

Julianne Ward

From: The Stewmans [ranchono@cruzio.com]
Sent: Wednesday, February 11, 2004 12:37 PM
To: Julianne Ward
Subject: Implementation Priorities...

Here's my Top Ten List, Julianne...

1. Affordable Commercial/Residential Mixed Use
2. Density Bonus/Height Increase for Affordable Housing
3. Housing Component to Commercial/Institutional Projects
4. Mixed Use Housing Incentives
5. Expand Live/Work Mixed Use Development
6. Allow Rehabilitation of Existing Nonconforming Housing Stock
7. Repair, Rehabilitation or Replacement of Existing Affordable Units
8. Expand Access for Disabled Persons
9. Support Establishment of a Land Bank
10. Inventory of Vacant & Underdeveloped Parcels/Rezoning
11. Homeless Shelter
12. Transitional Housing Facilities & Emergency Housing Site Development
13. Parcel Merger Density Bonus

Commissioner Stewman's List

1. Affordable **Commercial/Residential Mixed Use**

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

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

Time Frame: 2004

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

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

Program Description: Initiate, as a high priority item, general plan and zoning ordinance amendments, within the Urban Services Line, to allow densities of 20 - 25 units per acre and, in medium and high density zones, residential building heights of three stories, with design review and for projects with no more than 60 units, where at least 40% of the units are affordable by low and very low income people.

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

Time Frame: 2004

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

3. Housing **Component** to **Commercial/Institutional** Projects

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

Time Frame: 2004-2007

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

4. Mixed Use Housing Incentives

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

- (a) Permit additional residential floor area allowed for a higher percent of residential units that are reserved for lower income households;
- (b) Allow residential use on second and third floor with no floor area ratio limitations;
- (c) Consider Expanding mixed use to urban commercial areas designated as Tourist Commercial or Visitor Accommodations as incidental to uses in these zones;

- (d) ~~Consider~~ **Allow** residential use of existing underutilized properties designated as Industrial or Commercial ~~or publicly-zoned~~, where there is a need to supply employee housing for adjoining businesses or activities;
- (e) Allowance for shared parking between residential and commercial uses;
- (f) Provide information and hold workshops to educate commercial property owners and development community about mixed-use opportunities and incentives;
- (g) ~~Expand mixed use development to land zoned for public facility for~~
~~—employee housing~~

Quantifiable Objective: ~~125-641~~ units

Time Frame: ~~2000-2007~~

Responsible Party: Planning Department, Board of Supervisors

5. Expand **Live/Work** Mixed Use Development

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

Time Frame: By ~~December 2004 -2005~~

Responsible Party: Planning Department, Board of Supervisors

6. Allow Rehabilitation of Existing Nonconforming Housing Stock

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

Obiective: Retain existing housing stock

Time Frame: Ongoing

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

7. Repair, Rehabilitation or ~~rep acerne it~~ of Existing Affordable Ur

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

Time Frame: 2004-2007

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

8. Expand Access for Disabled Persons

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

1. Consider implementation of a inclusive house design ("visitability") ordinance, (2002-2003)
2. Convene an annual meeting between the Housing Advisory Commission and the Commission on Disabilities to identify housing issues for future action by the Housing Advisory Commission and the Board of Supervisors. (2003-2007)

3. Coordinate with the Tri-County Apartment Association and local property managers to develop and maintain a central list of units suitable for tenants with mobility impairments.

Time Frame: 2002 - 2007

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

9. Support Establishment of a Land Bank

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

Time Frame: ~~2002~~2004-2007

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

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

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

Time Frame: 2004 Update inventory of vacant and underdeveloped parcels. 2005-Based on General Plan Update recommendations and the results of the 2004 inventory, evaluate rezoning or re-designation of appropriate vacant/~~underdeveloped~~ land to allow increased residential use. 2004-2007 Maintain and update inventory of **vacant/underdeveloped** parcels as needed.

Funding: apply for a CDBG "Planning and Technical Assistance" Grant

Responsible Party: Planning Department, Board of Supervisors

11. Homeless Shelter

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

Time Frame: ~~2003~~ 2004-2005

Responsible Party: County Administrative Office

12. Transitional Housing Facilities and Emergency Housing Site Development

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

Time Frame: 2000-2007

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

13. Parcel Merger Density Bonus

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

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

Time Frame: 2004

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

MEMORANDUM

DATE: February 20, 2004

TO: MEMBERS, HOUSING ADVISORY COMMISSION

FROM: ANDY SCHIFFRIN

RE: PROPOSED PRIORITIES FOR HOUSING ELEMENT IMPLEMENTATION

At the last meeting of the HAC, we agreed to consider, at our next meeting, prioritizing programs in the Draft Housing Element for implementation, once the Element is adopted by the Board of Supervisors and assuming that these programs are contained in the final Element. It was also agreed that HAC members could submit their proposals in advance in writing.

Following are my suggestions for the priority programs to implement the Housing Element:

1. Density at a rate for Affordable Housing

Program Description: It is a priority item general plan and zoning ordinance amendments, within the Urban Services Line, to allow densities of 20 - 25 units per acre and, in medium and high density zones, residential building heights of three stories, with design review and for projects with no more than 60 units, where at least 40% of the units are affordable by low and very low income people.

Objective: Construction of 360 units 120% very low, 20% low, 60% above moderate.

Time Frame: 2004

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

2. Affordable Commercial/Residential Mixed Use

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

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

Time Frame: 2004

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

3. Inclusionary Housing Program

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

Time Frame: 2000-2007

Responsible Party: Planning Department, Board of Supervisors

Projected Units: 131 moderate income units.

4. Increased Affordability Requirements on Large Sites

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

Time Frame: 2003-2007

Responsible Party: Planning Department, Redevelopment Agency

5. Conversion of Housing to Vacation Rentals

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

Time Frame: 2005

Responsible Party: Planning Department, Board of Supervisors

6. Establish Housing Trust Fund

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

- (1) Increased sales tax;
- (2) real estate property transfer tax;
- (3) commercial linkage fees;
- (4) transient occupancy tax; or
- (5) increase in the low and moderate income set aside.

Time Frame: 2002-2007

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

Julianne Ward

From: Carl Sprague [carl@pacocom.biz]
Sent: Monday, February 23, 2004 5:27 PM
To: Julianne Ward
Subject: HAC 2004 Program list

Julianne,

Here is my list of potential project items for the HAC to address in 2004. Reducing the list to 4 or 5 items is very difficult, so I cut it down to a reasonable reviewable limit.

I eliminated any program which was referenced as "continuing" or "to be maintained."

Secondly, some of the programs listed below are very similar in nature and would naturally have a cross-over relationship. As a result they could be considered concurrently. So, the list is really not as long as it looks.

The programs are not listed in priority, but only sequentially as they appear Draft of the Housing Element Document commencing on Page 152.

A. Under Goal 1. Promote Production of Affordable Units

1. Inclusionary Housing Program
2. Incentives for Non-Profit Housing Development
3. Mixed Use Housing Incentives
4. Expand Live/Work Mixed Use Development
5. Reduce Capital Improvement Fees for Second Units
6. Modular Second Units Consistent with Design Standards
7. Farmworker Housing Production
8. Density Bonus/Height Increase for Affordable Housing
9. Affordable Commercial/Residential Mixed Use

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

1. Analysis of Designation of Affordable Housing Sites
2. Incentives for Single Room Occupancy Developments
3. Review Commercial and Industrial Land for Residential Suitability
4. Provide Priority Processing for Affordable and Farmworker Housing

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

1. Housing Component to Commercial/Institutional Projects

D. Under Goal 4. Maintain and Increase Funding for Affordable Units.

1. Subsidize or Reduce Development Impact Fees for Affordable Housing.
2. Identify County-Owned or Other Publicly Owned lands Suitable for Affordable Housing.

E. Under Goal 5. Promote Production of Special Needs Housing Units.

1. Expand Access for Disabled Persons
2. Santa Cruz County Disabled Census/Housing Needs Assessment
3. Farmworker Housing Needs
4. Childcare Facilities in Multi-Family Developments

I will see you next week.

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Carl Sprague,
Housing Advisory Commissioner: District 4