



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

February 8, 2010

**AGENDA DATE: February 24, 2010**

Planning Commission  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

### **SUBJECT: 2009 General Plan Annual Report**

Planning Commissioners:

State law and County regulations require that an annual report regarding the General Plan be prepared each year. Public hearing and review of this report by your Commission and the Board of Supervisors are required by County regulations. Several categories, such as approved General Plan amendments, progress in meeting regional fair share housing needs, park site acquisition, and the Urban Services Line annual review, are required to be reviewed and are discussed in this 2009 Annual Report (see Exhibit A). State law also requires that this Report be submitted to the Office of Planning and Research and the Department of Housing and Community Development.

### SUMMARY AND RECOMMENDATION

The attached General Plan Annual Report summarizes General Plan-related activity that occurred in 2009, as well as pending and anticipated future General Plan-related actions.

It is, therefore, **RECOMMENDED** that your Commission;

1. Conduct a public hearing on the 2009 General Plan Annual Report; and
2. Direct Planning staff to include your comments in the report to the Board of Supervisors.

Sincerely,

Steven Guiney  
Planner IV  
Policy Section

Glenda Hill, AICP  
Principal Planner  
Policy Section

Exhibit A: 2009 Annual General Plan Report  
Exhibit B: General Plan Chapter 4 (Housing Element) Appendix pages 4-14 through 4-34 (Housing Element Programs)

## 2009 GENERAL PLAN REPORT

### 2009 Amendments

The Board of Supervisors took action on the following General Plan/LCP amendments in 2009:

- 01/13/09: Seacliff Village Hotel (App. #07-0002): Amend the Seacliff Village Plan to allow a three-story hotel (certified by Coastal Commission 06/09).
- 04/21/09: Erlach Affordable Housing Site (App. #08-0262): Change the General Plan/LCP designation of the Erlach AH site near Cabrillo College from Urban Residential - Low Density (R-UL) and Urban Residential - Medium Density (R-UM) to Urban Residential - High Density (R-UH).
- 06/09/09: Atkinson Lane Affordable Housing Site (App. #09-0114): Change the General Plan/LCP designation of the Atkinson Lane AH site near Watsonville from Urban Residential - Low Density (R-UL) to Urban Residential - High Density (R-UH).
- 06/16/09: Poor Clares Affordable Housing Site (App. #08-0545): Change the General Plan/LCP designation for part of the Poor Clares AH site in Seacliff from Visitor Accommodation (C-V) to Urban Residential - High Density (R-UH).
- 09/15/09: Houlemard (App#08-0050): Change the General Plan land use designation from C-O (Professional & Administrative Offices) to R-UH (Urban High Density Residential) to recognize an existing dwelling group of 3 residential units, and site improvements in coordination with County slope maintenance above Soquel Drive.

### Pending Amendments

The following are pending applicant requested and County initiated General Plan/LCP amendments:

- Aptos Village Plan: Update of the Aptos Village Plan.

### Status of Development on 20 Units/Acre Sites

The General Plan requires that the Planning Department report to the Board of Supervisors what kind of development permits, if any, have been approved or issued for each of these six sites. As of the end of 2009, one of the sites, the Minto site, had received approval of a development permit for the construction of 88 affordable units. None of the other five sites had a development approval.

### Other Amendments

The following applicant requested General Plan/LCP amendment was abandoned:

- Aromas Quarry (App. # 02-0339): Add interim quarry use for an agricultural parcel in conjunction with the Aromas Quarry.

### Park Site Acquisitions and Reviews of Development Applications

The Parks and Recreation Commission reviewed no new sites in 2009.

### Commercial Agricultural Land Classification Review

No applications were filed in 2009 for an agricultural viability determination of agricultural land.

### Annual Urban Services Line Review

There were no applications filed in 2009 to amend the Urban Services Line.

When the Urban Services Line was established, in 1979, there was the potential of approximately 13,000 additional housing units that could be constructed within the urban area. Based on current zoning, there is a potential of approximately 2,500 potential additional housing units (not including second units) within the urban area.

With the urban areas approaching buildout, discussions concerning how to accommodate future growth—through Urban Services Line expansion or intensification of infill development—will be necessary in the future as the County continues to strive to meet its fair share housing requirements.

### Progress in Meeting Fair Share of Regional Housing Need

The Regional Housing Need Allocation (RHNA) for the unincorporated area for 2007 - 2014, as adopted by AMBAG, is as follows along with the number of already developed housing units (through December 2009):

	RHNA for Unincorporated Area of County 2007 - 2014	2009 Units Developed	Total Developed Housing 2007-2014 (2007+2008+2009)
Extremely Low Income	144	0	0
Very Low Income	144	6	24
Low Income	217	5	23
Moderate Income	245	6	24
Above Moderate Income	539	37	187
<b>Total</b>	<b>1289</b>	<b>54</b>	<b>258</b>

## Other Pending/Possible Amendments and Implementation for 2010

In addition to the pending amendments listed earlier in this report, the following amendments will or may be processed in 2010:

- 2009 Update of the General Plan Housing Element: As required by State Law, an update of the Housing Element was approved on January 12, 2010, addressing housing needs in the unincorporated area for the 2007-2014 planning period. As part of the approval, the Board of Supervisors directed that the Planning Department report, each year, the progress in implementing the programs in the Housing Element. The status report is included as Exhibit B of this report.
- Stormwater Runoff Water Quality Regulations: Any needed amendments to implement the requirements of the federal Clean Water Act's National Pollutant Discharge Elimination System (NPDES) Phase II stormwater runoff regulations. These regulations will focus on heightened protection of the environment from stormwater and other off-site discharges of pollutants;

Planning staff will continue to implement the date-sensitive programs of the Housing Element.

## Future Revision of the General Plan/LCP

Excepting the Housing Element, the General Plan/LCP was last updated in 1994. The Housing Element was certified by the State in 2006. The time is soon coming to begin consideration of an update of the General Plan. Accordingly, in 2005, the Board of Supervisors adopted a General Plan update surcharge fee applicable to new applications to provide a source of funding to begin that effort in the future.

The scope of a new General Plan has not yet been determined but will mirror our challenges, as a community, to provide balance, protection, and opportunities for, at minimum, the following issues:

- Water availability;
- Traffic issues;
- Providing affordable housing and strategies to meet continuing Regional Housing Needs;
- As the areas within the Urban Services Line reach buildout, decisions on how best to accommodate additional housing will need to be made;
- Adequacy of sites to support appropriate levels of commercial and industrially zoned lands;
- Strategies to balance our jobs/housing ratio to ensure that we are creating an adequate number of jobs as well as housing for our growing population;
- Strategies for reducing land use-related Greenhouse Gas emissions, as required by State Law (AB 32 and SB 375).

Program No.	Program Description	Status	Discussion
Goal 1. Promote Production of Affordable Units			
1.1	Create Rezoning Program (20 units per acre)	The Board of Supervisors adopted Ordinance Nos. 4878 and 4879 on June 12, 2007. The Coastal Commission certified the Ordinances on October 12, 2007.	This Program is completed. No additional work is needed in the new Housing Element.
1.2	Select and Rezone 20 units per acre sites	The Board of Supervisors selected six candidate sites totaling 30.5 acres and rezoned them beginning in 2008 and completing in June 2009.	This Program is completed. No additional rezoning of sites is needed to meet the current RHNA allocation.
1.2.1	Outreach Programs to promote development on the 20 units per acre sites	Planning Department staff met with each affected property owner to discuss the Rezoning Program; in addition, several meetings were held with interested developers and prospective purchasers.	It is appropriate for the Planning Department to continue to meet with prospective purchasers/developers of the 20-unit per acre sites.
1.2.2	Monitor development on 20 units per acre sites	Staff is monitoring development of the sites. On February 11, 2009, the Board of Supervisors approved Application No. 08-0486 on APN 051-511-35 (Minto Site) for 88 affordable units.	Staff will continue to monitor the status of the sites and report the status to the Board of Supervisors as part of the Annual General Plan Report.
1.3	Allocate funding to support affordable housing on 20 units per acre sites	In June 2005, the Board of Supervisors, acting as the Redevelopment Agency Board of Directors, allocated \$15 million within the Lower and Moderate Income Housing Fund.	Staff will monitor the amount of remaining funds in the Lower and Moderate Income Housing Fund and bring appropriate recommendations to the Directors of the Redevelopment Agency, if necessary.
1.4	Encourage developers to construct units to meet their inclusionary housing requirement	Staff encourages developers to build units; ordinance was amended to allow for a 2 for 1 build out of units offsite.	During 2000-2007, 100% of the inclusionary units built were built onsite. The ordinance amendment accomplished the goal of the Program.

Program No.	Program Description	Status	Discussion
1.5.(1)	Eliminate "rounding" inclusionary unit obligation	County Code Section 17.10.030(b) amended by Ordinance No. 4817 to eliminate rounding and instead require payment of fractional fees.	This ordinance change was successful in bringing in additional funds for affordable housing that would otherwise not have been collected.
1.5.(2)	Approve creation of Developer Financed Measure J Home Purchase fund	Fund established and financed by the fractional fees paid by developers.	Since creation, the fund has collected an estimated \$2,000,000. The funds were used to assist affordable housing projects in partnership with affordable developers.
1.5.(3)	Require \$10,000/unit contribution for third and fourth units in minor land divisions	The Fee Schedule, as adopted by the Board of Supervisors, requires \$15,000/unit contribution for these units. Rental projects are not subject to the fee.	During 2000-2007, approximately \$200,000 was collected and funds were used to assist affordable housing projects in partnership with affordable developers.
1.5.(4)	Maintain current provision that does not exempt demolished units from inclusionary requirement	Ongoing	This current provision closed a previous loophole of not counting recently demolished housing when determining required inclusionary housing and has been successful in removing the incentive for developers to demolish serviceable existing units.
1.5.1	Provide a link between household size and number of bedrooms for inclusionary unit purchasers/renters	Ongoing	The Planning Department monitors the size of the lower income household versus the number of bedrooms of the affordable unit. This ensures that units with multiple bedrooms are occupied by larger sized households rather than by single-occupant households.
1.6	Support efforts of non-profit organizations in developing affordable housing	Priority processing is given to affordable housing project applications.	Beyond priority processing, the Planning Department provides technical assistance along with predevelopment, and permanent financing.
1.7	Provide affordable housing developers priority to purchase tax defaulted property	Not occurring.	Planning staff found a more appropriate method to meet this Program by evaluating the list of defaulted properties on an annual basis to ascertain potential for affordable housing development and has determined that projects with development potential have been cured prior to actual sale.

Program No.	Program Description	Status	Discussion
1.8	Provide incentives to non-profit housing development	Priority processing is given to affordable housing project applications. Redevelopment loan modification fund (LMI) funds pre-development loans and permanent financing.	During the planning period 2000-2007, \$26M in RDA funds was spent for programs and projects, assisting a total of 653 affordable units.
1.9	Amend regulations to allow public facility employee housing	Denied by the Board of Supervisors on October 7, 2003.	While the amendment was not approved, our current regulations allow for ancillary residential use in several of our commercial zone districts. This allowed residential use could be utilized for employee housing, if desired.
1.10	Amend regulations to expand conversion of RV Parks	Ordinance No. 4587 adopted by the Board of Supervisors on June 13, 2000.	As a result of the ordinance revision, two existing substandard RV parks (Marmos and Golden Torch) were converted by non-profit developers into 51 and 68 unit affordable projects, respectively.
1.11	Expand mixed use incentives	The County Code was amended to allow up to 67% of the total area of a mixed use to be used for 100% affordable (rather than the standard 50% allowance). On June 2, 2009, the Board of Supervisors adopted ordinance amendments allowing the use of Planned Unit Developments (PUDs) in Commercial zone districts would provide additional flexibility in mixed-use development.	These two ordinance amendments have removed several governmental constraints on the creation of mixed use developments and the Planning Department has processed an increasing number of mixed use projects. However, more work is needed in this area and proposed Program 3.5 addresses this need.
1.12	Expand areas that allow live/work mixed use development	Proposed Aptos Village Plan revision would allow up to 47 mixed-use units.	The same comments as above apply

Program No.	Program Description	Status	Discussion
1.13	Restrict development of lower than minimum density as determined by the General Plan designation	Ongoing. Restriction codified in County Code Section 18.10.140(b)	This Program has been completed. Section 18.10.140(b) requires projects that have the potential for three or more new units on site at the lowest end of the density range are subject to review by the Development Review Group. Following this review, the results of the review are referred to the Board of Supervisors for a preliminary General Plan consistency determination at a public hearing. Since ordinance adoption, the number of projects proposed at lower than the minimum density by the General Plan designation has dropped to almost none.
1.14	Continue and consider new incentives for second unit production	The Board of Supervisors adopted Ordinance No. 4921 on April 15, 2008 that included several changes affecting second unit regulations. The 5-unit annual cap on second units in the Live Oak Planning Area was lifted. The level of review for urban 2-story second units was reduced from Level 5 to a Level 4 permit (thereby saving both processing time and fees for the applicant). The most significant change was repealing the tenant income and asset restrictions for second units thereby allowing second units to be occupied by any member of the public.	As discussed at left, significant new incentives have been adopted regarding second units. Proposed Programs 3.2 and 3.3 describe additional needed actions.  Also, see existing Program 1.14(f) below for the number of second units approved during 2000-2007.
1.14.(a)	Implement AB 1866	Ordinances to implement AB 1866 were adopted by the Board of Supervisors in 2003 and certified by the Coastal Commission on February 20, 2004.	This Program was completed and no additional work is needed.
1.14.(b)	Discuss fee reduction with utility providers	Discussions have taken place on several occasions. Davenport and Freedom Sewer Districts and Davenport Water District have adopted reduced fees for second units.	While discussions have resulted in the agencies listed to the left reducing their fees, additional effort is needed. Proposed Program 3.3 will continue this effort.



Program No.	Program Description	Status	Discussion
1.14.(c)	Encourage incentives from other utility connection providers	Discussions have taken place.	See above.
1.14.(d)	Continue the RDA Second Unit Subsidy Program	This Program was discontinued in 2008 based on the difficulty structuring the program to comply with recent interpretations of RDA law.	This Program proved to be a good idea that was not legally feasible to implement.
1.14.(e)	Continue to provide public outreach and information	The Planning Department maintains brochures on second units both in the lobby and on-line.	This is an ongoing Program that will continue.
1.14.(f)	Continue to monitor annual number of issued second unit permits	There is on-going monitoring of second unit applications and issued permits. The statistics are reported to the Board of Supervisors as part of the annual Growth Goals Report.	From 2000 through 2007, 277 building permits for second units were issued. These include: 21 in 2000; 15 in 2001; 36 in 2002; 17 in 2003; 52 in 2004; 56 in 2005; 38 in 2006; and 42 in 2007. Planning staff will continue to monitor second unit production and report to the Board of Supervisors.
1.15	Reduce Capital Improvement Fees for second units	Policy Interpretation No. RES-2 <sup>nd</sup> UNIT FEE (01), signed by the Planning Director on June 28, 2006, changed the basis for the calculation of capital improvement fees from a unit to a bedroom count. This resulted in a \$2500-3500 fee reduction per unit for urban second units.	This Program was completed resulting in a substantial reduction in fees.
1.16	Develop catalog of preapproved manufactured housing and stick-built plans for second units.	After reviewing the catalog prepared by the City of Santa Cruz, Planning staff decided to not go forward with this program.	This seemed like a good idea when proposed. In reality, Santa Cruz County allows varying sizes of second units—from 640 square feet to 1200 square feet—that can be located on small flat lots to steep large lots. This variety of situations was not conducive to a catalog approach.
1.17	Promote production of farmworker housing	Promotional efforts were undertaken through community meetings; property owners initiated no follow-up projects.	Additional efforts are needed to promote the production of farmworker housing. See proposed Programs 5.10 and 5.11

Program No.	Program Description	Status	Discussion
1.18	Seek funding to construct a minimum 50-unit migrant farmworker housing project	Funding sources were explored but did not result in a project.	Discussions with the Housing Authority in 2007 indicated that the need for farmworker housing would be better met by providing more mainstream affordable housing rather than construction of a large migrant farmworker housing project.
1.19	Reduce Capital Improvement Fees for larger affordable household units in large projects	No action	Staff time was focused on the implementation of other Programs and no work was done on this Program. Any large project that qualifies for a density bonus can request a reduction of capital improvement fees as a concession.
1.20	Allow density bonuses of 30% for merged parcels equaling at least 3 acres in size and resulting in at least 40% affordable housing	No action	State Density Bonus law already allows bonuses of 30% if 9% of the units are offered as very low income or 17% of the units are offered as low income or 35% of the units as offered as moderate income in common divided interest ownership projects.
<b>Goal 2. Promote the Use of Available Sites for Affordable Housing Construction and Provide Adequate Infrastructure by Removal of Constraints</b>			
2.1	Identify potential sites to be rezoned to the "H" Combining District	Completed through the implementation of Program 1.2.	This Program was completed.
2.2	Provide incentives for Single Room Occupancy Developments	No action	While no action was taken, this is an important issue that needs action; therefore, a more aggressive Program (2.6) is proposed.

Program No.	Program Description	Status	Discussion
2.3	Maintain existing regulations allowing package sewer treatment plants for affordable housing projects in the rural areas	Ongoing	Planning staff intends to maintain these regulations.
2.4	Review commercial and industrial land for residential suitability as part of next General Plan update	Land analyzed through implementation of Program 1.2. In addition, the Board of Supervisors adopted several interim ordinances and then permanent Ordinance No. 4817 on March 7, 2006 regulating applicant-requested conversions of non-residential to residential land by requiring 40% of the resulting residential units to be affordable, with ½ affordable low income households. On December 5, 2006, the Board of Supervisors adopted Ordinance No. 4843, adding language that for projects resulting in 100 or more residential units, at least 10% of the units shall be very low income. This Ordinance was certified by the Coastal Commission on February 15, 2007.	While a General Plan update was not initiated during 2000-2007, considerable efforts were taken to regulate conversions of commercial and industrial land conversions to ensure the production of affordable housing. When an update is initiated, analysis will be required to ensure that adequate land/density is available for residential development while balancing the need for commercial and industrial lands for our growing population.
2.5	Review vacant and underdeveloped parcels for possible rezoning for higher density	Completed through the implementation of Program 1.2	An initial phase of this Program was completed as part of the six-site rezoning program. Additional efforts are proposed in Program 1.1 of the current Housing Element.
2.6	Adopt Planned Unit Development Ordinance	Ordinance No. 4752 adopted by the Board of Supervisors on November 25, 2003; certified by the Coastal Commission on February 20, 2004. See Program 1.11 for adopted amendments.	This Program was completed. Revisions to expand the use of PUDS to commercial zone districts was completed in 2009.

Program No.	Program Description	Status	Discussion
2.7	Explore modifying affordable housing loan programs for small-scale in-fill employer-assisted housing projects	Pilot program created for County sheriffs. Program has resulted in two units being added to affordable housing inventory; program has been combined with RDA First Time Homebuyer Program.	This Program was moderately successful and has been blended with part of the RDA First Time Homebuyer Program.
2.8	Continue to implement State Density Bonus Law	Ongoing	Ongoing
2.9	Retain Urban High or Urban Medium and RM zoning designations on parcels	Ongoing	This Program has been successful. No redesignations were approved in 2000-2007.
2.10	Notify utility providers of their responsibility to prioritize serve affordable projects under State law	Letters were sent to utility providers on March 26, 2006.	This requirement from State law was completed in 2006 but ongoing dialogue is appropriate, as shown in proposed Program 3.4.
2.11	Promote development of dwelling groups as infill development	Pending Policy Forum interpretation requiring dwelling group development on RM-zoned parcels.	Utilizing our RM-zoned parcels for dwelling groups is an important policy. Proposed Policy 1.2 addresses this issue.

Program No.	Program Description	Status	Discussion
2.12	Revise procedures and regulations to streamline building and development permit processing	As discussed in Chapter 1, the Board of Supervisors adopted Ordinance No. 4921 on April 15, 2008 enacting regulatory reform changes for residential development.	These changes, in most instances, relaxed regulations for second units, accessory structures, nonconforming structures, site regulations, reduced permit review levels thereby saving the public both time and money for small-scale residential projects. A comprehensive list of ordinance changes are attached to the end of this table. While good progress was made with the ordinance amendments, additional revisions are needed especially to the current nonconforming residential structure regulations. Planning staff will be focusing on processing needed revisions, as indicated in Proposed Program 3.1 as well as the other proposed Programs to meet Goal 3.
2.13	Perform affordable housing outreach	Brochures regarding housing programs are available in both English/Spanish. Staff has sponsored and attended Housing Fairs. The Planning Department's website has been improved by adding housing information. A hallway display of affordable housing programs has been created and displayed in several locations.	Substantial efforts were made and will continue.
2.14	Provide priority processing for affordable and farmworker housing applications	Ongoing	This Program is ongoing and is included in proposed Policy 3.1
2.15	Fund staffing dedicated to Housing Element implementation	The Policy Section of the Planning Department is staffed with planners responsible for Housing Element implementation.	Considerable progress was made in meeting the ambitious number of programs. The downturn in the economy has resulted in staff reductions and "furlough hours" which make implementation a continuing challenge. This reality was a factor in carefully choosing the proposed Programs.

Program No.	Program Description	Status	Discussion
2.16	Improve and streamline permit process for multifamily projects	The Board of Supervisors adopted Ordinance No. 4876 on May 22, 2007 to waive the inclusionary housing in-lieu fee for rental housing projects.	This is an ongoing need and Planning staff will continue to address this issue.
<b>Goal 3. Preservation of Existing Housing Programs and Affordable Housing Units</b>			
3.1	Continue to maintain revolving fund to assist affordable units from foreclosure	The Measure J Preservation Fund purchases Measure J homes at risk for foreclosure.	This Program is a success with 19 affordable units kept from foreclosure.
3.2	Preserve affordable units through monitoring and foreclosure assistance	Ongoing	This is an ongoing Program.
3.3	Maintain Chapter 12.06 to preserve units proposed to be demolished	Ongoing	Chapter 12.06 will be maintained.
3.4	Provide financial assistance for at-risk unit preservation	The Affordable Housing Preservation program was established to preserve units when affordability restrictions are at risk through foreclosure or owners no longer complying with program requirements. The program involves acquiring the unit prior to the trustee sale or as an enforcement matter. Units are acquired by the Housing Section and re-sold to income eligible households and affordability restrictions are retained.	The program has resulted in the preservation of ten units.

Program No.	Program Description	Status	Discussion
3.5	Amend regulations to allow legalization of hotels/motels converted to permanent occupancy	No action	Planning staff did not engage in this topic in 2000-2007; however, this issue is important and is included as proposed Program 4.6.
3.6	Identify and preserve Measure J units with expiring restrictions	The Planning Department has an ongoing monitoring program. These units are purchased, if possible.	This is an important Program and it will continue.
3.7	Maintain regulations allowing rehabilitation of nonconforming dwelling units	Ongoing. In addition, the Board of Supervisors has directed Planning staff to review the existing nonconforming regulations for possible relaxation in order to preserve existing housing stock.	As discussed in existing Program 2.12, Planning staff will be focusing on revisions to the nonconforming regulations.
3.8	Carry out Condominium Conversion regulations (Chapter 14.02) to protect existing rental stock and Demolition and Replacement regulations (Chapter 12.06) requiring replacement housing for demolished housing	The affordable housing provisions of the condominium conversion regulations were strengthened by Ordinance No. 4844, approved by the Board of Supervisors on December 5, 2006 and certified by the Coastal Commission on February 15, 2007.	Significant strengthening of the condominium conversion regulations was made in 2006. Retention of the Condominium Conversion regulations is a proposed Program (4.2).
3.9.1	Continue to implement Chapter 13.32 regulations regarding mobile home rent stabilization	Ongoing	Ongoing

Program No.	Program Description	Status	Discussion
3.9.2	Continue to implement Chapter 13.30 regulations regarding conversion of mobile home parks to other uses	Ongoing	This has been a successful Program with no mobile home parks converted to other uses in 2000-2007. Implementation will continue as shown in proposed Program 4.1.
3.9.3	Consider creating a special land use category for mobile homes and designating existing parks on the General Plan land use maps	Not done.	Instead of creating a special land use category, the Board of Supervisors adopted the "MH" Mobile Home Combining Zone District and placed this overlay District on existing mobile home parks. As discussed above, this action has been successful in preserving mobile home parks.
3.9.4	Maintain the Mobile Home Ownership Conversion Program	Redevelopment Agency initiated the Mobile Home Change Out Program for the purpose of improving the quality of housing and purchasing permanent restrictions for mobile homes throughout the County.	During 2000-2007, 64 mobile home units (Pleasant Acres Mobile Home Park) were assisted and upgraded by this Program.
3.10	Revise regulations to allow 2-story mobile homes	The Board of Supervisors adopted Ordinance No. 4808 on November 8, 2005 allowing 2-story mobile homes. In addition, the Board of Supervisors adopted Ordinance Nos. 4786 and 4836 to revise mobile home park parking standards to facilitate replacement mobile homes.	Program completed.
3.11	Maintain the Mobile Home Park Combining District	Ongoing	As discussed in Program 3.9.3, this Program is ongoing.



Program No.	Program Description	Status	Discussion
3.12	Coordinate with public and private organizations on developing affordable housing opportunities	The County partnered with the City of Santa Cruz to create housing for disabled adults who have been chronically homeless, Nuevo Sol, and affordable live/work space for local artists at the Tannery Artists Lofts. The County partnered with the City of Capitola to provide housing for adults over 55 with psychiatric disabilities and with the City of Watsonville on Riverside Mobile Home Park.	The County has successfully coordinated with public and private organizations. This collaboration will continue.
3.13	Continue dissemination of fair housing information	Monetary contributions have been made to the California Rural League Association for information dissemination.	This Program is ongoing.
3.14	Monitor and maintain Chapter 8.43 regarding anti-retaliatory evictions	Ongoing	Chapter 8.43 will be maintained.
3.15	Continue requiring interest on tenants security deposits	Ongoing	This is ongoing and included as proposed Program 4.10.
3.16	Coordinate emergency relocation assistance	Ongoing	This is ongoing.
3.17	Maintain programs for relocation assistance and housing entry costs	Ongoing	The County funds several programs to assist people to access housing, through the Planning and Health Departments and the Redevelopment Agency. During 2000-2007, approximately 375 households were assisted with rental housing entry costs in whole or in part by the County.

Program No.	Program Description	Status	Discussion
3.18	Require large project developers to repair or replace existing on-site affordable housing	In 2004, the Inclusionary Ordinance was amended to require all newly built units to be subject to the Inclusionary housing requirements. As a result, developers are encouraged to retain and rehabilitate existing units, which can result in lower priced homes, rather than replacing them with more expensive newly built homes.	Conditions to repair or replace existing housing may be placed on any large discretionary project by the Approving Body, if appropriate. This requirement was not imposed on any large projects approved during 2000-2007. As discussed in Program 1.5(4), the ordinance amendment closed a loophole that made demolition of existing housing attractive.
3.19	Encourage commercial/institutional projects to include employee housing	Ongoing	This will continue to be an ongoing effort.
3.20	Amend regulations regarding conversion of housing to vacation rentals	There have been several discussions on this topic by the Housing Advisory Commission but no action taken by staff to amend the regulations.	While staff did not undertake the ordinance revisions, this remains an area of interest and concern and, therefore, it is listed as proposed Program 4.13.
<b>Goal 4. Maintain and Increase Funding for Affordable Units</b>			
4.1	Establish a Housing Trust Fund	No action	The County, through specific rezoning and site identification and RDA assistance to nonprofit organization, has created an effective program that will assist a large number of affordable units during 2007-2014. In the local economic environment we believe that this is the best approach to address this need.
4.2	Support establishment of a Land Bank	No action	See comment above.

Program No.	Program Description	Status	Discussion
4.3	Give discretionary funding preference to nonprofits for new affordable housing projects	Ongoing	This is an ongoing Program.
4.4	Continue First Time Homebuyer Program	Program has been expanded to serve a greater number of participants during the planning period.	During 2000-2007, this Program assisted 131 homebuyers. The Program will continue as indicated in proposed Program 4.9.
4.5	Increase housing set aside from 20 to 25%	The RDA housing set aside was increased from 20 to 25%.	The 25% set aside is proposed to continue.
4.6	Maximize utilization of the Section 8 Program	Ongoing	This Program has been successful. Access to the Housing Choice Voucher Program (formerly known as Section 8) has been improved through ensuring that the County Departments and Contract Agencies are knowledgeable about the importance of getting all consumers of services on the waiting list for assistance. The Health Services Agency has two staff positions, one located in the Mental Health Division, the other in Public Health, who focus on problem solving and support as well as managing the County's Shelter Plus Care Program. Several Contract Agencies also ensure that consumers access housing subsidy and support.
4.7	Subsidize or reduce development impact fees for affordable housing	The Redevelopment Housing Fund is used subsidize fees for affordable housing.	This is a successful ongoing Program.
4.8	Continue and enhance financing program for affordable developments	Housing staff worked with affordable housing developers on a range of projects during the planning period.	This is an ongoing Program.

Program No.	Program Description	Status	Discussion
4.9	Identify County-owned or publicly owned lands suitable for affordable housing	Engaged in on-going efforts to determine appropriate sites for affordable housing development, including County properties and publicly owned lands.	This was completed in conjunction with the identification process for Program 1.2.
4.10	Continue leveraging additional affordable housing funds	Ongoing	The County uses affordable housing fund to leverage outstanding sources of funding by partnering with non-profit housing developers on affordable housing projects, providing local match. In addition, the Agency made a significant commitment (\$15 million) to the rezoning effort to stimulate the development of affordable housing on six sites zoned for housing at 20 units per acre.
4.11	Continue to encourage manufactured affordable housing	Ongoing	There are no prohibitions to the use of manufactured housing in our zoning regulations.
4.12	Convert mobile home parks to permanent affordable housing	The Pleasant Acres Mobile Home Park was successfully converted to permanent affordable ownership in 2006, totaling 64 units. See Program 1.14(d) comments.	As illustrated at the left, the County is proceeding, when appropriate, with facilitating the conversion of mobile home parks to permanent affordable housing
4.13	Maintain subsidy program for second unit development	The report was prepared and accepted by the Board of Supervisors on November 20, 2001.	This proved to be a good idea that was not legally feasible to implement.
4.14	Prepare report on noticing tenants of large rent increases	Ongoing	This Program was completed.
4.15	Continue programs for tenant eviction rental assistance		As illustrated in Appendix 4.7-1A, an estimated 120 households per year are assisted with a projected 720 households assisted in 2007-2014.

Program No.	Program Description	Status	Discussion
<b>Goal 5. Promote Production of Special Needs Housing Units</b>			
5.1	Ensure local regulations conform to State law regarding group homes, transitional housing and shelters	Planning Department staff have worked with other departments and provided funding to programs operating through the Health Services Agency, Probation and the Human Services Department.	Ordinance changes to implement SB2 regarding emergency shelters are found in proposed Program 5.12.
5.2	Maintain programs for operation of small-scale homeless shelters	No current programs.	See Appendix 4-71B for Continuum of Care/Housing Action Partnership involvement in several shelter programs.
5.3	Continue to support funding for Emergency Winter Shelter Program	The County and others contribute to the funding of The Armory, which is operational November 15 through April 15 of each year.	Ongoing.
5.4	Build or fund permanent homeless shelters	The County contributed land for the Rebele Homeless Shelter, completed in 2005, which also operates the HERSA-funded homeless persons' health project (HPHP).	This was a successful Program.
5.5	Work with City of Santa Cruz to establish homeless shelter(s) as identified in Continuum of Care Plan	See above.	See also Appendix 4.7-1B.
5.6	Continue to support the development of transitional and emergency housing	The County has funded transitional housing for women leaving jail. Planning Department provides staff for the HUD-mandated Continuum of Care program.	This is an ongoing Program.
5.7	Continue programs that assist "special needs" households	The County has funded Monarch Housing, Nuevo Sol, Casa Linda, Parkhurst Terrace and Villas del Paraiso farmworker housing.	As discussed, this has been a successful Program with many "special needs" households assisted. The proposed Programs to meet Goal 5 will continue to provide assistance in 2007-2014.

Program No.	Program Description	Status	Discussion
5.8	Continue to maintain a senior housing inventory	Inventory appears in Appendix 4.3-2.	Ongoing.
5.9	Continue to support the development of a "Consumer Housing Information Service for Seniors" by the Area Agency on Aging	Ongoing by the Senior Network Services.	Ongoing.
5.10	Inventory existing group homes and Board and Care facilities; identify protection strategies; encourage development of new facilities	Licensed residential care facilities are an ongoing concern in the County, and RDA and the Health Department are working closely to maintain and stabilize existing facilities.	This continues to be an important issue and is addressed in proposed Programs 5.3 and 5.7.
5.11	Consider designating "Senior Housing Priority Sites"	Ongoing	The County did not explicitly designate senior sites during the planning period. However we believe that other programs included in the current Housing Element will encourage more senior housing units.
5.12	Encourage units suitable for large households	Affordable housing projects developed with RDA assistance frequently compete for State bond funds and/or low income housing tax credits, both of which programs give additional points for providing units suitable for large households. The Board of Supervisors adopted Ord. 4660 on April 9, 2002.	As discussed at left, this is an ongoing Program.
5.13	Implement the Reasonable Accommodation Ordinance		The Planning Department receives several reasonable accommodation requests each year, and most are approved.
5.14	Expand access for disabled persons:		

Program No.	Program Description	Status	Discussion
5.14.1	Consider implementation of a Universal Design ordinance	Rather than an ordinance, in consultation with the Commission on Disabilities, an educational program has been implemented.	Through consensus, this Program was completed through an educational program.
5.14.2	Convene annual meetings of the Housing Advisory Commission and Commission on Disabilities to identify housing issues	This did not happen.	While these issues are important to both Commissions, there were no formal joint meetings.
5.14.3	Coordinate with Tri-County Apartment Association and property managers to create and maintain list of units appropriate for mobility impaired tenants	This did not happen.	The Central Coast Center for Independent Living maintains a list of units appropriate for mobility-impaired tenants.
5.15	Support mental health treatment facilities	Ongoing	This is an ongoing Program.
5.16	Conduct countywide Disabled Census/Housing Needs Assessment to determine housing needs	Funding was not identified for this census.	This Program was not successful due to lack of funding.
5.17	Study possibility of a pilot program for agricultural housing under the State Employee Housing Act	A pilot program was attempted and determined that there was not property owner interest.	This Program was not successful due to lack of property owner interest.

Program No.	Program Description	Status	Discussion
5.18	Maintain the ordinance to allow and promote second units on agriculturally zoned land. Establish marketing and outreach program.	Ongoing outside the Coastal Zone. On December 8, 2008, the Coastal Commission denied an ordinance amendment allowing second units on Agriculturally-zoned land located within the Coastal Zone.	The Program is ongoing outside of the Coastal Zone. The Planning Department has brochures on its website and in its lobby about second units.
5.19	Continue to implement Ordinance No. 4388 allowing reconstruction of existing farmworker housing units	Ongoing	This is an ongoing Program.
5.20	Amend regulations to allow creation of parcels for farmworker housing on Williamson Act parcels, consistent with State law	No action	Staff did not address this Program within the planning period. See comment on program 5.17.
5.21	Consider allocating in-lieu or housing rehabilitation funds for farmworker housing	No action	While specific funds were not set aside, substantial projects for farmworker households were funded and constructed during the planning period.
5.22	Implement various regulatory changes and funding sources to meet farmworker housing needs.	See below	See Below
5.22.(a)	Priority processing for farmworker housing developments	Priority processing is given to farmworker housing applications.	This is an ongoing Program and is included as proposed Policy 3.1.



Program No.	Program Description	Status	Discussion
5.22.(b)	Identify sites on non-prime farmland parcels to allow by-right farmworker housing	No action	
5.22.(c)	Develop a program to allow non-profit development and management of farmworker housing	No action	
5.22.(d)	Designate sites for farmworker housing on land use maps	No action	
5.22.(e)	Review and clarify, if necessary, the existing farmworker housing regulations	Planning staff is currently working on clarifications to the farmworker regulations to allow by-right farmworker housing, consistent with State law	This work will continue, as stated in proposed Program 5.10.
5.22.(f)	Pursue funds for farmworker housing	Ongoing	This is an ongoing Program.
5.22.(g)	Develop marketing and outreach campaign	No action	
5.22.(h)	Assess need for additional migrant farmworker center and, if needed, seek funding	Assessment completed; additional migrant farmworker center not needed since reduction in single migrant farmworkers (per housing authority)	This Program was completed.

Program No.	Program Description	Status	Discussion
5.23	Support implementation of the City of Watsonville's Measure U	In 2007, the County entered into a MOU with the City of Watsonville to work together on the master planning of the Atkinson Lane site: one of the three Measure U sites and a portion is one of the six Rezoning Program sites. Working together with a consultant, a Specific Plan/PUD was prepared for the entire site as well as an EIR.	The Atkinson Lane site was rezoned by the Board of Supervisors in June 2009.
5.24	Support Childcare Planning Council's Five Year Master Plan; consider incentives to support family and commercial childcare facilities	Ongoing	This is an ongoing Program. In addition, the Board of Supervisors adopted Ordinance No. 4816 on February 7, 2006 regarding density bonus regulations—County Code Chapter 17.12—that allows for an additional density bonus or additional concession or incentive for projects that include a child care facility.
5.25	Encourage family childcare units in all multifamily dwelling projects; develop regulations allowing waivers and incentives if units designated for childcare use.	The Board of Supervisors adopted Ord. 4808 on November 8, 2005 to allow family child care in multifamily dwelling projects. The Coastal Commission certified the Ordinance on August 12, 2009.	There was significant progress in meeting this Program. As discussed above, an additional density bonus or additional concession or incentive is available for projects that include a child care facility.
5.26	Modify loan programs to allow utilization by small-scale infill employer-assisted housing projects	No action	