

Attachment A**Housing Element Public Meetings
Notes on Public Comment**

1. April 14, 2009: Board Chambers

- a. Second Units; the cost of permits is high. Could loans be available with affordability restrictions?
- b. How many of the units described as available by the last Housing Element were built?
- c. Do height restrictions factor in to density?
- d. Could incentives be used to encourage affordable housing—i.e. parking relief, by-right approval?
- e. Emphasize commercial mixed-use, especially for under utilized parcels. Should some designated areas prohibit single story development?
- f. Housing Element should be created in a broader context, i.e. transportation.
- g. Planning Department comment: fees are high, but service is good.
- h. Are the Housing Element projections based on current zoning? Recommend changing (up-zoning) for in-fill parcels.
- i. Can RDA funds be used for mixed-use projects?
- j. Should the percentage of affordable units mandated by the Inclusionary Ordinance be changed?
- k. Is there a growth control goal in the new Element?
- l. 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.
- m. Identify projects in the area built at 20 units per acre to help participants get a visual image.
- n. "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.

2. April 16, 2009: St. Francis Catholic Church Community Room

- a. What is the need for housing in our community? How do the goals relate to need in the Housing Element.
- b. Homeless Census is fairly current and quantifies needs of people who are homeless—other information in the Housing Element is based on 2000 census.
- c. 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.
- d. Affordable housing projects and vouchers have waiting lists.
- e. Foreclosures: is there a way to match homes with low-income families: are potential buyers informed? Consider a Housing Fair targeted to south County.
- f. There is a misperception in the County: given rates of foreclosure, why build more housing?
 - o Why doesn't government buy the foreclosed units?
 - o First Time Homebuyer program (RDA LMIH Fund) indirectly helps when it provides assistance to new buyers for homes that are within

- the allowable price,
 - o RDA intervenes in Measure J foreclosures
- g. Need for rental housing is more acute than the need for homeownership.
- h. HAC requests data on defaults by jurisdiction.
- i. Standards: State Rules
 - Local goals—how are we meeting our very real local needs?
- j. How much developable appropriately zoned land is available?
- k. Is Par 3 in the inventory?
- l. Foreclosure situation is temporary—there are not many properties still available at affordable prices; purchasers are 60/40 Investors; this is a dynamic market.
- m. Create fair balance of affordable housing throughout the County. Should the USL be looked at?
- n. WATER! Managing water is a crucial component of managing growth including housing.
- o. What is the ratio of market rate housing to affordable housing? Affordable housing uses less water; more dense development, managed landscape.
- p. What is the status of the Atkinson Lane project? Draft EIR available on-line with a 4/22/09 deadline for comments.

3. April 20, 2009: Temple Beth El

- a. Did we meet the 2000-2007 RHNA numbers?
- b. Effect of unemployment—what's happening to people as they loose jobs?
- c. The rental market is very impacted right now.
- d. The community needs to be informed about the need for affordable housing.
- e. Should the County develop an affordable housing program of its own, rather than responding to the State's?
- f. 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.
- g. The Housing Element should plan for more than 7 years.
- h. How does one apply to change the USL? Can the USL be expanded?
- i. Other agencies have development constraints i.e. water, sanitation
- j. We need transitional housing for at-risk youth.
- k. 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?
- l. Growth in the San Lorenzo Valley—address substandard conditions through rehab programs.
- m. Does the Housing Element include information on the ratio of homeownership? Housing Element focuses on income groups.
- n. What is the process for assigning RHNA numbers?
- o. Will the Housing Element discuss opportunities to up-zone areas or particular parcels?
- p. Examine specific opportunities to expand available land for housing.
- q. 2nd unit amnesty---offer incentives to get illegal units permitted.
- r. Objection to the Poor Clares rezoning is not an objection to affordable housing but concerns about traffic and quality of studies.
- s. Can we revisit zoning for underutilized industrial or other underused sites?

- t. Mixed use
- u. Multiple strategies are needed to address the County housing need.
- v. Santa Cruz is an educated community but public discourse takes anti-housing tone and is dominated by NIMBY's.
- w. Density bonus; concessions for development of affordable housing.
- x. Encourage legislation that would count our inclusionary units towards our affordable requirement.

Attachment B

Policy/Program Ideas from HAC-Sponsored Housing Element Workshops **Spring 2009**

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

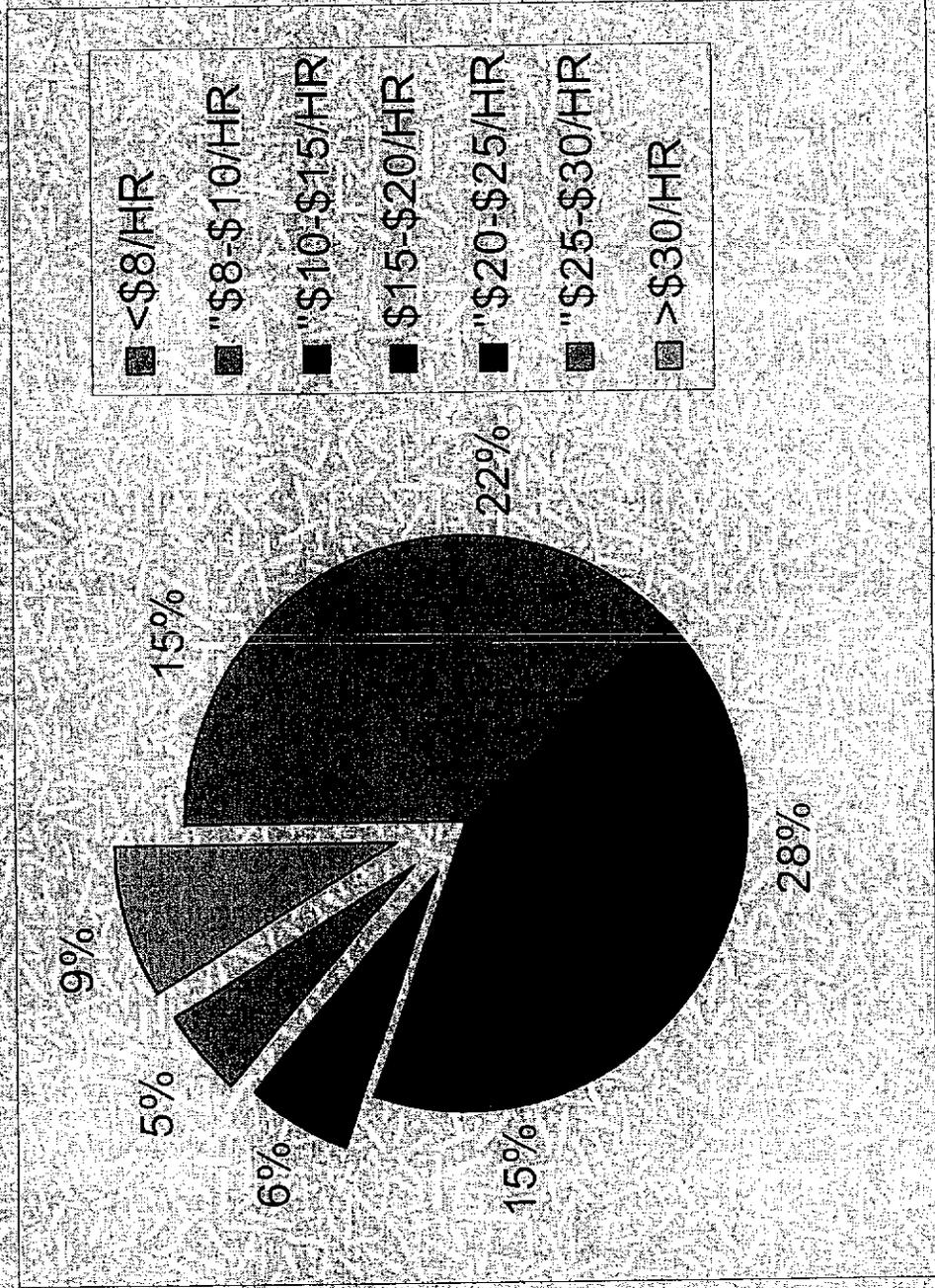
- Phase 1 Regulatory Reform (completed)
- Explore opportunities for modifying regulations for non-conforming residential structures

Santa Cruz Co. Growth Occupations

	"% Of New Jobs
Cashiers	11.80%
General Managers, Top Executives	9.73%
Sales Persons Retail	8.26%
Wait persons	8.26%
Computer Engineers	6.78%
Systems Analysts	5.01%
General Office Clerks	5.01%
Electical, Electronic Assemblers	4.72%
Assemblers and Fabricators	4.42%
Electrical and Electronic Engineers	4.13%
Secretaries, General	4.13%
Personal and Home Care Aides	4.13%
Food Preparation Workers	3.83%
Receptionists, Information Clerks	3.54%
Nurses Aides, Orderlies and Attendants	3.54%
Registered Nurses	3.24%
Financial Managers	3.24%
Teachers Aides, Educational Assistants	3.24%
Electrical , Electronic Engineering Technicians	2.95%

Source: EDD, Labor Market Information, Santa Cruz County Occupations with Greatest Growth, 1995-2002, 2000

County Wage Distribution



Source: 1999 Occupational Employment Statistics (OES) Survey, 2001

Attachment D

- 1) Timeline for the Housing Element review and approval process and where specifically does the HAC and public have input into process.
- 2) Is Powerpoint presentation available to HAC?
- 3) What is timeline for environmental analysis for the Housing Element?
- 4) What programs does the County already have that provides for density bonuses?
- 5) Clarify how HCD counts or does not count second units towards housing production requirements?
- 6) Explanation of county permit fees – is it possible to reduce fees for affordable housing projects?
- 7) Constraints by special districts that impede the development of affordable housing.
- 8) Foreclosures – status of foreclosures in the County – are we meeting the needs of low and moderate income persons and who in County will be responsible for addressing foreclosure issues.
- 9) Unemployment projections – how does increases and decreases in unemployment effect demand for housing.
- 10) Do we have current policy regarding mixed-used housing?
- 11) Urban growth boundary – how do we modify urban services boundary; clarification of available land for development.