



County of Santa Cruz

HOUSING ADVISORY COMMISSION

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February 21, 2006

TO: HOUSING ADVISORY COMMISSION

FROM: Carolyn Watanabe, Housing Program Manager

Subject: Continued Discussion of Housing Element: Update on Status of Requested Goals

At the last HAC meeting, Commissioners reviewed the most current Housing Element and requested a status update on the following goals:

1.14
2.1 through 3.9
3.19
3.20
5.1 through 5.6

These goals are highlighted on the attached Timeline created by Planning staff.

Glenda Hill, Principal Planner in the Planning Policy Section, is on jury duty and is not available to attend the March meeting, but will attend the April 5th HAC meeting to answer questions on the Housing Element goals.

HOUSING ELEMENT PROGRAM TIMELINES

NAME OF PROGRAM	ACTION NEEDED	TIMEFRAME	PAGE	RESPONSIBLE PARTY
COMPLETED				
2.6 Adoption of Planned Unit Development Ordinance	COMPLETE	Adopted 4/16/02, approved by California Coastal Commission 2/20/04	162	Adv. Plan.
3.2 Preservation of Affordable Units, Including Government Assisted Housing Developments	Preserve affordable units, including 316 HUD assisted units	2002-2004 Monitor Elizabeth Oaks, Pajaro Vista and Seaside Apartments developments.	166	RDA
IN PROCESS				
1.9 Public Facility Employee Housing		In process	158	Policy
2.14 Expansion Access for Disabled Persons		Pending state budget ordinance	177	Policy
ZUU4				
2.5 Inventory of Vacant and Underdeveloped Parcels/Rezoning		2004 Update inventory of vacant and underdeveloped parcels. Based on General Plan Update recommendations and the results of the 2004 inventory, evaluate rezoning or re-designation of	162	Policy

			appropriate vacant/underdeveloped land to allow increased residential use. Ongoing: Maintain and update inventory of vacant/underdeveloped parcels as needed.		
JANUARY 2005					
1.7 Affordable Housing Developers Priority to Purchase Tax Defaulted Property	Coordinate with the Assessor's Office	Beginning January 2005	158	Assessor	
JUNE 2005					
2.16 Improve and Streamline Permit Process	Implement streamlined process	Fiscal Year 2004-2005	165	Policy	
JULY 2005					
1.3 Allocation of Funding Supporting Affordable Housing Combining District	Dedicate funding (DONE)	June 2005	156	RDA	
2.10 Notify Utility Providers of their Responsibility to Prioritize Service to Affordable Projects under State Law	Notification to utility providers	July 2005	163	Policy	
DECEMBER 2005					
1.14 Second Unit Incentives	Incentives implemented (PERHAPS COUNT 2 nd UNITS AS EXTRA BEDROOMS FOR CAPITAL IMPROVEMENT FEES)	Ongoing; Adopted ordinance amendments to implement AB1866 by July 1, 2003. Consider additional incentives and regulatory relief by end	159	RDA/Policy	

		of 2005		
1.16 Modular Second Units Consistent with Design Standards	Complete catalog	End of 2005	160	Barbara
2.13 Affordable Housing Outreach	Implement outreach program	2005	164	RDA
3.5 Legal Conversion of Transient Occupancy Use Facilities to Permanent Use	Ordinance amendment and identify funding resources	End of 2005	167	Policy/RDA
3.10 Mobile Home Park Legislation	Work with State Legislative Representatives	2005 Legislative Session (IN PROCESS)	168	Policy

JANUARY 2006

1.18 Migrant Farmworker Housing	Assess the need and seek funding to construct (CRLA will likely weigh in)	Complete assessment by Jan 2006; identify site and retain funding by Jan 2007	160	POLICY/RDA
2.11 Promote Dwelling Groups	Promote development; ordinance amendments; public information process	Provide public information within 1 year of certification; amend ordinance in 2006	163	Policy /Zoning to provide handout; RDA for outreach
5.10 Inventory Existing Group Homes and Board and Care Facilities	Prepare inventory; Identify strategies to protect	Within 1 year of certification	177	HSA

BY JUNE 2006

1.1 Creation of Affordable Housing Combining District	Creation of General Plan policy and ordinance	June 2006	156	Policy
1.3 Allocation of Funding Supporting Affordable Housing Combining District	Dedicate funding	June 2006	156	RDA

1.11 Mixed Use Housing Incentives	Multiple ordinance revisions	Fiscal Year 2005-2006	159	Policy
BY JULY 2006				
1.20 Parcel Merger Density Bonus	Ordinance amendments	July 2006	161	Policy
2.1 Analysis of Designation of Affordable Housing Sites	Ordinance amendments and analysis of sites	July 2006	161	Policy
2.14 Provide Priority Processing for Affordable and Farmworker Housing	Ordinance amendments	July 2006	165	Policy / Dev. Rev. / Zoning
5.21 Funding for Farmworker Housing	Reallocation of funds	July 2006	179	RDA
DECEMBER 2006				
1.2 Designation of Sites under Affordable Housing Combining District	Site designation process	December 2006	156	Policy
1.10 Expanded Conversion of RV Parks	Maintain and expand ordinance	2005-2006	158	Policy
1.19 Reduce Capital Improvement Fees for Larger Affordable Household Units in Large Projects	Revise Fee Schedule	2006	161	Bldg.
2.2 Incentives for Single Room Occupancy Developments		2005-2006	161	Policy
4.7 Subsidize or Reduce Development Impact Fees for Affordable Housing	Where necessary services and infrastructure costs can be offset from other sources, subsidize or reduce development impact fees for affordable housing	2005-2006	172	Bldg.

4.9 Identify County-Owned or Other Publicly Owned Lands Suitable for Affordable Housing	Prepare a survey of parcels	2006	173	Policy
5.11 Senior Housing Priority Sites	Consider designating sites	2006	177	Policy
5.16 Santa Cruz County Disabled Census/Housing Needs Assessment	Conduct assessment to determine need	Fiscal Year 2005-2006	178	Policy

DECEMBER 2007

2.8/5.26 Employer Assisted Affordable Housing Loan Programs		2006-2007	163/181	RDA
3.20 Conversion of Housing to Vacation Rentals	Adopt an ordinance regulating the conversion of existing housing units to vacation rentals	2007	170	Policy

4.2 Support Establishment of a Land Bank	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.	2006-2007	171	RDA
5.20 Development of Williamson Act Lands for Farmworker Housing	Ordinance amendments	2007	179	Policy
5.22 Meeting Farmworker Housing Needs		2007	179	Bldg./RDA/Policy
5.25 Childcare Facilities in Multi-Family Developments	Ordinance amendments; Encourage; Consider incentives	2006	180	Policy/Bldg.
NEXT GENERAL PLAN UPDATE				
2.4 Review Commercial and Industrial Land for Residential Suitability		Next General Plan update	162	Policy
5.24 Childcare Master Plan		In conjunction with the	180	Policy

			next General Plan update.		
ONGOING					
1.4 Inclusionary Housing Program	Encourage construction rather than in lieu			157	RDA
1.5 Changes to the Affordable Housing Ordinance			Ongoing, Board of Supervisors, enacted 2002	157	RDA/Dev. Rev.
1.6 Second Unit Incentives	Incentives implemented		Ongoing; Adopted ordinance amendments to implement AB1866 by July 1, 2003. Consider additional incentives and regulatory relief by end of 2005.	159	Bldg./RDA
1.7 Restrict Development of Lower than Minimum Density as Determined by the General Plan Designation			Ongoing; Approved by the Board of Supervisors; see County Code Section 18.10.140(b)	159	Dev. Rev.
1.8 Incentives for Non-Profit Housing Development			Ongoing	158	RDA
1.9 Expand Live/Work Mixed Use	Expand areas allowed and amend town plans		Ongoing	159	Dev. Rev.
1.10 Reduce Capital Improvement Fees for Second Units	Revise County Code and Unified Fee Schedule		Ongoing	160	Bldg.

1.17 LANDMARK HOUSING PRODUCTION				Ongoing	100	Zoning/ Dev.
2.3 Package Sewer Treatment Plants				Ongoing	162	Pub. Works
2.5 Inventory of Vacant and Underdeveloped Parcels/Rezoning				Ongoing: Maintain and update inventory of vacant/underdeveloped parcels as needed.	162	Policy
2.8 Density Bonus Program				Ongoing; amend as needed to comply with State legislative changes.	163	Dev. Rev. /Policy
2.9 Retention of Designations for Properties designated Urban High or Urban Medium Residential and Zoned RM	Adopt a policy			Ongoing; as required by State Law	163	Dev. Rev.
2.12 Clarification of Land Use Regulations/Procedures	Revise procedures (and regulations, if necessary)			Ongoing	164	Zoning/Dev. Rev./Bldg.
2.15 Fund Staffing Dedicated to Housing Element Implementation				Ongoing	165	Fiscal
3.1 Foreclosure Fund				Ongoing	166	RDA
3.3 Preservation of Units Proposed for Demolition				Ongoing	166	RDA
3.4 Financial Support for Preservation of At-Risk Units	Provide financial support for acquisition of at-risk affordable units at a minimum of \$40,000 per unit or more.			Ongoing	167	RDA
3.6 Measure J Affordable Housing Preservation				Ongoing	167	RDA
3.7 Allow Rehabilitation of Existing	Continue to implement			Ongoing	167	Zoning

Nonconforming Housing Stock	ordinance	Ongoing	167	Dev. Rev.
3.8 Condominium Conversion and Demolition/Replacement Housing	Continue to implement ordinance	Ongoing	167	Dev. Rev.
3.9 Mobile Home Park Preservation and Affordability		Ongoing	168	Zoning/RDA
3.11 Mobile Home Park Combining District	Continue to implement ordinance	Ongoing	168	Zoning
3.12 Coordination with Other Public and Private Organizations		Ongoing	169	RDA
3.13 Fair Housing Information	Continue to disseminate information	Ongoing	169	RDA/Zoning
3.14 Anti-Retaliatory Eviction Ordinance		Ongoing, Adopted 2/12/02	169	Co. Co.
3.15 Interest on Tenants Security Deposits		Ongoing	169	Others
3.16 Emergency Relocation Assistance		Ongoing	170	HRA
3.17 Assistance Programs: Relocation and Rental Deposit Funds		Ongoing; Continue Relocation Assistance Program and Rental Deposit Assistance Program	170	RDA
3.18 Repair, Rehabilitation or Replacement of Existing Affordable Units	Policy/ordinance	Ongoing	170	Dev. Rev.
3.19 Housing Component to Commercial/Institutional Projects		Ongoing	170	Zoning/Dev. Rev.
4.1 Establish Housing Trust Fund	Explore funding sources	Ongoing	171	RDA
4.3 Give Discretionary Funding Preference to Nonprofits for New		Ongoing	172	RDA

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4.4 First Time Homebuyer Program	Continue and monitor; Consider additional incentives to encourage family child care providers use of the program.	Ongoing	172	RDA
4.5 Housing Set Aside		Ongoing	173	RDA
7.0 HOUSING DEVELOPMENT OF THE REGION 8 Program		Ongoing	174	HOUSING ACTIVITY
7.0 HOUSING PROGRAM FOR AFFORDABLE Developments		Ongoing	173	RDA
4.10 Leverage Additional Affordable Housing Funds	Continue to aggressively explore a variety of potential financial assistance programs from both the public and the private sector to provide more affordable housing units.	Ongoing; As funding cycles require, and where appropriate, on a project by project basis.	173	RDA
4.11 Innovative and Cost Effective Building Technology		Ongoing; Continue to evaluate potential policies and programs to encourage the use of manufactured housing in residential developments.	173	Dev. Rev./Zoning
4.12 Convert Existing Mobile Home Parks to Permanent Affordable Housing	Consider partnerships with nonprofit organizations to assist in	Ongoing	174	RDA

	the purchase of existing mobile home parks in order to increase affordability.			
4.13 Pilot Subsidy Program for Development of Second Units	Maintain the program to provide subsidies to encourage the development of Second Units	Ongoing	174	RDA
4.14 Tenant Notification for Rent Increases		Implementation ongoing. Board of Supervisors accepted and filed the report 11/20/01, item 20.	174	RDA
4.15 Tenant Eviction Program		Ongoing	174	RDA
5.1 Group Homes, Transitional Housing and Shelters	Ensure that local requirements conform with State Land Use Law	Ongoing	175	Policy
5.2 Small-Scale Homeless Shelters	Maintain the programs	Ongoing	175	Continuum of Care
5.3 Emergency Winter Shelter Program	Continue to monitor and support funding	Ongoing	175	Continuum of Care
5.4 Build Permanent Homeless Shelters and/or Commit Stable Sources of Funding	Continue to support efforts of the Countywide Continuum of Care Coordinating Group	Ongoing	175	Continuum of Care/HRA
5.5 Homeless Shelter	In coordination with the City of Santa Cruz, help	Ongoing	175	CAO

	facilitate establishment of a homeless shelter(s)			
5.6 Transitional Housing Facilities and Emergency Housing Site Development	Continue to support the development of transitional housing facilities and emergency housing	Ongoing	175	HRA
5.7 Continue Programs that Assist "Special Needs" Households	Continue to support the programs	Ongoing	176	Mixed
5.8 Inventory of Senior Housing Developments	Continue to maintain a current inventory of senior housing developments	Ongoing	1~	RDA
5.9 Consumer Housing Information Service	Continue to support the development of a "Consumer Housing Information Service for Seniors" by the Area Agency on Aging	Ongoing	176	Area Agency on Aging
5.12 Encourage Units Suitable for Large Households	Continue to monitor, in cooperation with non-profit housing providers, the type and size of new housing units approved for development. Encourage the development of larger-sized units (i.e. 3 or more bedrooms) in both single-family as well as	Ongoing	177	Dev. Rev./RDA

	Community developments.			
5.13 Reasonable Accommodation for Disabled Households	Implement the Reasonable Accommodation Ordinance	Ongoing	178	Bldg./Zoning
5.15 Mental Health Treatment Facilities	Support and facilitate the programs of the Human Resources Agency and the Health Services Agency	Ongoing	178	HSA/HRA
5.17 Development under State Employee Housing Act		Ongoing	178	RDA
5.18 Farm Family and Farm Work Second Unit Program	Maintain an ordinance	Ongoing outside the Coastal Zone	178	Bldg./RDA
5.19 Reconstruction of Existing Farm Worker Housing Units	Continue to implement ordinance	Ongoing	178	RDA
5.23 City of Watsonville Measure U	Support the City of Watsonville's implementation of Measure U	Ongoing	180	BU's
6.1 Promote Energy Efficiency in New and Existing Residential Structures		Ongoing	181	PG&E