22885	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06146113	20463	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06146116	20926	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06146117	19532	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06147116	22030	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06147117	22165	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06152101	10028	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06710102	4111	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06720222	15623	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06725235	14905	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06735116	14816	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06741139	20751	R-1-10	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	06742143	8750	R-1-10	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	06748113	11578	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06748123	22065	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06748126	11956	R-1-15	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06749123	21189	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06749130	43191	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06749131	41472	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06749137	21232	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06751110	18566	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06751118	5824	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06752124	24699	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06752133	18759	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06753119	22464	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06825111	2845	R-1-6	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06825116	4265	R-1-6	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06825117	3743	R-1-6	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06825213	8813	R-1-6	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06825221	13905	R-1-6	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06826106	3992	R-1-6	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06826206	8139	R-1-6	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06826208	11171	R-1-6	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06826215	8754	R-1-6	R-UVL	1	1	-	-	-	0	1	yes	yes
vacant	06826216	19036	R-1-20	R-UVL	1	1	-	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density Bonus*	Bonus*						
vacant	10237208	1034	R-1-10	O-U	1	1	1	-	-	0	1	yes	yes
vacant	10241113	5969	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	10241114	6145	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	10241116	6172	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	10241117	8128	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	10241118	5917	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	10241119	7120	R-1-6	R-UL	1	1	1	-	-	0	1	yes	yes
vacant	10425105	6371	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes
Subtotal for Parcels Under 1 Acre:					536	543	0	0	0	0	536		
vacant	02521102	82908	RM-6	R-UL	7	8	-	-	-	1	6	yes	yes
vacant	02903106	166815	R-1-5	O-U/R-UM	15	18	-	-	-	2	13	yes	yes
vacant	02939103	76951	R-1-6-D	R-UL	6	7	-	-	-	0	6	yes	yes
vacant	03004111	66149	R-1-6	R-UM	8	10	-	-	-	1	7	yes	yes
vacant	03114118	77950	R-1-6	R-UL/O-U	1	1	-	-	-	0	1	yes	yes
vacant	03707262	51899	R-1-8-RA	R-UL/R-R	1	1	-	-	-	0	1	yes	yes
vacant	03719129	79052	R-1-6	O-U/R-UL	7	8	-	-	-	1	6	yes	yes
vacant	03721101	43649	R-1-9	O-U/R-UL	3	3	-	-	-	0	3	yes	yes
vacant	03808135	110970	RM-3-H	R-UH	29	36	-	-	-	4	25	yes	yes
vacant	03903148	66092	R-1-10	O-U/R-UL	1	1	-	-	-	0	1	yes	yes
vacant	03904129	46332	R-1-10	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	03904131	61195	R-1-10	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	03905110	114588	R-1-10	O-U/R-UL	1	1	-	-	-	0	1	yes	yes
vacant	03905117	88093	R-1-10	O-U/R-UL	1	1	-	-	-	0	1	yes	yes
vacant	03912110	75483	R-1-10	O-U/R-UL	1	1	-	-	-	0	1	yes	yes
vacant	03925111	46181	R-1-1AC	O-U/R-UL	1	1	-	-	-	0	1	yes	yes
vacant	03936101	61915	RM-5-R-1-8	R-UM	6	7	-	-	-	0	6	yes	yes
vacant	04023232	173045	R-1-1AC,RA	R-S/R-UL	3	3	-	-	-	0	3	yes	yes
vacant	04025101	118617	R-1-1AC	R-UL	2	2	-	-	-	0	2	yes	yes
vacant	04039102	48703	R-1-10	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04122132	75548	RM-6	O-U/R-UL	5	6	-	-	-	0	5	yes	yes
vacant	04122139	120486	R-1-20	R-UL	2	2	-	-	-	0	2	yes	yes
vacant	04123303	61474	R-1-20	R-UL	2	2	-	-	-	0	2	yes	yes
vacant	04123315	93732	R-1-1AC	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	04821109	104625	R-1-6	R-UL	20	20	0	0	0	3	17	yes	yes
vacant	04821125	626180	R-1-6	R-UL	180	180	0	0	0	27	153	yes	yes
vacant	04823101	95263	R-1-10	R-UL	5	6	-	-	-	0	5	yes	yes
vacant	04828105	136211	R-1-1AC	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	05004119	78900	R-1-1AC	R-UL	1	1	-	-	-	0	1	yes	yes
vacant	05004134	82597	R-1-1AC	R-UL	1	1	-	-	-	0	1	yes	yes

4.6-2: POTENTIAL DEVELOPMENT CAPACITY ON VACANT URBAN RESIDENTIAL PARCELS

Status	ASSESSORS PARCELNUMBER	SQUARE FEET	ZONING	GENERAL PLAN LAND USE	POTENTIAL UNITS	Total Units		VL	L	M	AM	WATER AVAILABLE?	SEWER AVAILABLE?
						w/Density Bonus*							
vacant	05004136	82376	R-1-1AC	R-UVL	1	1		-	-	0	1	yes	yes
vacant	05004137	84174	R-1-1AC	R-UVL	1	1		-	-	0	1	yes	yes
vacant	05027219	48717	R-1-10	R-UVL	3	3		-	-	0	3	yes	yes
vacant	05129231	187600	R-1-6,CA	R-ULAG	1	1		-	-	0	1	yes	yes
vacant	05134113	193964	R-1-10	R-UL	15	18		-	-	2	13	yes	yes
vacant	05141120	101525	R-1-10	R-UL	8	10		-	-	1	7	yes	yes
vacant	05151135	300830	R-1-10	R-UL	88	88		0	88	0	0	yes	yes
vacant	05313130	152028	SU-SP	R-UL	1	1		-	-	0	1	yes	yes
vacant	05316133	170160	RM-4-H	R-UM	16	20		-	-	2	14	yes	yes
vacant	05316136	143813	RM-4-H	R-UM	4	5		-	-	0	4	yes	yes
vacant	05317213	44452	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	05317228	67791	R-1-6	R-UL	1	1		-	-	0	1	yes	yes
vacant	05610201	52490	R-1-1AC	R-UVL	1	1		-	-	0	1	yes	yes
vacant	0561107	48469	R-1-1AC	R-UVL	1	1		-	-	0	1	yes	yes
vacant	05613101	47234	R-1-1AC	R-UVL	1	1		-	-	0	1	yes	yes
vacant	05613102	45971	R-1-1AC	R-UVL	1	1		-	-	0	1	yes	yes
vacant	05613104	49594	R-1-1AC	R-UVL	1	1		-	-	0	1	yes	yes
vacant	05613106	63496	R-1-1AC	R-UVL	1	1		-	-	0	1	yes	yes
vacant	05613109	44331	R-1-1AC	R-UVL	1	1		-	-	0	1	yes	yes
vacant	06005145	60850	R-1-20	R-UVL	1	1		-	-	0	1	yes	yes
vacant	06011105	83453	R-1-20	R-UVL	1	1		-	-	0	1	yes	yes
vacant	06019406	108296	RA	R-UVL	1	1		-	-	0	1	yes	yes
vacant	06019409	86215	RA	R-UVL	1	1		-	-	0	1	yes	yes
vacant	06036113	44057	R-1-20	R-UVL	1	1		-	-	0	1	yes	yes
vacant	06144101	55789	R-1-20	R-UVL	2	2		-	-	0	2	yes	yes
vacant	06725224	48835	R-1-20	R-UVL	1	1		-	-	0	1	yes	yes
vacant	06752206	47880	R-1-20	R-UVL	1	1		-	-	0	1	yes	yes
vacant	06758107	43779	R-1-10	R-UL	3	3		-	-	0	3	yes	yes
vacant	06826209	49523	R-1-20	R-UVL	1	1		-	-	0	1	yes	yes
vacant	10421102	161338	R-1-6	R-UL	6	7		-	-	0	6	yes	yes
Subtotal for Parcels Over 1 Acre:					480	509		0	88	44	348		

Grand Total for All Vacant Residentially Zoned Parcels:

1016 1052 0 88 44 884

* For projects of 5-units or larger, 32 additional units are possible from the County's Density Bonus Ordinance, resulting in an additional 3 low or 1 very low income units, with the remainder above-moderate income units

** TM = Temporary Moratorium on Sewer Connections (A = Arana Gulch Basin, R = Rodeo Gulch Basin, N = Nobel Gulch Basin)

NOTE: APN records in *italics* are the targeted high density housing sites from the previous Housing Element

Appendix 4-6.3: Potential Parcels for Development of Moderate Income Housing Zoned for 14.5 to 17.5 Units per Acre

Moderate Income parcels were also identified from the Assessor Use Codes for the small lot multi-family parcels zoned and RM 2.5 and RM 3 (i.e., 2,500 to 3,000 square feet per unit). From these Use Codes, staff was able to determine the existing use of the property and whether additional residential use was possible. Where additional residential use was determined to be feasible, the existing zoning was applied to the area of the property to determine the number of new units that could potentially be developed. Appropriate areas were deducted for rights-of way, riparian corridor and other non-developable areas depending on the zoning. Other factors that may influence the final density of potential development, such as environmental impacts, neighborhood compatibility, etc., were not factored into the analysis.

The table in Appendix 4.6-3 identifies potential parcels for development of moderate income units based on a density range of 14.5 to 17.4 units per acre. A total of 176 units can be developed in this category (not counting the additional possible units that could be built through application of the Density Bonus).

4.6-3: POTENTIAL PARCELS FOR DEVELOPMENT OF MODERATE INCOME HOUSING ZONED FOR 14.5 TO 17.4 UNITS PER ACRE

ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	WATER AVAILABLE	SEWER AVAILABLE
026-193-53	16552.8	RM-2.5	R-UH	1	5	YES	YES
027-221-03	10454.4	RM-3	R-UH	1	2	YES	YES
027-261-50	10890.0	RM-3	R-UH	1	2	YES	YES
027-261-51	21259.2	RM-3	R-UH	2	5	YES	YES
027-273-05	14374.8	RM-2.5	R-UH	1	4	YES	YES
027-273-15	14374.8	RM-3	R-UH	1	3	YES	YES
028-081-26	10890.0	RM-2.5	R-UH	1	3	YES	YES
028-091-39	20350.0	RM-3	R-UH	1	5	YES	YES
030-151-02	10454.4	RM-3-GH	R-UH	1	2	YES	YES
030-151-03	16117.2	RM-3-GH	R-UH	1	4	YES	YES
030-151-26	15246.0	RM-3-L-GH	R-UH	1	4	YES	YES
030-151-27	14374.8	RM-3-GH	R-UH	1	3	YES	YES
030-152-02	19602.0	RM-3-L-GH	O-U, R-UH	1	4	YES	YES
030-152-06	12196.8	RM-3-GH	O-U, R-UH	1	3	YES	YES
030-152-08	16117.2	RM-3-GH	R-UH	1	4	YES	YES
030-161-03	9147.6	RM-3	R-UH	1	2	YES	YES
030-161-04	15246.0	RM-3	R-UH	1	4	YES	YES
030-161-05	9583.2	RM-3	R-UH	1	2	YES	YES
030-161-07	11761.2	RM-3	R-UH	1	2	YES	YES
030-161-10	18295.2	RM-3-L	R-UH	1	5	YES	YES
030-194-60	9583.2	RM-3	R-UH	1	2	YES	YES
030-194-61	13068.0	RM-3	R-UH	1	3	YES	YES
030-194-63	17424.0	RM-3	R-UH	1	4	YES	YES
030-194-64	16117.2	RM-3	R-UH	1	4	YES	YES
031-072-03	7840.8	RM-2.5	R-UH	1	2	YES	TM(R)**
031-101-20	9583.2	RM-3	R-UH	1	2	YES	YES
031-101-37	9147.6	RM-3	R-UH	1	2	YES	YES
031-113-26	11325.6	RM-3	R-UH	1	2	YES	YES
031-152-17	10454.4	RM-3	R-UH	1	2	YES	YES
032-041-66	10890.0	RM-3	R-UH	1	2	YES	YES
032-075-06	10890.0	RM-3	R-UH	1	2	YES	YES
037-141-22	12196.8	RM-3	R-UH	1	3	YES	TM(N)**
037-271-45	12632.4	RM-3	R-UH	1	3	YES	TM(N)**
037-271-46	10454.4	RM-3	R-UH	1	2	YES	YES
038-073-18	8276.4	RM-2.5	R-UH	1	2	YES	YES
041-021-36	11761.2	RM-3	R-UH	1	2	YES	YES
041-021-37	10890.0	RM-3	R-UH	1	2	YES	YES

4.6-3: POTENTIAL PARCELS FOR DEVELOPMENT OF MODERATE INCOME HOUSING ZONED FOR 14.5 TO 17.4 UNITS PER ACRE

ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	WATER AVAILABLE	SEWER AVAILABLE
041-021-40	9147.6	RM-3-L	R-UH	1	2	YES	YES
041-031-09	14374.8	RM-3	R-UH	1	3	YES	YES
041-052-14	17859.6	RM-3	R-UH	1	4	YES	YES
042-023-16	14374.8	RM-3	R-UH	1	3	YES	YES
054-561-21	10018.8	RM-3	R-UH	1	2	YES	YES
Subtotal for Parcels Under 0.5 Acres:				43	123		
025-082-14	39204.0	RM-3	R-UH	1	12	YES	YES
026-193-64	23367.0	RM-2.5	R-UH	1	8	YES	YES
027-273-17	21780.0	RM-3	R-UH	1	6	YES	YES
028-081-10	27007.2	RM-2.5	O-U, R-UH	1	8	YES	TM (R)**
030-152-03	23086.8	RM-3-GH	O-U, R-UH	1	5	YES	YES
030-152-04	22651.2	RM-3-D-GH	R-UH	1	6	YES	YES
042-301-23	27442.8	RM-3	R-UH	1	8	YES	YES
Subtotal for Parcels Over 0.5 Acres:				7	53		

Grand Total for All Underutilized RM-2 through RM-3 Zoned Parcels: 50 176

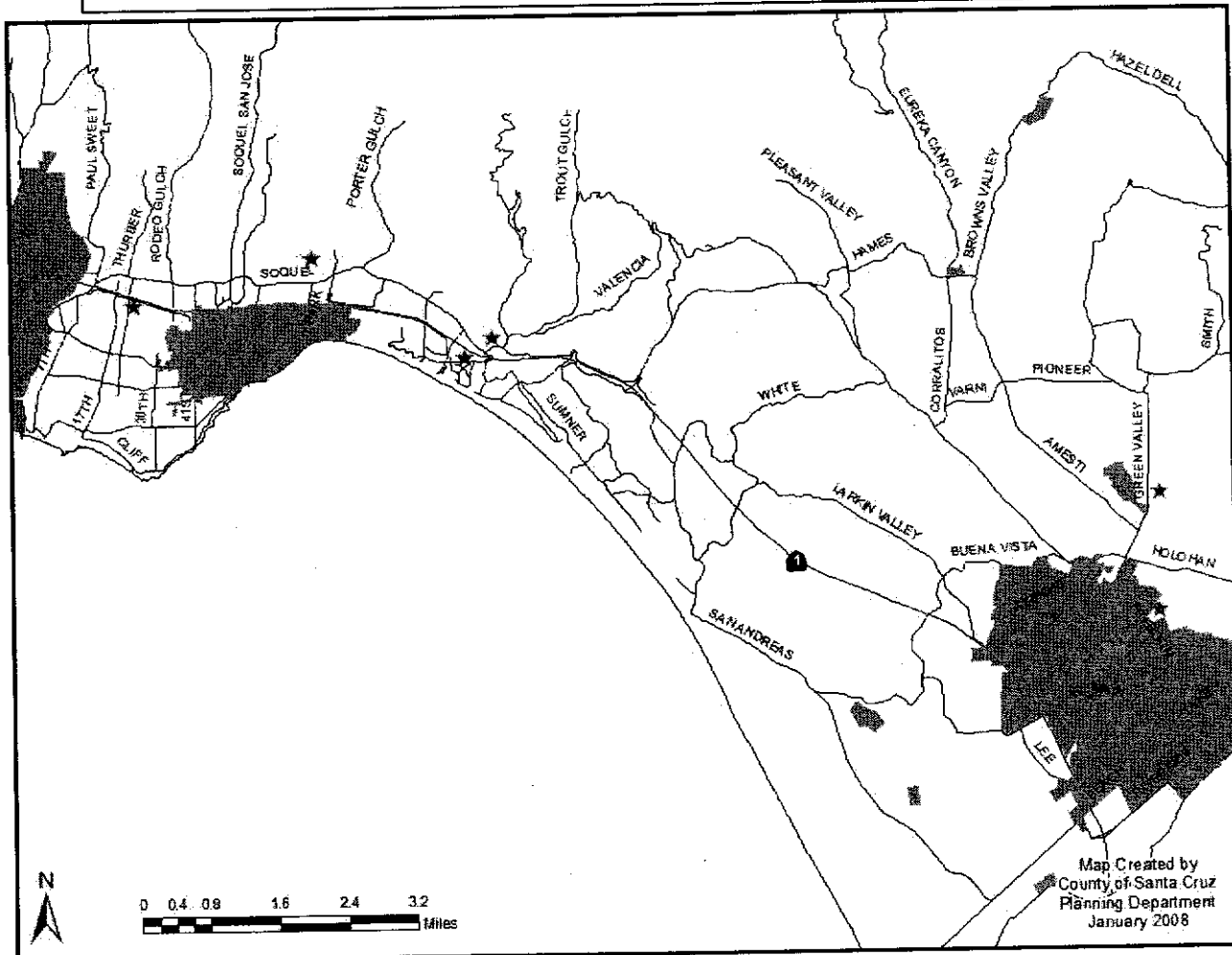
** TM = Temporary Moratorium on Sewer Connections (A = Arana Gulch Basin, R = Rodeo Gulch Basin, N = Nobel Gulch Basin)

Appendix 4.6-4: Sites with a Minimum Density of 20 Units per Acre

Table 4.6.4: Sites with a minimum density of 20 units per acre

Name of Site	Parcel Number	Developable Acreage	Total Units
Nigh	029-021-47	5.0	100
Erlach	037-101-02, 037-061-66, 037-061-04	5.1	102
Poor Clares	042-011-06	4.0	80
Miller	039-471-09	2.0	40
Minto Road	051-511-35	4.4	88
Atkinson	048-211-25, 048-221-09	10.0	200
	TOTAL	30.5	610

LOCATION OF SITES IN COUNTY ZONED FOR 20 UNITS PER ACRE








Erlach

5.1 Acres

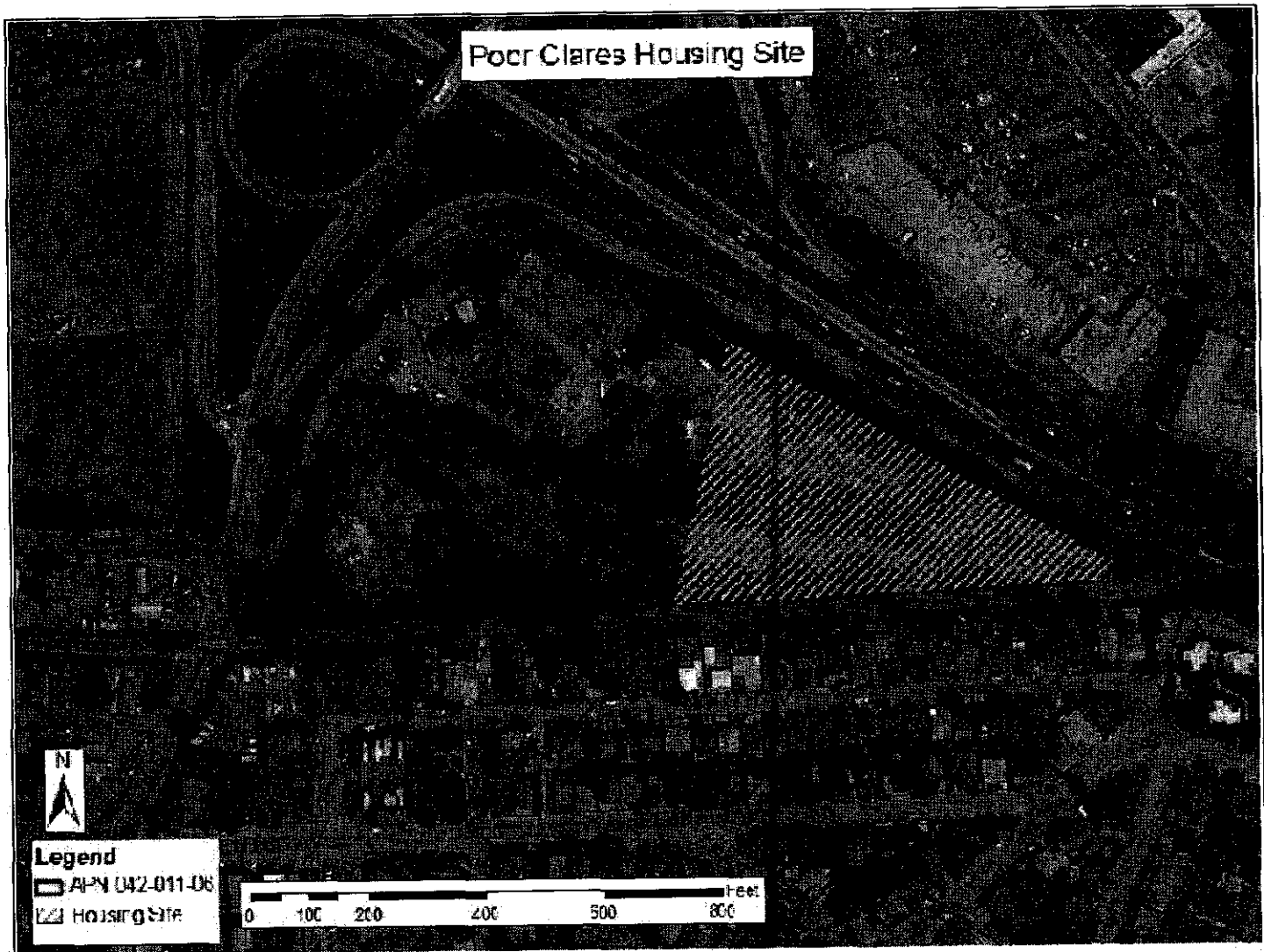
Legend

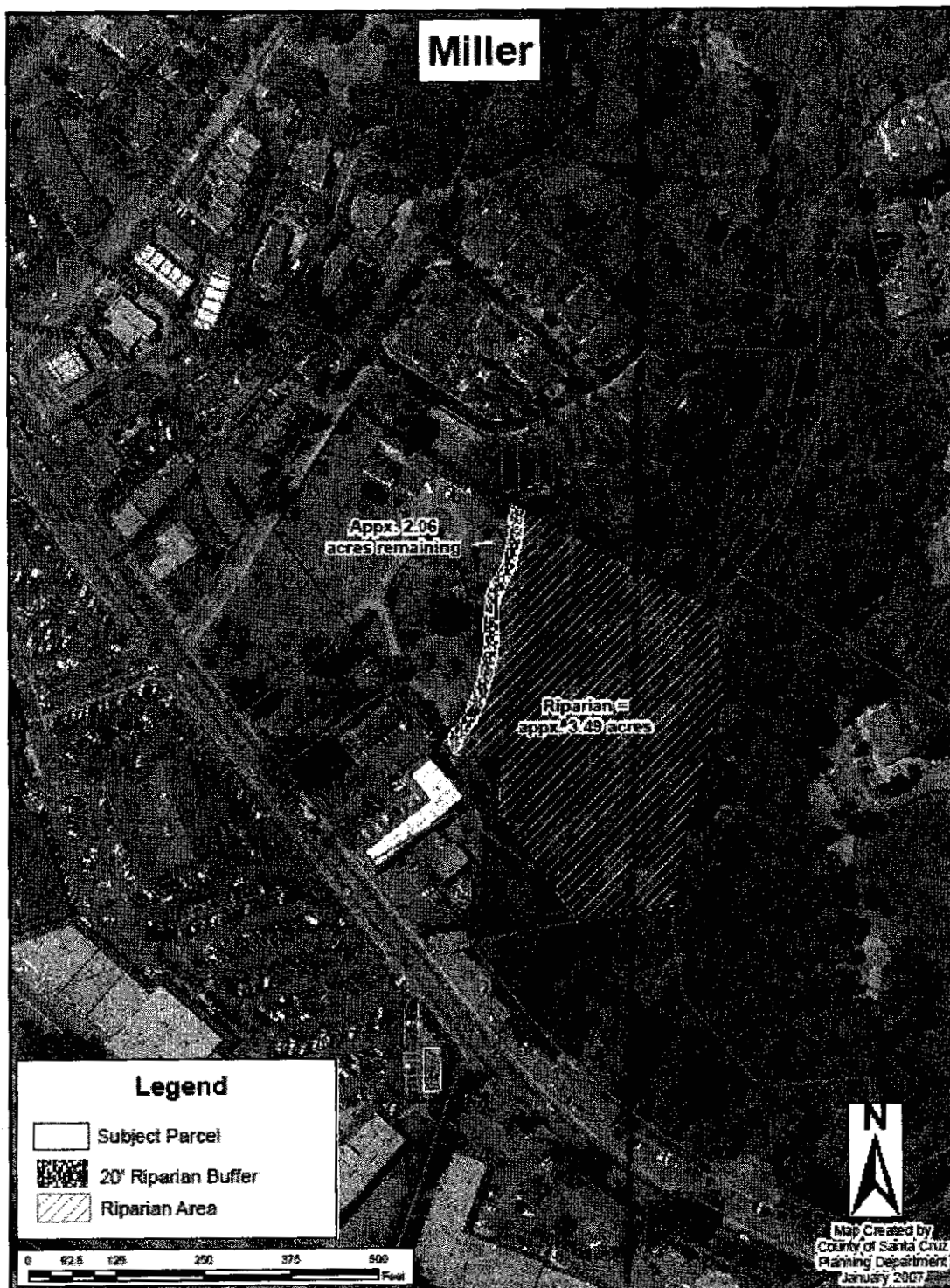
-  Subject Parcels
-  Riparian Area (appx.)
-  30' Riparian Buffer

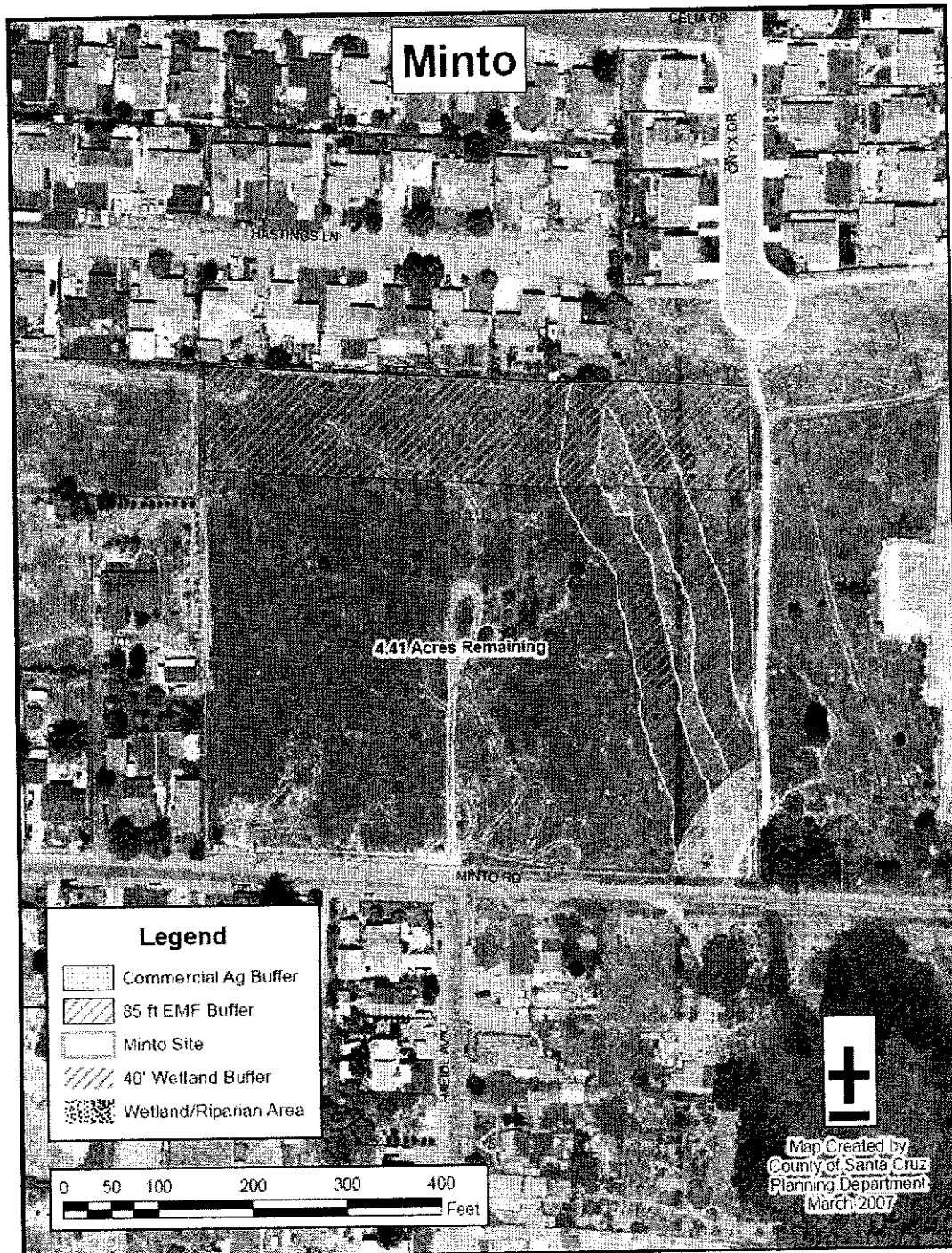
0 50 100 200 300 400 Feet



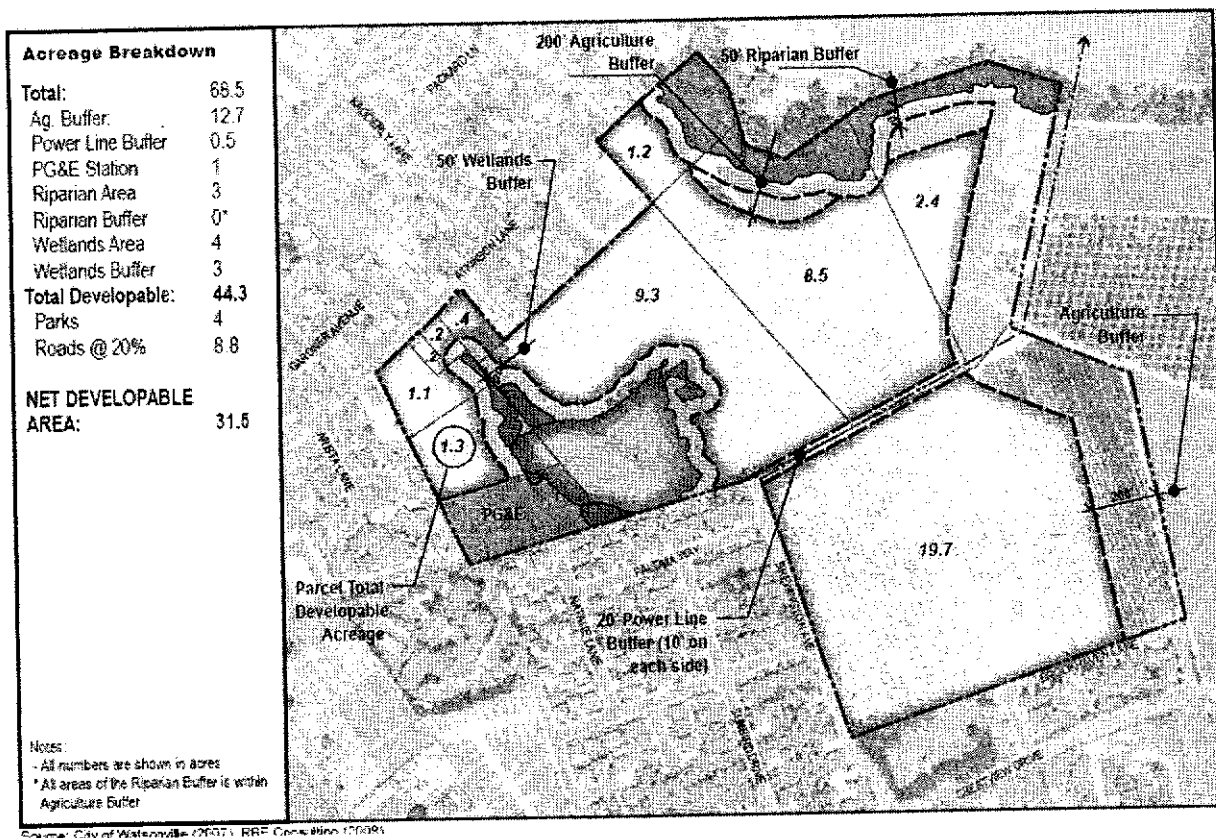
County of Santa Cruz
Planning Department
Updated July 2008







Atkinson



Source: City of Watsonville (2007), BRF Consulting (2008)

4.6-5: Rural Vacant Land Potential

In preparation for the previous housing element, the County's Geographic Information Staff prepared an analysis of all vacant rural properties of 1 acre or larger as identified by the Assessor's Use Codes. This analysis, on file with the Planning Department, identified a total of 3,304 vacant rural sites. To determine the number of remaining vacant rural sites, planning staff subtracted the number of rural sites that were developed from 2000 through 2008 (508 sites) from the vacant rural sites identified in 1999 in the original analysis (3,304), identifying a total of 2,796 vacant rural sites remaining available for development.

4.6-6A: Residential Construction Potential In Conjunction With Redevelopment Of Vacant Commercial Parcels

The following table shows a summary of the potential development of residential units on parcels zoned for commercial development as part of mixed-use development. The parcels included in this summary are currently vacant. A complete table including specific parcel sizes and zoning follows the summary.

For the purposes of this estimate, it is assumed that for all of the parcels included in this list, 50% of the square footage of any new commercial/mixed-use structure would be dedicated to residential use, as allowed under the zoning ordinance. The zones which allow 50% of the square footage to be residential are C-1 (Neighborhood Commercial); C-2 (Community Commercial); and PA (Professional and Administrative offices).² The vacant commercial land estimate was derived from GIS analysis of Assessor's records.³

The calculation of potential units was determined in the following fashion:

The structure(s) would be built at a 40% floor/area ratio. Of the square footage of that structure, 50% would be residential. The number of units was determined by dividing the residential square footage by 800- presuming an average unit size of 800 square feet. This resulted in the potential capacity of 155 residential units on currently vacant commercial parcels as part of a potential future mixed-use project.

Of these 155 housing units, it is anticipated that 30% will be developed during the planning period. This results in 46 housing units. Of these 46 units, it is presumed that 40% would be affordable to low and moderate-income residents (18 affordable units). It is then presumed that of the affordable units, 75% of those would be affordable to moderate income households (13 units) and 25% of would be affordable to low income households (5 units). The remaining 28 would be affordable to above moderate households. See Table 4.6.2 e.

² Parcels with split zoning have been adjusted so that only the portion on which mixed use development could occur has been counted.

³ October 2003; revised September 2008.

4.6-6B: Potential Residential Units on Vacant Commercial Parcels

Planning Area	Acres	Total Square Footage of Structure(s)	Potential Residential Square Footage	Potential Units
Parcels less than one acre				
Aptos	2.07	36,068	18,034	11
Live Oak	2.82	49,136	24,568	29
San Lorenzo Valley	2.38	41,469	20,735	23
Soquel	1.41	24,568	12,284	12
TOTAL less than one acre	8.68	151,240	75,620	75
Parcels larger than one acre				
Aptos	4.02	70,044	35,022	25
Live Oak	1.23	21,432	10,716	13
San Lorenzo Valley	N/A	N/A	N/A	N/A
Soquel	3.95	68,825	34,412	42
TOTAL larger than one acre	9.20	160,301	80,150	80
Totals	17.68	311,541	155,771	155

Source: Santa Cruz County Planning Department, December 2004, revised September 2008

4.6-6B: VACANT COMMERCIAL SITES FOR POTENTIAL MIXED USE

LESS THAN ONE ACRE 50% Or									
ASSESSORS		EST. SQUARE		FOOTAGE OF		NUMBER OF		ASSESSORS USE CODE	
PARCEL	STRUCTURE	FOOTAGE AT	FOOTAGE OF	FOOTAGE OF	FOOT	800 SQUARE		DESCRIPTION	
NUMBER	SQUARE	40% FLOOR	AREA RATIO	FOR	RESIDENTIAL	UNITS	ZONING		
ACRES	FOOTAGE	AREA RATIO	USE	RESIDENTIAL	RESIDENTIAL				
PLANNING AREA	ACRES	FOOTAGE	AREA RATIO	USE	RESIDENTIAL	UNITS	ZONING	ASSESSORS USE CODE	
APTOS	0.19	8276	3311	1655	2	2	C-1	LOT/COMMERCIAL ZONE	
APTOS	0.22	9583	3833	1917	2	2	PA	LOT/COMMERCIAL ZONE	
APTOS	0.48	20909	8364	4182	1	1	PA	LOT/COMMERCIAL ZONE	
APTOS	0.74	32234	12894	6447	2	2	PA	LOT/COMMERCIAL ZONE	
APTOS	0.44	19166	7667	3833	4	4	C-1	LOT/COMMERCIAL ZONE	
APTOS	2.07		36068	18034	11	11			
LIVE OAK	0.93	40511	16204	8102	10	10	PA	LOT/COMMERCIAL ZONE	
LIVE OAK	0.43	18731	7492	3746	4	4	C-2	LOT/COMMERCIAL ZONE	
LIVE OAK	0.21	9148	3659	1830	2	2	C-1	LOT/MISC COMM'L IMPS	
LIVE OAK	0.95	41382	16553	8276	10	10	C-1	LOT/COMMERCIAL ZONE	
LIVE OAK	0.30	13068	5227	2614	3	3	C-2	LOT/COMMERCIAL ZONE	
LIVE OAK	2.82		49136	24568	29	29			
SAN LORENZO	0.23	10019	4008	2004	2	2	SU-GH,C-4	LOT/COMMERCIAL ZONE	
SAN LORENZO	0.24	10454	4182	2091	2	2	SU-GH,C-4	LOT/COMMERCIAL ZONE	
SAN LORENZO	0.70	30492	12197	6098	7	7	C-1	LOT/COMMERCIAL ZONE	
SAN LORENZO	0.89	38768	15507	7754	9	9	C-1	LOT/COMMERCIAL ZONE	
SAN LORENZO	0.32	13939	5576	2788	3	3	C-2	LOT/MISC COMM'L IMPS	
SAN LORENZO	2.38		41469	20735	23	23			
SOQUEL	0.79	34412	13765	6882	8	8	C-2	LOT/COMMERCIAL ZONE	
SOQUEL	0.20	8712	3485	1742	1	1	C-2-GH	LOT/MISC COMM'L IMPS	
SOQUEL	0.42	18295	7318	3659	3	3	RM-3-GH,C-2	LOT/COMMERCIAL ZONE	
SOQUEL	1.41		24568	12284	12	12			
TOTAL LESS THAN ONE ACRE	8.68		151240	75620	75	75			

				50% UP-					
PLANNING AREA	ASSESSORS PARCEL NUMBER	ACRES	PARCEL FOOTAGE SQUARE	EST.	SQUARE	FOOTAGE OF	NUMBER OF	ZONING	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE	FOOTAGE AT 40% FLOOR AREA RATIO	FOR RESIDENTIAL USE	800 SQUARE FOOT RESIDENTIAL UNITS		
MORE THAN ONE ACRE									
APTOS	04101120	4.02 4.02	175111	70044 70044	35022 35022	25 25	C-1,RM-4	LOT/COMMERCIAL ZONE	
LIVE OAK	02516102	1.23 1.23	53579	21432 21432	10716 10716	13 13	PA	LOT/COMMERCIAL ZONE	
SOQUEL	03006106	2.26	98446	39378	19689	24	C-4	LOT/MISC COMM'L IMPS	
SOQUEL	03021107	1.69 3.95	73616	29447 68825	14723 34412	18 42	C-1-GH	LOT/COMMERCIAL ZONE	
TOTAL MORE THAN ONE ACRE		9.20		160301	80150	80			
TOTAL VACANT		17.88		311541	155771	155			

4.6-7B: NON VACANT COMMERCIAL SITES FOR POTENTIAL MIXED USE DEVELOPMENT

LESS THAN ONE ACRE

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF			ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	SQUARE FOOTAGE OF STRUCTURE FOR 800 SQUARE FOOT	NUMBER OF 800 SQUARE FOOT			
APTOS	03818511	0.54	23522	9409	4704	5	C-1	190	MISC MULTI USE
APTOS	03912122	0.50	21780	8712	4356	5	PA	210	BANK
APTOS	03947102	0.49	21344	8538	4269	5	C-1	200	RESTAURANT
APTOS	03947104	0.77	33541	13416	6708	8	C-1	202	COCKTAIL LOUNGE/BAR
APTOS	03951101	0.54	23522	9409	4704	5	C-1	200	RESTAURANT
APTOS	04101124	0.54	23522	9409	4704	5	C-1	120	SINGLE STORE
APTOS	04102107	0.47	20473	8189	4095	5	C-1	020	SINGLE RESIDENCE
APTOS	04102116	0.65	28314	11326	5663	7	PA	031	TWO SFRS/1 APN
APTOS	04104210	0.51	22216	8886	4443	5	PA-GH	020	SINGLE RESIDENCE
APTOS	04105103	0.48	20909	8364	4182	5	PA	028	NON-CONFORMING RES
APTOS	04105208	0.66	28750	11500	5750	2	PA	023	NON-CONFORMING RES
APTOS	04106216	0.47	20473	8189	4095	5	PA	023	NON-CONFORMING RES
APTOS	04114129	0.47	20473	8189	4095	2	PA	171	MULTI OFFICES/1 BLDG
APTOS	04122131	0.93	40511	16204	8102	6	PA	170	SINGLE OFFICE
		8.02		139740	69870	70			
LIVE OAK	02501337	0.52	22651	9060	4530	5	PA	023	NON-CONFORMING RES
LIVE OAK	02507105	0.64	27878	11151	5576	6	C-2	120	STORE W/ LIVING UNIT
LIVE OAK	02507119	0.56	24394	9757	4879	6	C-2	220	FULL SERVICE STATION
LIVE OAK	02507120	0.59	25700	10280	5140	6	C-2	120	SINGLE STORE
LIVE OAK	02508102	0.93	40511	16204	8102	10	PA	184	MEDI-DENTAL LAB
LIVE OAK	02508122	0.66	28750	11500	5750	7	PA	192	COMMERCIAL PARKING
LIVE OAK	02508221	0.49	21344	8538	4269	5	PA	180	MEDICAL OFFICE
LIVE OAK	02508304	0.52	22651	9060	4530	5	C-2	120	SINGLE STORE
LIVE OAK	02508423	0.65	28314	11326	5663	7	C-2	183	VETERINARY CLINIC
LIVE OAK	02511224	0.51	22216	8886	4443	5	PA	023	NON-CONFORMING RES

50% OF												
PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	STRUCTURE SQUARE FOOTAGE	STRUCTURE SQUARE FOOTAGE	NUMBER OF 800 SQUARE FOOT	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION			
				AT 40%	FOR	RESIDENTIAL						
LIVE OAK	02516114	0.52	22651	9060	4530	5	C-2	180	MEDICAL OFFICE			
LIVE OAK	02520149	0.72	31363	12545	6273	7	C-1	191	OTHER COMMERCIAL USE			
LIVE OAK	02535104	0.95	41382	16553	8276	10	C-1	190	MISC MULTI USE			
LIVE OAK	02535118	0.99	43124	17250	8625	10	PA	024	SFR W/ SECONDARY USE			
LIVE OAK	02548105	0.50	21780	8712	4356	5	PA	184	MEDI-DENTAL LAB			
LIVE OAK	02602216	0.46	20038	8015	4008	5	C-2	221	SELF SERVICE STATION			
LIVE OAK	02604117	0.63	27443	10977	5489	6	PA	023	NON-CONFORMING RES			
LIVE OAK	02615178	0.52	22803	9121	4561	5	C-1	120	SINGLE STORE			
LIVE OAK	02674112	0.94	40946	16379	8189	10	C-1	930	VACANT CITY LAND			
LIVE OAK	02674113	0.99	43124	17250	8625	10	C-1	922	COUNTY SHOP/YARDS			
LIVE OAK	02674115	0.66	28750	11500	5750	7	C-1	921	COUNTY BUILDING			
LIVE OAK	02674117	0.89	38768	15507	7754	9	C-1	150	GROCERY STORE			
LIVE OAK	02674118	0.71	30928	12371	6186	7	C-1	024	SFR W/ SECONDARY USE			
LIVE OAK	02631122	0.86	37462	14985	7492	9	C-1	323	STORAGE YARD			
LIVE OAK	02815536	0.86	37462	14985	7492	9	C-1	042	11 - 20 UNITS			
LIVE OAK	02820225	0.59	25700	10280	5140	6	C-1	200	RESTAURANT			
LIVE OAK	03205122	0.48	20909	8364	4182	5	C-2	180	MEDICAL OFFICE			
LIVE OAK	03205129	0.57	24829	9932	4966	6	C-2	121	MULTI STORES/1 BLDG			
LIVE OAK	03209203	0.69	30056	12023	6011	7	C-2	202	COCKTAIL LOUNGE/BAR			
LIVE OAK	03209201	0.69	30056	12023	6011	7	C-2	331	RETAIL LUMBER YARD			
		20.29	353594		176797	207						
PAJARO	05127108	0.60	26136	10454	5227	6	C-1	152	CONVENIENCE STORE			
PAJARO	05127109	0.62	27007	10803	5401	6	C-1	190	MISC MULTI USE			
		1.22	21257		10629	12						
S.L. VALLEY	06502402	0.51	22216	8886	4443	5	C-1	020	SINGLE RESIDENCE			
S.L. VALLEY	06502405	0.64	27878	11151	5576	6	C-1	023	NON-CONFORMING RES			
S.L. VALLEY	06504404	0.50	21780	8712	4356	5	C-1	041	5 - 10 UNITS			
S.L. VALLEY	06507108	0.54	23522	9409	4704	5	C-2	131	MULTI STORES/OFFICES			

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	STRUCTURE SQUARE FOOTAGE		50% OF SQUARE FOOTAGE OF STRUCTURE	NUMBER OF 800 SQUARE FOOT	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				AT 40%	FOR					
S.L. VALLEY	06508106	0.59	25700	10280	5140	6		C-2	023	NON-CONFORMING RES
S.L. VALLEY	06508131	0.66	28750	11500	5750	7		C-2	201	FAST FOOD RESTAURANT
S.L. VALLEY	06508132	0.46	20038	8015	4008	5		C-2	023	NON-CONFORMING RES
S.L. VALLEY	06512101	0.46	20038	8015	4008	5		C-2	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07119205	0.50	21780	8712	4356	5		C-1	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07119206	0.81	35284	14113	7057	8		C-1	020	SINGLE RESIDENCE
S.L. VALLEY	07119207	0.53	23087	9235	4617	5		C-1	200	RESTAURANT
S.L. VALLEY	07214116	0.64	27878	11151	5576	6		C-1	121	MULTI STORES/1 BLDG
S.L. VALLEY	07216307	0.49	21344	8538	4269	5		C-1	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07708105	0.68	29621	11848	5924	7		C-1	032	3 OR 4 UNITS/2+ BLDGS
S.L. VALLEY	07710312	0.49	21344	8538	4269	5		C-1	170	SINGLE OFFICE
S.L. VALLEY	07710405	0.53	23087	9235	4617	5		C-1	131	MULTI STORES/OFFICES
S.L. VALLEY	07717214	0.90	39204	15682	7841	9		C-1	041	5 - 10 UNITS
S.L. VALLEY	08108109	0.53	23087	9235	4617	5		C-2	041	5 - 10 UNITS
S.L. VALLEY	08108114	0.52	22651	9060	4530	5		C-2	210	BANK
S.L. VALLEY	08108302	0.63	27443	10977	5489	6		C-2	200	RESTAURANT
S.L. VALLEY	08114115	0.48	20909	8364	4182	5		C-2	121	MULTI STORES/1 BLDG
S.L. VALLEY	08120205	0.77	33541	13416	6708	8		C-2-L	041	5 - 10 UNITS
S.L. VALLEY	08125325	0.251	10935	4374	2187	2		C-2	120	SINGLE STORE
S.L. VALLEY	08125326	0.265	11565	4626	2313	2		C-2	028	SFR + SECOND UNIT
S.L. VALLEY	08223113	0.93	40511	16204	8102	10		C-2	070	MOTEL/UNDER 20 UNITS
		14.31		249277	124638	142				
SOQUEL	03006114	0.49	21344	8538	4269	3		C-2	023	NON-CONFORMING RES
SOQUEL	03006124	0.54	23522	9409	4704	3		C-2	300	LOT/INDUSTRIAL ZONE
SOQUEL	03008119	0.48	20909	8364	4182	5		C-2-GH	321	WAREHOUSE/DRY STORAGE
SOQUEL	03008240	0.93	40511	16204	8102	10		C-2-GH	131	MULTI STORES/OFFICES
SOQUEL	03012154	0.667	29036	11614	5807	7		C-2	220	FULL SERVICE GAS STATION
SOQUEL	03012127	0.84	36590	14636	7318	9		C-2	331	RETAIL LUMBER YARD

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	FOOTAGE	50% OF			ZONING	USE	ASSESSORS USE CODE
				STRUCTURE SQUARE FOOTAGE	SQUARE FOOTAGE OF STRUCTURE	NUMBER OF 800 SQUARE FOOT			
SOQUEL	03014161	0.57	24829	9932	4966	6	C-2-GH	020	SINGLE RESIDENCE
SOQUEL	03015308	0.51	22216	8886	4443	5	C-2-GH	121	MULTI STORES/1 BLDG
SOQUEL	03015309	0.56	24394	9757	4879	6	C-2-GH	170	SINGLE OFFICE
SOQUEL	03015310	0.46	20038	8015	4008	5	C-2-GH	011	UNBUILDABLE LOT
SOQUEL	03022145	0.92	40075	16030	8015	10	C-2-GH	131	MULTI STORES/OFFICES
SOQUEL	03022301	0.49	21344	8538	4269	5	C-1	221	SELF SERVICE STATION
SOQUEL	03709325	0.66	28750	11500	5750	5	PA	153	CONVENIENCE/GAS PUMPS
SOQUEL	03723120	0.68	29621	11848	5924	5	C-1	192	COMMERCIAL PARKING
SOQUEL	03727105	0.86	37462	14985	7492	9	C-1	223	GAS STATION W/ STORE
SOQUEL	03727149	0.71	30928	12371	6186	7	PA	010	LOT/RESIDENTIAL ZONE
		10.37		180627	90314	100			

TOTAL LESS THAN ONE ACRE 54.20 944496 472248 531

MORE THAN ONE ACRE

APTOS	03947106	2.60	113256	45302	22651	4	C-1	192	COMMERCIAL PARKING
APTOS	04101103	1.09	47480	18992	9496	11	C-1	321	WAREHOUSE/DRY STORAGE
APTOS	04101133	2.55	111078	44431	22216	27	C-1-L	321	WAREHOUSE/DRY STORAGE
APTOS	04104211	1.61	70132	28053	14026	8	PA-GH	020	SINGLE RESIDENCE
APTOS	04104247	3.332	145157	58063	29031	9	1,PR-GH	131	MULTI STORES/OFFICES
APTOS	04114123	1.19	51836	20735	10367	7	PA	131	MULTI STORES/OFFICES
APTOS	04156106	3.48	151589	60636	30318	3	C-1-GH	250	AUTO/TRUCK REPAIR
		15.85		276211	138106	69			
LIVE OAK	02674114	1.08	47045	18818	9409	11	C-1	921	COUNTY BUILDING
LIVE OAK	02674116	1.17	50965	20386	10193	12	C-1	123	COIN LAUNDRY
LIVE OAK	02621156	1.69	73616	29447	14723	18	C-2	931	CITY BUILDING

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF		ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	SQUARE FOOTAGE OF STRUCTURE FOR 800 SQUARE FOOT			
LIVE OAK	02626113	1.83	79715	31886	15943	C-2-D	921	COUNTY BUILDING
LIVE OAK	02626116	6.09	265280	106112	53056	C-2-D	062	HOMESITE/5-19.9 ACRE
LIVE OAK	02804119	1.00	43560	17424	8712	C-1	122	STORE W/ LIVING UNIT
LIVE OAK	03204168	1.83	79715	31886	15943	C-2	250	AUTO/TRUCK REPAIR
LIVE OAK	03205136	1.19	51836	20735	10367	C-2	120	SINGLE STORE
		15.88		276693	138347		167	
PAJARO	04806105	1.54	67082	26833	13416	PA	061	HOMESITE/1-4.9 ACRES
PAJARO	04806106	1.50	65340	26136	13068	PA	061	HOMESITE/1-4.9 ACRES
PAJARO	05119117	2.12	92347	36939	18469	C-1	150	GROCERY STORE
		5.16		89908	44954		55	
S.L. VALLEY	06504407	1.09	47480	18992	9496	C-1	220	FULL SERVICE STATION
S.L. VALLEY	07716101	2.63	114563	45825	22913	C-1-L	122	STORE W/ LIVING UNIT
S.L. VALLEY	08417101	1.38	60113	24045	12023	C-1	121	MULTI STORES/1 BLDG
S.L. VALLEY	08719105	1.08	47045	18818	9409	C-1	191	OTHER COMMERCIAL USE
		6.18		107680	53840		39	
SOQUEL	03007110	1.33	57935	23174	11587	C-2	321	WAREHOUSE/DRY STORAGE
SOQUEL	03012149	1.08	47045	18818	9409	C-2	191	OTHER COMMERCIAL USE
SOQUEL	03022146	2.89	125888	50355	25178	C-2-GH	120	SINGLE STORE
SOQUEL	03034110	1.61	70132	28063	14026	C-2	920	VACANT COUNTY LAND
SOQUEL	03715112	1.87	81457	32583	16291	PA	171	MULTI OFFICES/1 BLDG
		8.78		152983	76491		38	
TOTAL MORE THAN ONE ACRE		51.85		903475	451738		368	
TOTAL NON VACANT		106.06		1847971	923985		899	

4.6-7A: Residential Construction Potential in Conjunction with Redevelopment of Non-Vacant Commercial Parcels

The following table shows a summary of the potential development of residential units on underutilized parcels zoned for commercial development, as part of potential future mixed-use development. The parcels included in this summary are currently not vacant. A complete table including specific parcel sizes and zoning follows the summary.

For the purposes of this estimate, it is assumed that for all of the parcels included in this list, 50% of the square footage of any new commercial/mixed-use structure would be dedicated to residential use, as allowed under the zoning ordinance. The zones which allow 50% of the square footage to be residential are C-1 (Neighborhood Commercial); C-2 (Community Commercial); and PA (Professional and Administrative offices).⁴ Additionally, the list of commercial parcels includes only parcels greater than 20,000 square feet with an improvements value less than \$200,000⁵. This identifies those parcels with existing development that is old or is small in relation to the parcel size.

The calculation of potential units was determined in the following fashion: The structure(s) would be built at a 40% floor/area ratio. Of the square footage of that structure, 50% would be residential. The number of units was determined by dividing the residential square footage by 800- presuming an average unit size of 800 square feet. This resulted in the potential capacity of 899 residential units on currently non-vacant (underutilized) commercial parcels as part of a potential future mixed-use project.

Of these 899 housing units, it is anticipated that 30% will be developed during the planning period. This results in 269 units. Of these 269 units, it is presumed that 40% would be affordable to low and moderate-income residents (107 affordable units). It is then presumed that of the affordable units, 75% of those would be affordable to moderate income households (80 units) and 25% of would be affordable to low income households (27 units). The remaining 162 units would be affordable to above moderate households.

⁴ Parcels with split zoning have been adjusted so that only the portion on which mixed use development could occur has been counted.

⁵ Based on GIS analysis of Assessors records, February 2003; revised December 2004.

Appendix 4.6-7B: Potential Residential Units on Underutilized Commercial Parcels				
Planning Area	Acres	Total Square Footage of Structure(s)	Potential Residential Square Footage	Potential Units
Parcels less than one acre				
Aptos	8.02	139,740	69,870	70
Live Oak	20.29	353,594	176,797	207
Pajaro Valley	1.22	21,257	10,629	12
San Lorenzo Valley	14.31	249,277	124,638	142
Soquel	10.37	180,627	90,314	100
TOTAL less than one acre	54.20	944,496	472,248	531
Parcels larger than one acre				
Aptos	15.85	276,211	138,106	69
Live Oak	15.88	276,693	138,347	167
Pajaro Valley	5.16	89,908	44,954	55
San Lorenzo Valley	6.18	107,680	53,840	39
Soquel	8.78	152,983	76,991	38
TOTAL larger than one acre	51.85	903,475	451,738	368
TOTAL	106.06	1,847,971	923,985	899
Source: Santa Cruz County Planning Department, December 2004; revised September 2008				

4.6-8: Second Unit Potential Buildout Calculations**Potential Second Units**

Rural	=	4,857
Urban	=	3,026
Total	=	7,883

Assumptions:

- 1 Rural: The Rural number projection is derived from the number of parcels in the unincorporated area of the County that are: outside the Urban Services Line (except as per 2b below), one acre or more in size, and have a General Plan designation of Agricultural, Urban Low Density, Urban Very Low Density, Suburban Residential, Rural Residential or Mountain Residential. This number was then reduced by 25% to reflect parcels, which for a variety of reasons are not buildable (such as floodplain, geologic, and septic constraints) ($6,476 \times 75\% = 4,857$).
- 2 Urban: In the Urban areas, it was assumed that second units would be built only on lots zoned R-1 with lot size requirements of 6,000 square feet or greater (excluding those that are less than the minimum lot size for their zoning district and those with Geologic Hazard or Salamander Protection Combining District zoning). Although the ordinance does not make this restriction and second units are approved on smaller lots and those zoned RM, it becomes increasingly difficult to meet setback and parking requirements on parcels smaller than 6,000 square feet in area.
 - a. To estimate the number of Urban Area parcels, of various sizes, that could accommodate second units, including future development potential on vacant and underutilized parcels, the following factors were used:

Parcel Size	% of Parcels Able to Accommodate a Second Unit
6,000 – 8,999 sq. ft.	30%
9,000 – 9,999 sq. ft.	50%
10,000 – 14,999 sq. ft.	70%
15,000 sq. ft. or larger	80%

- b. Due to the lack of public sewer service, the entire Carbonera planning area was treated as a rural area for purposes of determining potential second units.

- c. Second units are no longer income restricted, however, due to their small sizes they still constitute a source of housing that is generally affordable to lower income households.
- d. The number and distribution of potential second units in the Urban area is as follows:

4.6-8: URBAN RESIDENTIAL PARCELS* AND POTENTIAL FOR SECOND UNITS**

Planning Area	R-1-4 & R-1-5	R-1-6	R-1-8 & R-1-9	R-1-10	R-1-15	R-1-20	R-1-1 acre	Total Parcels	Second Units
Aptos	311 (120)	744 (324)	143 (81)	637 (552)	5 (3)	58 (62)	66 (50)	1,964	1,192
Live Oak	365 (167)	1,484 (688)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1,849	855
Pajaro	3 (2)	951 (375)	105 (69)	76 (116)	0 (0)	4 (4)	11 (12)	1,150	578
Soquel	33 (11)	495 (244)	52 (35)	64 (81)	9 (8)	20 (21)	1 (1)	674	401
Total	712 (300)	3,674 (1,631)	300 (185)	777 (749)	14 (11)	82 (87)	78 (63)	5,637	3,026

* Currently existing parcels greater than 6,000 square feet, excluding those that are less than the minimum lot size for their zoning district and those with Geologic Hazard (GH) or Salamander Protection (SP) Combining District zoning

** The first number is number of existing parcels where second units could currently be built; the second number (in parentheses) is the potential number of second units based on factors in assumption 2.a. above

Appendix 4.7-1A: RDA Administered Affordable Housing Programs:

Program/Project Activity	Description	Est. No. of Units or Households Assisted		comments	Target Income Groups*	Special Population Served
		Annually	2007-1014		EL = Extremely Low: < 35% VL= Very Low: 35-50% L= Low: 50-80% M= Moderate: 80-120%	
Affordable Housing Programs directly funded by RDA						
Eviction Protection RDA contract with Community Action Board (CAB)	Rental subsidies to avert homelessness	120	720	60/yr 2008,09: 120/yr 2010-14	EL	Families at risk of homelessness
Transitional Housing - Families RDA contract with Families in Transition (FIT)	Phased, time limited subsidy program to facilitate transition to independent market housing	25	87	approx. 2 yrs per family	EL	Families at risk of homelessness
Last Mo. Rent & Security Deposits RDA contract with Housing Authority	Provides for last months rent and security deposit to facilitate move-in for eligible households	25	175	25 per year	EL,VL	Families and individuals
Former Foster Youth Housing Assistance Prog. RDA Contract with Santa Cruz Comm. Counselling Center RDA Acquisition of Homes earmarked for Program	Housing assistance to facilitate transition to independent housing for Transitional Housing Plus program participants	16	56	8 per year	EL	Former foster youth at risk of homelessness
Mental Housing Supportive Housing Rental Subsidy Program RDA contract with Front Street Inc. (FSI)	RDA rent subsidies to individual adults receiving direct services; part of the HSA-Mental Health Mental Supportive Housing Program	35	35	perm. Hsg	EL	Homeless w/ mental illness
Gemma Transitional Housing for formerly incarcerated women County support to CAB for program operations	Program support to transitional housing facility	6	18	approx 18/mo l-o-s	EL,VL	Formerly incarcerated women
Board and Care Rental Subsidy Program RDA funding to HSA-Mental Health for rental subsidy for Board and Care facility	RDA subsidies to cover housing costs of residents at the Willowbrook Board and Care facility	43	43	perm. hsg	EL	Disabled Adults

4.7-1B: RDA Administered Affordable Housing Programs

Program/Project Activity	Description	Est. No. of Units or Households Assisted		comments	Target Income	Special Population Served
		Annually 2007-1014			EL = Extremely Low: < 35% VL= Very Low: 35-50% L= Low: 50-80% M= Moderate: 80-120%	
Continuum of Care/Housing Action Partnership - HUD McKinney Vento Funds: Multi-Jurisdictional consultant contract overseen by RDA						
Shelter Plus Care	Permanent Housing/Rental Assistance and integrated services - administered by Housing Authority and HPHP	14	14	perm. hsg	EL	Chronically homeless w/ psychiatric disabilities and chronic illness
Meaningful Answers to Chronic Homelessness (MATCH)	Permanent supportive housing for chronically homeless serial inebriates administered by HPHP and Front St. Inc.	33	33	perm. hsg	EL	Chronically homeless w/ psychiatric disabilities and chronic illness
Anderson Homeless Housing Project	Permanent housing (5 -bedroom house) for formerly homeless w/ history of chronic homelessness and mental illness - owned and managed by SCCCC	5	5	perm. hsg	EL	Chronically homeless w/ psychiatric disabilities and chronic illness
Freedom Cottages Supportive Housing	Permanent supportive housing for homeless w/ severe long term mental health issues - owned and managed by the SCCCC	4	4	perm. hsg	EL	Chronically homeless w/ psychiatric disabilities and chronic illness
Page Smith Community House	Transitional housing for homeless single adults - managed by the Homeless Resource Center	75	257	approx. 2 yrs per person	EL	Chronically homeless single adults w/ psychiatric disabilities and chronic illness
Families in Transition	Transitional housing for homeless families w/ children, in private housing market - administered by FIT	25	81	approx. 15 mos. per family	EL	Chronically homeless families w/ children w/ psychiatric disabilities and chronic illness
Brommer Street Transitional Housing	Transitional housing facility for homeless families w/ children - owned by Housing Authority, program administered by FIT.	15	52	approx. 24 mo l-o-s	EL	Chronically homeless families w/ children w/ psychiatric disabilities and chronic illness
Families in Transition - Clean and Sober Program	Transitional housing for recovering single mothers coming directly out of treatment facility and their children	15	49	approx. 15 mos. per family	EL	Chronically homeless families w/ children w/ psychiatric disabilities and chronic illness
Salvation Army - Corner House	Permanent housing with services in 7-bedroom home for formerly homeless women w/ serious substance abuse histories and their children.	18	18	perm. hsg	EL	Chronically homeless women w/ psychiatric disabilities and chronic illness
Pajaro Valley Shelter Services - Sudden Street	Transitional housing w/ case management and supportive services to homeless families w/ children	10	35	approx. 2 yrs per family	EL	Chronically homeless families w/ children w/ psychiatric disabilities and chronic illness

Total Served on Annual Basis

484

1,682

0

Appendix 4.7-1C: RDA Administered Affordable Housing Programs

Appendix 4.7-1C: RDA Administered Affordable Housing Programs						
Program/Project Activity	Description	Est. No. of Units or Households Assisted		Comments	Target Income Groups* (as a % of County median)	Special Population Served
		Annually	2007-2014			
Affordable Housing Programs directly funded by RDA						
Eviction Protection RDA contract with - Community Action Board (CAB)	Rental subsidies to avert homelessness	120	720	60/yr 2008,09; 120/yr 2010-14	EL	Families at risk of homelessness
Transitional Housing - RDA contract with - Families in Transition (FIT)	Phased, time limited subsidy program to facilitate transition to independent market housing	25	87	approx. 2 yrs per family	EL	Families at risk of homelessness
Last Mo. Rent & Security RDA contract with - Housing Authority	Provides for last months rent and security deposit to facilitate move-in for eligible households	25	175	25 per year	EL,VL	Families and individuals
Former Foster Youth RDA Contract with Santa - Cruz Comm. Counseling Center (SCCCC) RDA Acquisition of - Homes earmarked for Program	Housing assistance to facilitate transition to independent housing for Transitional Housing Plus program participants	16	56	8 per year	EL	Former foster youth at risk of homelessness
Mental Housing Supportive RDA contract with Front - Street Inc. (FSI)	RDA rent subsidies to individual adults receiving direct services; part of the HSA-Mental Health Mental Supportive Housing Program	35	35	perm. Hsg	EL	Homeless w/ mental illness
Gemma Transitional - County support to CAB for program operations	Program support to transitional housing facility	6	18	approx 18/mo I-o-s	EL,VL	Formerly incarcerated women
Board and Care Rental RDA funding to HSA-Mental Health for rental subsidy for Board and Care facility	RDA subsidies to cover housing costs of residents at the Willowbrook Board and Care facility	43	43	perm. hsg	EL	Disabled Adults
Continuum of Care/Housing Action Partnership: HUD McKinney Vento Funds Multi-Jurisdictional consultant contract overseen by RDA						

Shelter Plus Care	Permanent Housing/Rental Assistance and integrated services - administered by Housing Authority and HPHP	14	14	perm. hsg	EL	Chronically homeless w/ psychiatric disabilities and chronic illness
Meaningful Answers to Chronic Homelessness (MATCH)	Permanent supportive housing for chronically homeless serial inebriates administered by HPHP and Front St. Inc.	33	33	perm. hsg	EL	Chronically homeless w/ psychiatric disabilities and chronic illness
Anderson Homeless Housing Project	Permanent housing (5-bedroom house) for formerly homeless w/ history of chronic homelessness and mental illness - owned and managed by SCCCC	5	5	perm. hsg	EL	Chronically homeless w/ psychiatric disabilities and chronic illness
Freedom Cottages Supportive Housing	Permanent supportive housing for homeless w/ severe long term mental health issues - owned and managed by the SCCCC	4	4	perm. hsg	EL	Chronically homeless w/ psychiatric disabilities and chronic illness
Page Smith Community House	Transitional housing for homeless single adults - managed by the Homeless Resource Center	75	257	approx. 2 yrs per person	EL	Chronically homeless single adults w/ psychiatric disabilities and chronic illness
Families in Transition	Transitional housing for homeless families w/ children, in private housing market - administered by FIT	25	81	approx. 15 mos. per family	EL	Chronically homeless families w/ children w/ psychiatric disabilities and chronic illness
Brommer Street Transitional Housing	Transitional housing facility for homeless families w/ children - owned by Housing Authority, program administered by FIT.	15	52	approx. 24 mo. l-o-s	EL	Chronically homeless families w/ children w/ psychiatric disabilities and chronic illness
Families in Transition - Clean and Sober Program	Transitional housing for recovering single mothers coming directly out of treatment facility and their children	15	49	approx. 15 mos. per family	EL	Chronically homeless families w/ children w/ psychiatric disabilities and chronic illness

Salvation Army - Corner House	Permanent housing with services in 7-bedroom home for formerly homeless women w/ serious substance abuse histories and their children.	18	18	perm. hsg	EL	Chronically homeless women w/ psychiatric disabilities and chronic illness
Pajaro Valley Shelter Services - Sudden Street	Transitional housing w/ case management and supportive services to homeless families w/ children	10	35	approx. 2 yrs per family	EL	Chronically homeless families w/ children w/ psychiatric disabilities and chronic illness
Total Served on Annual		484	1,682			

4.7-2: Total assisted during Planning Period	
Substantial Rehab	650
New Construction	517
Acq. & preserving units	290
Programs - total served	1,682
TOTAL	3,139

4.7-3: AVAILABLE LAND IN THE PUBLIC FACILITIES (PF) ZONE DISTRICT

The purposes of the Public Facilities (PF) zone district, as stated in Santa Cruz County Code Section 13.10.361, are:

- a. To provide areas for public and quasi-public community facilities, including public and private institutions and public services and facilities.
- b. To regulate the use of land for public and community facilities with regard to their locations, design, service areas, and range of uses, so that they will be compatible with adjacent development, will maintain high standards of urban design, and will be compatible with and will protect the natural resources and environmental quality of the County.
- c. To provide a master plan review and approval process for public and community facility projects, and, where appropriate, service areas, in order to implement the adopted County General Plan and Local Coastal Program Land Use Plan and ordinances and to facilitate subsequent processing and issuance of permits for development projects for these uses.

Uses currently allowed in the PF zone district include institutional housing and group quarters, churches and religious institutions, community centers, fire stations, hospitals, recreational facilities and other public and quasi-public uses.

Currently, there are 337 parcels zoned "PF" in the unincorporated area of Santa Cruz County totaling 1,888 acres.

In reviewing these parcels for possible suitability for emergency shelters, parcels were eliminated from consideration if:

- Located outside of the Urban or Rural Services Line;
- Less than 15,000 square feet in size;
- Located in a floodway or floodplain;
- Adjacent to agricultural land; or
- Located beyond walking distance of a bus line.

After eliminating the above factors, there are 26 parcels totaling 54 acres that could be considered for an emergency shelter use.

PF Zoned Properties Appropriate for Potential Emergency Shelters

08222153	PF	1.062	COUNTY BUILDING	13390 W PARK AVE	BOULDER CREEK CA 95006
02605124	PF	0.778	CLUB/LODGE HALL	2259 7TH AVE	SANTA CRUZ CA 95062
02602122	PF	3.103	CHURCH	2500 SOQUEL AVE	SANTA CRUZ CA 95062
02907140	PF	0.958	CHURCH	2008 17TH AVE	SANTA CRUZ CA 95062
02904115	PF	0.571	OTHER CHURCH PROPERTY	2145 CHANTICLEER AVE	SANTA CRUZ CA 95062
03010121	PF	2.814	CHURCH	3200 CENTER ST	SOQUEL CA 95073
02904130	PF	0.664	CHURCH	2155 CHANTICLEER AVE	SANTA CRUZ CA 95062
07709225	PF	0.390	OTHER CHURCH PROPERTY		
03911178	PF	0.919	CHURCH	7565 SUNSET WAY	APTOS CA 95003
04123309	PF	1.490	CHURCH	9850 MONROE AVE	APTOS CA 95003
03919111	PF	0.931	CLUB/LODGE HALL	2555 MAR VISTA DR	APTOS CA 95003
03727155	PF	0.865	CHURCH	3125 PARK AVE	SOQUEL CA 95073
02607156	PF	1.241	CHURCH	2301 17TH AVE	SANTA CRUZ CA 95062
03942107	PF-L, PF	4.844	CHURCH	7600 SOQUEL DR	APTOS CA 95003
03725119	PF	15.926	CHURCH	2701 CABRILLO COLLEGE DR	APTOS CA 95003
06513144	PF	1.561	CHURCH	6090 HWY 9	FELTON CA 95018
02606297	PF	1.737	COUNTY BUILDING	2200 7TH AVE	SANTA CRUZ CA 95062
06512306	PF	1.381	CHURCH	5953 HWY 9	FELTON CA 95018
02911146	PF	0.799	CHURCH	2245 CAPITOLA RD	SANTA CRUZ CA 95062
07709228	PF	2.380	CHURCH	9545 LOVE CREEK RD	BEN LOMOND CA 95005
03009416	PF-L	0.634	CHURCH	4951 SOQUEL DR	SOQUEL CA 95073
03716149	PF	5.003	OTHER CHURCH PROPERTY	3055 PORTER GULCH RD	APTOS CA 95003
04805232	PF	0.431	CHURCH	109 GREEN VALLEY RD	FREEDOM CA 95019
03719114	PF	3.347	CHURCH	5630 SOQUEL DR	SOQUEL CA 95073
04802201	PF	0.412	CHURCH	2151 FREEDOM BLVD	FREEDOM CA 95019