County of Santa Cruz

HOUSING ADVISORY COMMISSION

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TO: HOUSING ADVISORY COMMISSION

FROM: Carolyn Watanabe, Housing Program Manager

Subject: Discussion of Housing Element Goals and Programs

Attached is a copy of the latest Housing Element update; a list of programs where the HAC is included as a reviewing body; and the timelines for the goals.

I.   List of programs where HAC is a responsible party:

    a. 1.13   Restrict Development of Lower than Minimum Density as Determined by the General Plan Designation
    b. 1.14   Second Unit Incentives
    c. 1.16   Modular Second Units Consistent with Design Standards
    d. 2.1   Analysis of Designation of Affordable Housing Sites
    e. 2.4   Review Commercial and Industrial Land for Residential Suitability
    f. 2.9   Retention of Designations for Properties designated Urban High or Urban Medium Residential and Zoned RM
    g. 3.7   Allow Rehabilitation of Existing Nonconforming Housing Stock
    h. 3.15   Interest on Tenants Security Deposits
    i. 4.10   Leverage Additional Affordable Housing Funds
    j. 5.6   Transitional Housing Facilities and Emergency Housing Site
    k. 5.18   Farm Family and Farm Work Second Unit Program
    l. 5.22   Meeting Farmworker Housing Needs

II.   List of Housing Element Goals and Due Dates (attached)

HOUSING ELEMENT IMPLEMENTATION CHART

Identifier	Goal	Due Date
1.1	Creation of Affordable Housing Combining District	6/2006
1.2	Designation of AH Combining District Sites	12/2006
1.2.1	Outreach Program for AH Site Development	3/2007
1.2.2	Monitoring AH Development	1/2007 annually
1.3	Funding Allocation for AH District	6/2005 & 6/2006
1.4	Encourage Inclusionary Housing - not fees	ongoing
1.5	17.10 changes	ongoing
1.6	Self Help Affordable Ownership Housing Progarm	ongoing
1.7	Tax Default Purchase Priority for L/M Developers	1/2005 begin
1.8	Non-Profit Housing Incentives	ongoing
1.9	Public Facility Employee Housing	in process
1.10	Expanded Conversion of RV Parks	2005-2006
1.11	Mixed Use Housing Incentives	FY 2005-2006
1.12	Expand Live/Work Mixed Use Development	ongoing
1.13	Restrict Below Minimum Density Projects	ongoing
1.14	Second Unit Incentives	12/31/05
1.15	Reduce CIP fees for Second Units	ongoing
1.16	Modular Second Unit Design Standards	12/31/05
1.17	Farmworker Housing Production	ongoing
1.18	Migrant Farmworker Housing Funding	1/206; 1/2007
1.19	Reduce CIP fees for Larger Affordable Units	12/31/06
1.20	Parcel Merger Density Bonus	0720/06
2.1	Affordable Housing Sites Designation Analysis	0720/06
2.2	SRO Incentives	2005-2006
2.3	Maintain Policies re Package Treatment Plants	ongoing
2.4	Review Comm & Ind land for Res. Suitability	next GP update
2.5	Vacant & Underutilized Parcels Inventory	as needed
2.6	Adopt PUD Ordinance	completed
2.7	Employer Assisted Afford. Housing Loan Program	2006-2007
2.8	Density Bonus Program	ongoing
2.9	Retain Urban High & RM Designations	ongoing
2.10	Notify Utilities of Need to Prioritize Service	ongoing

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No.	Program	Date
2.11	Promote Dwelling Groups	2006
2.12	Clarify Land Use Regulations	ongoing
2.13	Affordable Housing Outreach	2005
2.14	Priority Processing for Afford/Farmworker Housing	07/2006
2.15	Adequate Staff to Implement Housing Element	ongoing
2.16	Improve/Streamline Permit Process	FY 2004/2005
3.1	Maintain Foreclosure Fund	ongoing
3.2	Preservation of Affordable Units	2002-2004
3.3	Preserve Chapter 12.06 Demolition	ongoing
3.4	Financial Support for At-Risk Units	ongoing
3.5	Transient Occupancy to Permanent Ord.	12/31/05
3.6	Preserve Measure J Affordable Housing	ongoing
3.7	Maintain Res. Nonconforming Use Ord.	ongoing
3.8	Carry out Condo Conversion/Demo Ords.	ongoing
3.9	Maintain Mobile Home Preservation/Rent Ords.	ongoing
3.10	Mobile Home Site Standards Legislation	2005-2006 leg. Session
3.11	Continue MH Combining District	ongoing
3.12	Coordinate with Afford. Housing Developers	ongoing
3.13	Provide Fair Housing Information	ongoing
3.14	Maintain 8.43 Anti-Retaliatory Eviction Ord.	ongoing
3.15	Interest on Tenants' Security Deposits	ongoing
3.16	Emergency Relocation Assistance	ongoing
3.17	Maintain Relocation & Rental Deposit Funds	ongoing
3.18	Rehab/Repair/Replace Afford. Units in Large Projects	ongoing
3.19	Encourage Employee Housing On-Site for Comm/Ind	ongoing
3.20	Adopt Ord. Conversion to Vacation Rentals	12/31/07
4.1	Establish Housing Trust Fund	12/31/06
4.2	Consider Land Bank Establishment	2006-2007
4.3	Discretionary Funding Preference	ongoing
4.4	Continue and Expand First Time Homebuyer Program	ongoing
4.5	Housing Set Aside	ongoing
4.6	Maximize Utilization of Section 8 Program	ongoing
4.7	Subsidize/Reduce Impact Fees for Afford. Housing	2005-2006
4.8	Financing Program for 35% min. Afford. Housing	ongoing
4.9	Identify County-owned/Public Land for Afford. Housing	2006
4.10	Leverage Add'l Affordable Housing Funds	ongoing
4.11	Encourage Innovative/Cost Effective Building Tech.	ongoing

4.12	Consider Partnerships to Convert MH Parks to Perm.	ongoing
4.13	Second Unit Pilot Subsidy Program	ongoing
4.14	Tenant Notification for Rent Increases	ongoing
4.15	Short Term Rental Assistance for Tenant Eviction	ongoing
5.1	Ensure Locals Laws in Conformance for Group Homes, etc.	ongoing
5.2	Maintain Programs for Small-Scale Homeless Shelters	ongoing
5.3	Continue Emergency Winter Shelter Program	ongoing
5.4	Build/Fund Permanent Homeless Shelters	ongoing
5.5	Establish Homeless Shelter with Santa Cruz City	ongoing
5.6	Support Transitional Housing/Emergency Housing	ongoing
5.7	Continue Support of Special Needs Households	ongoing
5.8	Continue Inventory of Senior Housing Developments	ongoing
5.9	Support Consumer Housing Information Service	ongoing
5.10	Inventory of Existing Group Homes & Board and Care	1 year from certification
5.11	Consider Creating Senior Housing Priority Sites	12/31/06
5.12	Encourage Larger Household Affordable Units	ongoing
5.13	Implement Reasonable Accommodation Ord.	ongoing
5.14	Expand Access for Disabled Persons (various programs)	06/2006
5.15	Support Mental Health Treatment Facilities	ongoing
5.16	Conduct Disabled Census/Housing Needs Assessment	FY 2005-2006
5.17	Pilot Program for Ag. Employee Housing	ongoing
5.18	Maintain Ord. For Farmworker Second Units on Ag. Land	ongoing outside CZ
5.19	Maintain Ord. For Reconstruction of Farmworker Housing	ongoing
5.20	Ord. to Allow Farmworker Housing on Williamson Act Land	12/31/07
5.21	Consider Portion of In-lieu fees/rehab Funds for Ag. Housing	07/2006
5.22	Implement Changes to Meet Farmworker Housing Needs	12/31/07
5.23	Support Implementation of Watsonville Measure U	ongoing
5.24	Support Childcare Planning Council's 5 Year Master Plan	next GP update
5.25	Ord. To Encourage Childcare Facilities in Multi-Family Proj.	12/31/06
5.26	Modify Affordable Housing Loan Programs	2006-2007
6.1	Promote Energy Efficiency for New/Existing Res. Structures	ongoing outside CZ