



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

March 3, 2011

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

AGENDA DATE: March 23, 2011

ITEM #: 12

TIME: After 9 AM

SUBJECT: 2010 General Plan Annual Report

Planning Commissioners:

State law and County regulations require that an annual report regarding progress toward the implementation of the General Plan be prepared each year. Public hearings and review of this report by your Commission and the Board of Supervisors are required by County regulations. State law also requires that this Report be submitted to the Office of Planning and Research and the Department of Housing and Community Development (HCD). 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 2010 Annual Report (see Exhibit A). Additionally, this year, for the first time, HCD is requiring the reporting of various housing statistics on forms developed by HCD (see Exhibit B).

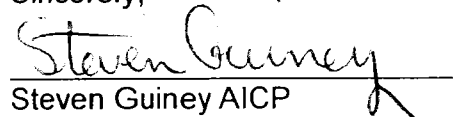
SUMMARY AND RECOMMENDATION

The attached General Plan Annual Report summarizes General Plan-related activity that occurred in 2010, including a Housing Element progress report, 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 2010 General Plan Annual Report; and
2. Direct Planning staff to include your comments in the report to the Board of Supervisors.

Sincerely,


Steven Guiney AICP
Planner IV
Policy Section

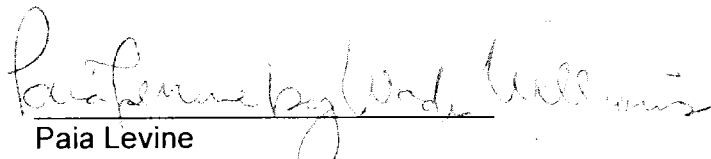

Paia Levine
Principal Planner
Policy Section

Exhibit A: 2009 Annual General Plan Report
Exhibit B: Housing Element Annual Progress Report

2010 GENERAL PLAN REPORT

➤ 2010 Amendments

The Planning Commission and Board of Supervisors took action on the following General Plan-Local Coastal Program (GP-LCP) amendments in 2010:

- Update of the General Plan Housing Element: As required by State Law, an update of the Housing Element addressing housing needs in the unincorporated area for the 2007-2014 planning period was adopted by the Board of Supervisors on January 12, 2010 and certified by the Department of Housing and Community Development on May 5, 2010. 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 part of Exhibit B of this report.
- Aptos Village Plan: The Aptos Village Plan replaces the Aptos Village Community Design Framework that was first adopted by the Board of Supervisors in 1979 and amended in 1985. The Aptos Village Plan, adopted by the Board of Supervisors on February 23, 2010, is one of several town or community plans that are part of the General Plan.

➤ Pending Amendments

- Detting (APN 030-041-33): During the 1994 General Plan Update and subsequent zoning map amendments, incorrect land use designation and zoning were given to this property. The amendment is to change the land use designation of the parcel from P – Public/Industrial Facilities and the zoning from Public Facility (PF) to, respectively, Residential – Urban Medium Density (UM-R) and residential (R-1-6). The parcel is located at 3330 North Main St in Soquel, adjacent to the Main Street Elementary School.

➤ Status of Development on 20 Units/Acre Sites

As required by the Housing and Community Development Department as part of the certification of the County's Housing Element, 30 acres of land was rezoned to allow for high density housing at 20 units per acre. A total of six sites comprising 30 acres were rezoned. 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 the six sites. During calendar year 2010 no applications were approved for the sites, but an application was submitted to construct 40 multi-family units on the Miller site located off Aptos Rancho Road (situated address is 7839 Soquel Drive #A). That application is currently being processed. A development permit for 88 affordable units on the Minto site was approved in 2009. No development approval has been obtained for any of the

other four sites, although the Redevelopment Agency has approved a preliminary funding commitment to Mid Pen Housing for a potential affordable housing project on the Erlach site on Cunnison Lane in Soquel.

➤ Other Amendments

There were no other amendments.

➤ Park Site Acquisitions and Reviews of Development Applications

No new sites were reviewed by the Parks and Recreation Commission in 2010.

➤ Commercial Agricultural Land Classification Review

- Application 10-0030 (APN 049-121-23) was submitted on February 4, 2010 and is currently in process. It is a proposal to divide a 17.6 acre parcel into three parcels of 4.19, 3.38, and 10 gross acres.

➤ Annual Urban Services Line Review

There were no applications filed in 2010 to amend the Urban Services Line.

When the Urban Services Line was established, in 1979, there was the potential to construct approximately 13,000 additional housing units within the urban area. Based on current zoning, there is a potential for approximately 2,500 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 (see Exhibit B)

➤ Other Pending/Possible Amendments and Implementation for 2011

- The County will be processing a County-initiated General Plan land use designation later in 2011 to change the designation of a parcel from C-S (Service Commercial) to P (Public Facility) to facilitate the development of a County mental health facility.

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 adopted by the Board of Supervisors on January 12,

2010 and certified by the Housing and Community Development Department on May 5, 2010. 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 the effort to update the General Plan 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, and to address 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).

➤ Nature of this report

This document is a reporting document required per Government Code Section 65400 and is not intended to create or alter policy. The content is provided for informational purposes only and is exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15306.

(CCR Title 25 §6202)

2007 - 2015

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

(11) Total Extremely Low-Income Units*

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	County of Santa Cruz
Reporting Period	2007 - 2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1) units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	n/a	n/a	n/a	0	n/a
(2) Preservation of Units At-Risk	n/a	n/a	n/a	0	n/a
(3) Acquisition of Units	n/a	n/a	n/a	0	n/a
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	0	0	0	14	0	14	
No. of Units Permitted for Above Moderate	32	0	0	0	0	32	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Santa Cruz
Reporting Period 2007 - 2015

Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted Non-deed restricted	288	10	0	6	0						16	272
Low	Deed Restricted Non-deed restricted	217	10	0	5	13						28	189
Moderate	Deed Restricted Non-deed restricted	245	10	6	6	14						36	209
Above Moderate		539	80	82	37	32						231	308
Total RHNA by COG. Enter allocation number:		1,289	110	88	54	59						311	978
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

	A	B	C	D	E	F	G	H	I	J	K	L	M
Table C													
Program Implementation Status													
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	A	B	C	D	E	F	G	H	I	J	K	L	M
	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation									
4	Program 3.2: Revise land use regulations to encourage second units through removal of income, rent and occupancy restrictions, and once adopted, promote public awareness of those changes through the zoning counter and public brochures.	Remove unnecessary governmental constraints to housing	2008	These restrictions were removed in 2009.									
14	Program 3.3: Explore options to reduce the cost of infrastructure requirements for Second Units through working with water and fire agencies.	Remove unnecessary governmental constraints to housing	2010-2012	The County investigated fee waivers for water meters for 2nd units, but was unsuccessful in obtaining agreement from water providers.									
15	Program 3.4: Work with local utility districts to ensure compliance with the state law requirement that all public sewer and water providers provide priority to and retain sufficient capacity for affordable housing projects.	Remove unnecessary governmental constraints to housing	On-going	On going									
16	Program 3.5: Support additional incentives that will expand the opportunities for increased residential uses within mixed use developments in the County, such as flats above retail uses, including expanding the PUD Ordinance to facilitate such uses. Potential incentives include defining nodes/corridors where mixed use projects would be strongly encouraged or required and exploring reduced parking and other standards for mixed use projects.	Remove unnecessary governmental constraints to housing	2009	A revised PUD ordinance was adopted by the Board of Supervisors in 2009. Also, the County has received Proposition 84 grant funds to identify nodes and corridors for mixed use projects.									
17	Program 3.6: Explore the structure of an overlay district for encouraging mixed use projects and defining corridors and nodes for implementing such a program.	Remove unnecessary governmental constraints to housing	2012-2014	See Program 3.5									
18	Program 3.7: Explore creating a construction legalization program to legalize unpermitted Second Units and other existing residential structures	Remove unnecessary governmental constraints to housing	2011-2012	Work on this program has begun; it is anticipated that a proposal for a construction legalization program will be presented to the Board of Supervisors for consideration later in 2011.									
19	Program 3.9: In cooperation with the County's cities, monitor the countywide jobs/housing balance, including development that results in job or housing growth and include this data in periodic reports to the Board of Supervisors.	Remove unnecessary governmental constraints to housing	On-going	The Mayor's Select Committee, which is the responsible entity, has not yet reported on this to the Board of Supervisors.									
20	Program 3.10: Cooperate with the County's cities and other public agencies in resolving regional infrastructure issues including transportation, water supply, and sewage treatment.	Remove unnecessary governmental constraints to housing	On-going	The Santa Cruz County Regional Transportation Commission has been working to purchase the Santa Cruz Branch Rail Line running from Pajaro to Davenport and is working on additional upgrades to the Highway One corridor between Santa Cruz and Capitola.									
21	Program 4.1: Retain existing regulatory programs regarding Mobile Homes, including: mobile home rent control, land use restrictions to limit conversions to mobile home parks to other uses, and regulations related to sham conversions.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	These regulatory features remain in place and are ongoing.									
22	Program 4.2: Retain the Condominium Conversion Ordinance (County Code Chapter 14.02) to protect rental housing stock.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	Significant strengthening of the condominium regulations were accomplished with the certification by the Coastal Commission of Ordinance No. 4844 in 2007. The ordinance remains in place.									
23	Program 4.3: Develop methods to streamline and simplify the land use regulations as they apply to non-conforming residential structures.	Preserve and improve existing housing units and expand affordability within the existing housing stock	2010-2011	The County is currently working on details of revisions to the non-conforming residential structure regulations to be presented to the Board of Supervisors for further direction.									
24													

	A	B	C	D	E	F	G	H	I	J	K	L	M
	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation									
4	Program 4.4: Continue to implement programs intended to assist low income households to maintain quality units in mobile home parks through the RDA's mobile home Coach Change-out Program and the Mobile Home Rehabilitation Program.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	On going									
25	Program 4.5: Maintain a central database that includes an inventory of affordable housing, affordable housing stock characteristics, and household and unit data for the County's affordable housing units, including inclusionary units and other affordable units built by non-profit and for-profit developers. Make such information available to interested parties who may need it for funding applications and program descriptions or for those seeking affordable housing opportunities.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	Database created in 2007 is currently being updated									
26	Program 4.6: Explore regulatory options for recognizing and legalizing hotels/motels that have over time been converted to permanent occupancy.	Preserve and improve existing housing units and expand affordability within the existing housing stock	2010-2014	The Planning Department is compiling a list of the locations of hotels/motels that have been converted to permanent occupancy and is currently working on potential legislation measures.									
27	Program 4.7: Continue to develop strategies to preserve all affordable units with expiring restrictions, including Measure J units and HUD-assisted affordable housing units.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	On going									
28	Program 4.8: Continue to implement the Affordable Housing Preservation Program to preserve the affordability restrictions of individual affordable units faced with foreclosure by acquiring units prior to the trustee sale or other actions.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	On going									
29	Program 4.9: Continue the County First Time Homebuyer Loan Program and the Rental/Mortgage Assistance Program.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	Based on funding availability.									
30	Program 4.10: Continue to require that tenants' security deposits earn interest that is payable to the tenant on an annual basis or at the time tenancy ceases.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	On going									
31	Program 4.11: Maintain programs to assist lower income residents in securing housing entry costs (rental deposit and security costs) and short term rental assistance when the tenant faces eviction due to lack of rent payment as a result of one-time cash-flow problems.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	On going									
32	Program 4.12: Maintain the existing requirements that owners of units deemed uninhabitable must pay relocation assistance to affected tenants.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	On going									
33													

A				B	C	D	E	F	G	H	I	J	K	L	M	
Name of Program				Objective	Timeframe In H.E.	Status of Program Implementation										
4	Program 4.13: Develop Policies for 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.				Preserve and improve existing housing units and expand affordability within the existing housing stock	2010-2011	A draft ordinance regulating vacation rentals has been heard by the Housing Advisory Commission and the Planning Commission and will heard by the Board of Supervisors in the spring of 2011.									
34	Program 4.14: Explore program options available to replace housing units removed by non-residential development.				Preserve and improve existing housing units and expand affordability within the existing housing stock	2011-2013	Work on this program has not yet begun.									
35	Program 4.15: Explore opportunities to expand housing rehabilitation program to address dilapidated farmworker housing and substandard housing in existing neighborhoods.				Preserve and improve existing housing units and expand affordability within the existing housing stock	2011-2013	The County has obtained one million dollars from the CalHOME Rehabilitation program to rehabilitate substandard housing and the program is planned to be launched later this year.									
36	Program 5.1: Implement Program 2.6 (allowing that units that are 500 square feet of habitable area or smaller in size be counted, for the purpose of calculating density under the General Plan and County ordinances on RM zoned sites, as 0.5 unit) in a manner that expands housing opportunities for special needs housing populations.				Promote housing equal opportunity and production of special needs housing units	On-going	On going. See Program 2.6									
37	Program 5.2: Continue to seek all available sources of financing for affordable housing opportunities for the special needs households in the County. Specifically target the following known sources: o Governor's Homeless Initiative o Joe Serna, Jr. Farmworker Housing Grant Program o Mobilehome Park Resident Ownership Program (MPROP) o Multifamily Housing Program (MHP) o CalHome o Home Investment Partnerships Program (HOME)				Promote equal housing opportunity and production of special needs housing units	On-going	On going									
38	Program 5.3: Review policies that affect group homes, transitional housing, and the full range of licensed healthcare programs and facilities in order to: o Determine whether or not local land use regulations can be changed to encourage additional use of residences or construction of new facilities for these purposes; o Determine long term sustainability of existing group home facilities for lower income individuals and consider providing incentives needed to sustain existing facilities and develop additional facilities to meet the County's needs; and o Ensure that local requirements conform with State Land Use Law regarding group homes, transitional housing and shelters, especially the number of beds triggering a discretionary permit.				Promote housing equal opportunity and production of special needs housing units	2010-2012	Work on this program has not yet begun.									

	A	B	C	D	E	F	G	H	I	J	K	L	M
	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation									
4	Program 5.4: Continue support of programs to address the needs of local homeless populations, including: - o Supporting and funding the Emergency Winter Shelter Program which provides shelter to homeless persons during the winter months; - o Supporting efforts of the Countywide Continuum of Care Coordinating Group to address the housing and service needs of people who are homeless. These include emergency, transitional and permanent supported housing, and supportive services such as employment support, case management, and treatment for health, substance abuse, and mental illnesses; and - o Identifying potential sites for and potential financial contributions to the construction of transitional facilities and replacing the National Guard Armory in Santa Cruz County in accordance with the priorities established in the Ten Year Strategic Plan for the Homeless.	Promote housing equal opportunity and production of special needs housing units	On-going	The County currently participates in a multi-jurisdictional program to fund the Emergency Winter Shelter Program in north and south Santa Cruz County. County Planning staffs the Countywide Continuum of Care Coordinating Group, and efforts are underway to investigate a community-wide strategy to replace the National Guard Armory as the north county winter shelter.									
40	Program 5.5: Explore options for increasing the supply of permanent, affordable, and accessible housing for people with disabilities, including: - o Encouraging housing projects sponsored by the County to maintain separate waiting lists for accessible units ensuring they are offered first to people who need units adapted for use by people with physical disabilities, and - o Encouraging housing developers, including developers of affordable housing projects, to build units that meet the needs of physically disabled households. o Partnering with the Mental Health Services Act Housing Fund along with the Continuum of Care process, the Housing Action Partnership	Promote housing equal opportunity and production of special needs housing units	On-going	On-going									
41	Program 5.6: Sustain and expand residential facilities and other affordable housing options available to foster children, youth who are aging-out of the foster care system and other children and youth in need of special services.	Promote housing equal opportunity and production of special needs housing units	On-going	The Redevelopment Agency leases units to service providers for foster youth and has initiated a pilot program with non-profit service providers in which a young adult foster youth provides oversight and mentoring to foster youth living in co-located units.									
42	Program 5.7: Continue to support programs that address the needs of the local elderly populations through: - o Supporting the Shared Housing Program for seniors and other households in Santa Cruz County; - o Continuing to provide information on "Home Equity Conversion," currently provided by the Santa Cruz County Housing Authority; - o Exploring options for retaining existing housing for the elderly and nursing homes; - o Exploring options for expanding the inventory of nursing homes/board and care homes in new locations; and - o Retaining and maintaining existing senior-only mobile home parks in the County and facilitate improvements to ensure retention of senior-only status, and encourage maintenance of existing mobile homes consistent with State and federal laws. o Encouraging senior housing by increasing density for smaller units through Program 2.6 (re-counting units less than 500 square feet as 1 unit on RM zoned sites) and through density bonus provisions pertaining to senior housing, reducing parking requirements, and allocating RDA funding as matching funds for senior projects that qualify for federal and/or state funding sources.	Promote housing equal opportunity and production of special needs housing units	On-going	On-going									
43													

	A	B	C	D	E	F	G	H	I	J	K	L	M
	Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation									
4	Program 5.8: Encourage the development of larger-sized units (i.e. 3 or more bedrooms), as appropriate, in multi-family developments. Specifically, continue to commit Redevelopment Low and Moderate Income Housing Funds to projects applying for State and federal financing in order enhance their competitiveness and feasibility. Many multi-family housing financial tools such as federal Low Income Housing Tax Credits and the State's Multifamily Housing Program are weighted in favor of projects that provide units of 3 or more bedrooms.	Promote housing equal opportunity and production of special needs housing units	On-going	Currently there are two projects in process that are intended to be candidates for low income housing tax credits to create some larger sized units.									
44	Program 5.9: Support programs that serve the housing needs of individuals with mental health issues, including: o Supporting proposals for a variety of housing opportunities for people with mental illnesses, consistent with the Olmstead Act that requires that people with psychiatric disabilities have the opportunity to live in the least restrictive level of care possible; o Working with the Health Department to identify and consider development of a facility that includes a locked perimeter enabling people who require this feature to continue to safely live in our community; o Supporting and facilitating the programs of the Human Services Department and the Health Services Agency to provide additional crisis treatment facilities, transitional housing, social rehabilitation programs, permanent supportive housing beds, and Skilled Nursing beds for people who are elderly and have a mental illness. o Coordinating with the Health Services Agency Mental Health and Substance Abuse Services to develop housing projects and programs targeted for people with mental illness as defined by the Mental Health Services Act.	Promote housing equal opportunity and production of special needs housing units	On-going	The Planning Department implements the Mental Health Services Act (MHSA) in coordination with County Health Services Agency Mental Health by identifying projects that set aside units for MHSA-eligible residents. One such project has been completed and it is possible that another one will start construction near the end of 2011. The County provides subsidies for a mental health supportive housing program for up to 35 mental health clients throughout the community.									
45	Program 5.10: Promote additional incentives to expand the supply of housing for farmworkers by amending the Zoning Ordinance to allow for the creation of farmworker housing on agriculturally zoned parcels, pursuant to Section 51230.2 of the California Government Code.	Promote housing equal opportunity and production of special needs housing units	2010-2011	Preliminary background work has been accomplished and staff is currently researching state law, developing concepts and gather other relevant information.									
46	Program 5.11: Encourage developers of affordable housing projects to pursue funding sources that would allow incorporating units that meet the needs of farmworker households by continuing to provide local matching funds for such projects that come forward with HCD funding through the Joe Serna Jr. Farmworker Housing Grant Program.	Promote housing equal opportunity and production of special needs housing units	On-going	On going									
47	Program 5.12: Adopt an ordinance to allow homeless shelters as a principally permitted use in the Public Facilities (PF) zone and define appropriate management and development standards, similar to those imposed for other uses in the zone district.	Promote housing equal opportunity and production of special needs housing units	Before end of 2010	The Board of Supervisors adopted an ordinance implementing this program in December 2010. The ordinance is effective outside the coastal zone. Upon certification by the Coastal Commission, the ordinance will also be effective inside the coastal zone.									
48	Program 5.13: Consider allocating a portion of in-lieu fees and/or housing rehabilitation funds for farmworker housing.	Promote housing equal opportunity and production of special needs housing units	2012	Work on this program will commence in the next year.									
49													

A		B	C	D	E	F	G	H	I	J	K	L	M
Name of Program		Objective	Timeframe In H.E.	Status of Program Implementation									
4	Program 5.14: Support services and programs that address the needs of the physically disabled population, regardless of income level. - Consider policy changes that would provide for priority processing of multi-family housing units that significantly exceed the accessibility standards of the California Building Code. - Develop a program to provide funding assistance for accessibility improvements for moderate and lower income households. - Work with the Commission on Disabilities to develop and maintain an inventory of accessible units in the community. - Promote visitability of all housing units in the County through public information and education targeting applicants for building permits. - Pursue funding sources including HOME funds and Section 8 vouchers, which can be targeted to households in need of accessible housing options.	Promote housing equal opportunity and production of special needs housing units	2010-2014	See Program 4.15 The Housing Rehabilitation Program includes accessibility improvements.									
50	Program 6.1: Continue to implement existing policies that encourage the design of energy-efficient projects.	Promote energy efficiency in existing and new residential structures	On-going	On going									
51	Program 6.2: Adopt a Green Building Program to govern new home construction and remodels to encourage energy-efficiency, use of recycled or sustainably-produced products, improved indoor air quality, and reduced resource demands. Promote compliance with this program by making the requirements easy to understand and follow, and by offering Green Building Awards to projects that achieve a very high level of sustainability.	Promote energy efficiency in existing and new residential structures	2009-2010	A Green Building Program was adopted by the Board of Supervisors in 2009, which now has been replaced by adoption of the new California Building Code.									
52	Program 6.3: Explore programs to finance the retrofit of existing affordable housing projects to improve energy efficiency.	Promote energy efficiency in existing and new residential structures	On-going	On going									
53													

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	County of Santa Cruz				
Reporting Period	2007 - 2015				
General Comments:					
As required by the Housing and Community Development Department as part of the certification of the County's Housing Element, 30 acres of land was rezoned to allow for by right high density housing at 20 units per acre. A total of six sites comprising 30 acres were rezoned. During calendar year 2010 no applications were approved for the sites, but an application was submitted to construct 40 multi-family units on the Miller site located off Aptos Rancho Road (situated address is 7839 Soquel Drive #A). That application is currently being processed. A development permit for 88 affordable units on the Minto site was approved in 2009. No development approval has been obtained for any of the other four sites, although the Redevelopment Agency has approved a preliminary funding commitment to Mid Pen Housing for a potential affordable housing project on the Erlach site on Cunnison Lane in Soquel.					
Site Name	APN	Street Address	Acreage	Total Units	
Nigh	029-021-47	5940 Soquel Avenue	5	100	
Erlach	037-101-02 037-061-66 037-061-04	3250 - 3420 Cunnison Ln.	5.1	102	
Poor Clares	042-011-06	280 State Park Dr.	4	80	
Miller	039-471-09	7839 Soquel Dr. #A	2	40	
Minto	051-211-35	Minto Road	4.4	88	
Atkinson	048-211-25 048-211-09	56 Atkinson Ln.	10	200	
Total			30.5	610	