

SUMMARY OF COUNTY OF SANTA CRUZ

2017/2018 KEY HOUSING ACTIVITIES

COUNTY HOUSING SECTION PURPOSE

The purpose of the Housing Section in the County Planning Department is address needs for affordable housing by undertaking a variety of activities related to increasing the supply of, and assisting extremely low to moderate income households with obtaining housing.

HOUSING SECTION STAFFING

- Housing Coordinator (1): Julie Conway
- Housing Specialists (2) Carlos Landaverri and Porcila Wilson
- Administrative Aide (1) Micaela Lopez

HOUSING SECTION FUNDING SOURCES

- RDA Successor Agency “Housing Re-use Fund” consisting of loan repayments/income
- Affordable Housing Impact Fee (AHIF) funding (\$1.7 Million to date)
- Pre-2011 Bond funding through the Housing Services Contract with Housing Authority
- Grant Administration Funding (e.g. CDBG, HOME, CalHome)

2017 KEY HOUSING ACTIVITIES

New Construction of Affordable Housing Units:	Atkinson Lane (“Pippin Orchard”)	26 units
	St. Stephens senior housing	40 units
County-Owned Site Dispositions with Affordable Units	Harper Street Habitat for Humanity	10-12 units
	17 th /Capitola Rd MidPen Housing	66 units
Accessory Dwelling Unit (ADU) Code & Fee Changes, “How To, Financing & Design” Guides, ADU Loan Program		
Farmworker Housing Assistance & Regional Study	Proposed CDBG Grant Application	18 units
	Jardines/Murphy water/sewer/rehab	
	Farmworker housing project proposals	
Revisions to Inclusionary & Affordable Housing Impact Fee		
10 onsite affordable units at Aptos Village Project		
\$1.7 Million AHIF to date; allocations soon to Habitat “My House My Home” ADU Program & MBEP Housing Trust		
Hosted Rental Regulations (already have Vacation Rental Regulations & Designated Area % Caps)		
Prepare for Disposition of “Seascape Lot A” site; use proceeds to assist affordable housing units		
State CalHOME grants for First-time Homebuyer assistance; Tenant Rental Assistance		

2018 KEY HOUSING / PLANNING ACTIVITIES

Sustainability General Plan/LCP and Code Mod Regulatory Update & Environmental Impact Report (EIR):

- New Higher Density zoning
- New Mixed Use regulations
- Refine regs for Housing on Public Facilities properties
- Refine Farmworker/Ag Employee Housing regulations
- Revise parking standards and Street Design Criteria
- New Design Guidelines

SUMMARY OF COUNTY'S ON-GOING AFFORDABLE HOUSING FUNCTIONS

1. Measure J Single Family Program
 - Review development projects for Measure J compliance and Affordable Housing Impact Fee (AHIF)
 - Measure J Program Administration:
 - All sales, purchases, refinancing, rentals, conversions from owner occupancy to investor owner status; assist project staff with AHIF conditions of project approval
 - Affordable Housing Guideline implementation and periodic updates
 - Document review and updates as needed; e.g. Affordable Housing Participation Agreement
 - Policies and procedures for operations
 - Resale price calculation and review
2. Monitoring of all Affordable Housing Units subject to Deed/Occupancy Restrictions
 - Annual monitoring of single family and multifamily portfolio to ensure appropriate occupancies; the stock includes not only Measure J but all units funded by former Redevelopment Agency, grants.
3. Housing Program Budget and Management
 - Housing program history, files, archive management
 - Loan portfolio database
 - Public Information Requests
 - Development of Annual Budget and oversight of revenue and expenditures within legal parameters of funding sources
4. Affordable Housing Preservation Program
 - Preserve and protect deed restrictions for affordable ownership units through homeowner counseling, referral, bridge loans and, potentially, acquisition and resale of the unit.
 - Property Management of County owned Units
 - Management of County owned units leased or rented for affordable housing purposes
5. Community Development Block Grant (CDBG), HOME and CalHome Programs
 - Development and implementation of grant funded programs including community outreach and education, grant application development, reporting and implementation for HOME, CDBG, CalHome, BEGIN
 - Project oversight including NEPA and CEQA compliance
 - Fiscal management of grant programs in compliance with federal and state regulations
6. Carry out activities regarding future of County-owned housing sites
 - Lot A in Seascape – RFP for disposal through sale for market use; proceeds used for affordable units
 - Harper Street - RFP for development as affordable housing
7. Housing Policy/Regulatory Efforts and Special Projects
 - Housing Element Update (periodic) and Implementation (on-going)
 - Accessory Dwelling Unit (ADU) Program Changes and “How To, Financing & Design” Guides; Loan Program
 - Farmworker Housing Study (with City of Salinas in lead role)
8. New Multi-Family Housing Projects / Program Management
 - New Housing Project(s) identification
 - Develop process for allocation of funds through the Low and Moderate Income Housing Asset Fund, the Housing Impact Fee Fund and other housing funds consistent with State law and community needs
 - Work with developers to develop appropriate sites for affordable housing including potential County involvement ranging from use of Density Bonus, rezonings, PUDs
 - Analyze the feasibility of proposed projects and recommend funding to the Board as appropriate

- Multi-family Projects in development
 - Develop legal documents, approve and track draws and funding requests, ensure appropriate property management is established, resolve issues ranging from entitlement problem solving, resident selection, neighbor concerns, environmental issues and others.

9. Management of Completed Affordable Housing Projects

- Oversight and management of existing portfolio of **almost 2,000 units in 45 projects**; includes audit confirmations, loan servicing, management review and addressing issues of mature projects.
- Projects funded with 9% and 4% tax credits will all undergo refinance and/or re-syndication as their tax credit periods come to an end (Marmos/Villas del Paraiso is doing so now with many more to follow). Each of these will require assessment as to protecting the County's interests.
- Problem solving regarding troubled projects. Even without the financial resources once available, County Housing has a role to play. Recent examples are Lagoon Beach and Beachcomber Mobile Home Park.

10. Serve as Lead Agency for Homeless Continuum of Care and Homeless Action Partnership

- Facilitate and ensure requirements are met for annual funding streams from federal and State sources addressing homelessness, including McKinney Vento Homeless Assistance, Emergency Solutions Grants, Youth Homeless Demonstration Project and Supportive Services for Veterans Families.
- Convene community collaborative of local jurisdictions, service providers.

11. Communications and Public Education

- Housing Advisory Commission
- City/County/UCSC Workforce Housing Discussion Group
- Public engagement and education

12. Annual Reports

- Housing Successor Agency Annual Report
- General Plan HCD Annual Report