



County of Santa Cruz
Community Development & Infrastructure (CDI) Department

Public Hearing on the Draft 2023 Housing Element

Planning Commission
October 25, 2023

Background



2023
Housing Element



What is a Housing Element?

- One element (chapter) of the County's General Plan
- Required by state law
- Must be updated every 8 years
- Affirmatively Furthers Fair Housing (AFFH)
- Describes local housing needs, policies and programs
- Accommodate Regional Housing Needs Allocation (RHNA) in inventory of parcels where housing can be accommodated



Community Engagement

1. Bilingual meeting facilitators
2. Project website
 - Public Comment Portal
 - Interactive Housing Plan Tool
3. Email blasts, social media, flyers and press releases
4. Focus Groups: Stakeholder Group and Community Panel with ~20 participants each
5. Three public community meetings
6. Presentations to commissions and community groups
7. Participation in Affordable Housing Month Events



Needs & Solutions Identified through Engagement Process

- Prioritize units affordable to lower-income households
- Variety of housing options
- Higher densities
- Expedited permitting
- Supportive housing for special needs households/people with disabilities



Housing Element Structure

Section 1 – Introduction

Section 2 – Goals, Policies, and Implementation Programs

Section 3 – Housing Needs and Constraints

Section 4 – Vacant and Available Sites

Section 5 – Energy Conservation

APPENDICES

- A. Fair Housing Report
- B. Review of Previous Housing Element Programs
- C. Public Engagement Results
- D. Housing Constraints
- E. Housing Sites Inventory
- F. Sites Inventory Maps

<https://www.sccoplanning.com/PlanningHome/Housing/2023HousingElement/ProjectDocuments.aspx>

Housing Element Goals

- Goal 1: Facilitate Development of New Housing, Primarily in Infill Areas;
- Goal 2: Maintain and Enhance the Quality and Affordability of Existing Housing;
- Goal 3: Facilitate the Development of Affordable and Equal Opportunity Housing;
- Goal 4: Assist in Provision of Housing for Special Needs Households
- Goal 5: Promote Energy Conservation and Sustainable Design; and
- Goal 6: Collaborate Across Sectors and Publicize Housing Resources

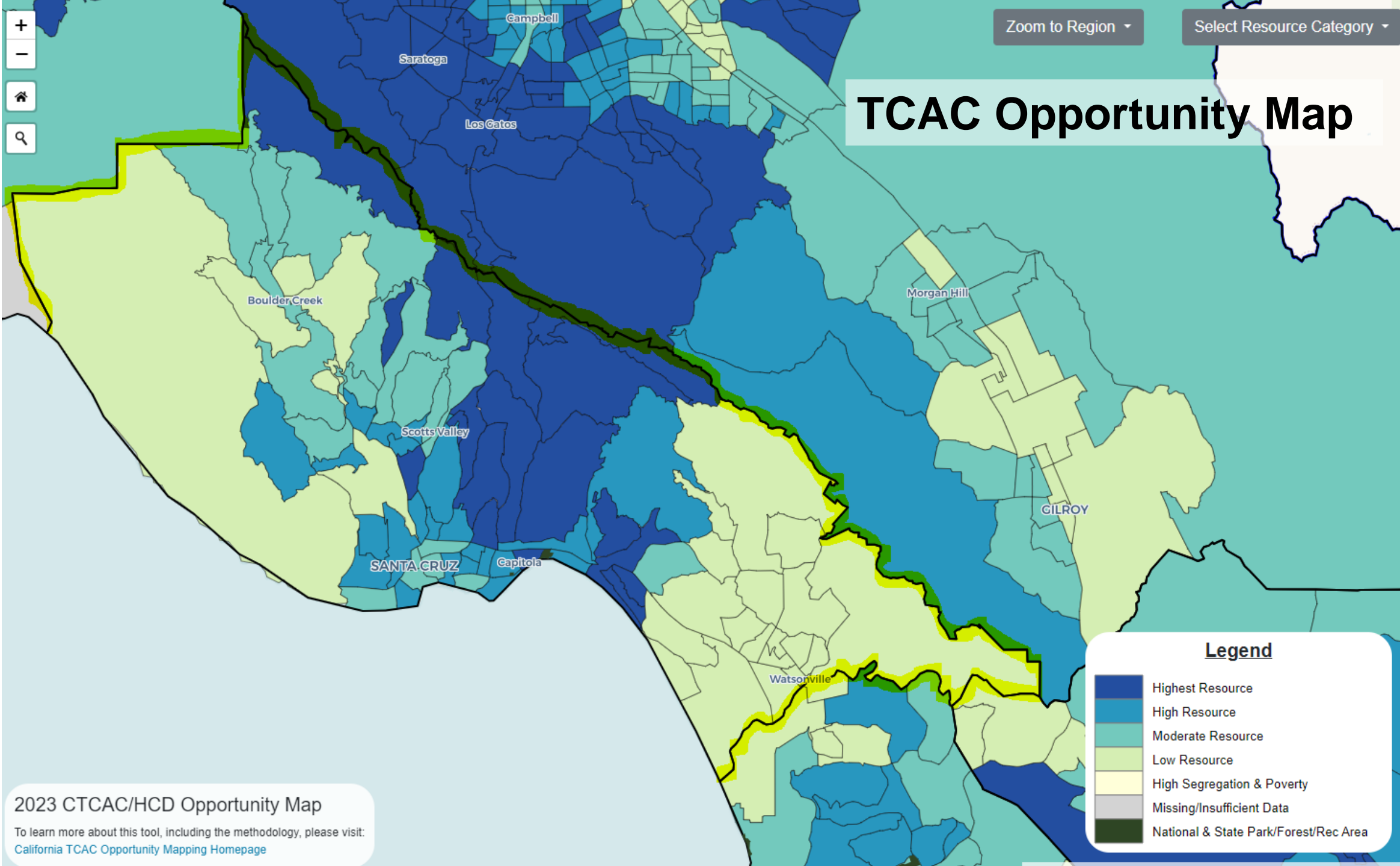


Fair Housing



New to the 6th Cycle: State law requires communities to Affirmatively Further Fair Housing or “AFFH” through their housing elements.

Definition: “Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity.”



Proposed New Programs (Partial List)

- H-1C: By-right Overlay Zone (required by state law)
- H-1D: Site Consolidation Bonus
- H-1E: Rezone Opportunity Sites
- H-1F: Update Multi-family Development Standards
- H-2H: Proactive Code Enforcement for Vacation Rentals
- H-3D: Advocate for State Limits on Renter Application Fees
- H-3H: Nexus Study for inclusionary Housing Levels and Fees
- H-4D Explore options for increasing supply & awareness of affordable, accessible housing for people with disabilities
- H-5: Explore requiring all new housing built to be electric
- H-6E: Explore formation of a “CDBG Urban County” with local cities



Sustainability Update and Climate Action and Adaption Plan

- ✓ All density ranges expanded/increased
- ✓ New Residential Flex Zone: 22-45 units per acre
- ✓ Missing middle housing (2-4 homes in single family zones)
- ✓ Housing near transportation
- ✓ More housing in mixed-use (50% -> 80%)
- ✓ Infill development key to climate adaptation



Income Level	Regional Housing Needs Allocation (Units)			
	RHNA Units Required	RHNA + 10% Buffer	Capacity in Existing Zoning	Unit Shortfall (Surplus)
Very Low	1,492	1,641	890	751
Low	976	1,074	888	186
Moderate	586	645	582	63
Above Mod	1,580	1,738	1,786	(48)
Total	4,634	5,098	4,146	952

Site Selection Factors for the Sites Inventory

- ✓ State standards for availability and feasibility:
 - Vacant or Underutilized
 - Size
 - Few environmental hazards/constraints
 - Availability of utilities (inside USL)
 - 20+ units/acre for lower-income units
- ✓ State (TCAC) Opportunity Maps
- ✓ Fair Housing (AFFH)
- ✓ Community Engagement
- ✓ Pending Projects
- ✓ Property Owner Intent
- ✓ Zoning/General Plan Land Use Designations



Income Level	Sites Proposed for Rezoning to Meet RHNA			
	Shortfall (Units)	Units from Standard Rezoning	Units from SB 10 Rezoning	Total New Unit Capacity
Very Low	751	719	33	752 (719+33)
Low	186	602	66	668
Moderate	63	79	128	207
Above Mod	(48)	416	148	564
Total	952	1,816	375	2,191

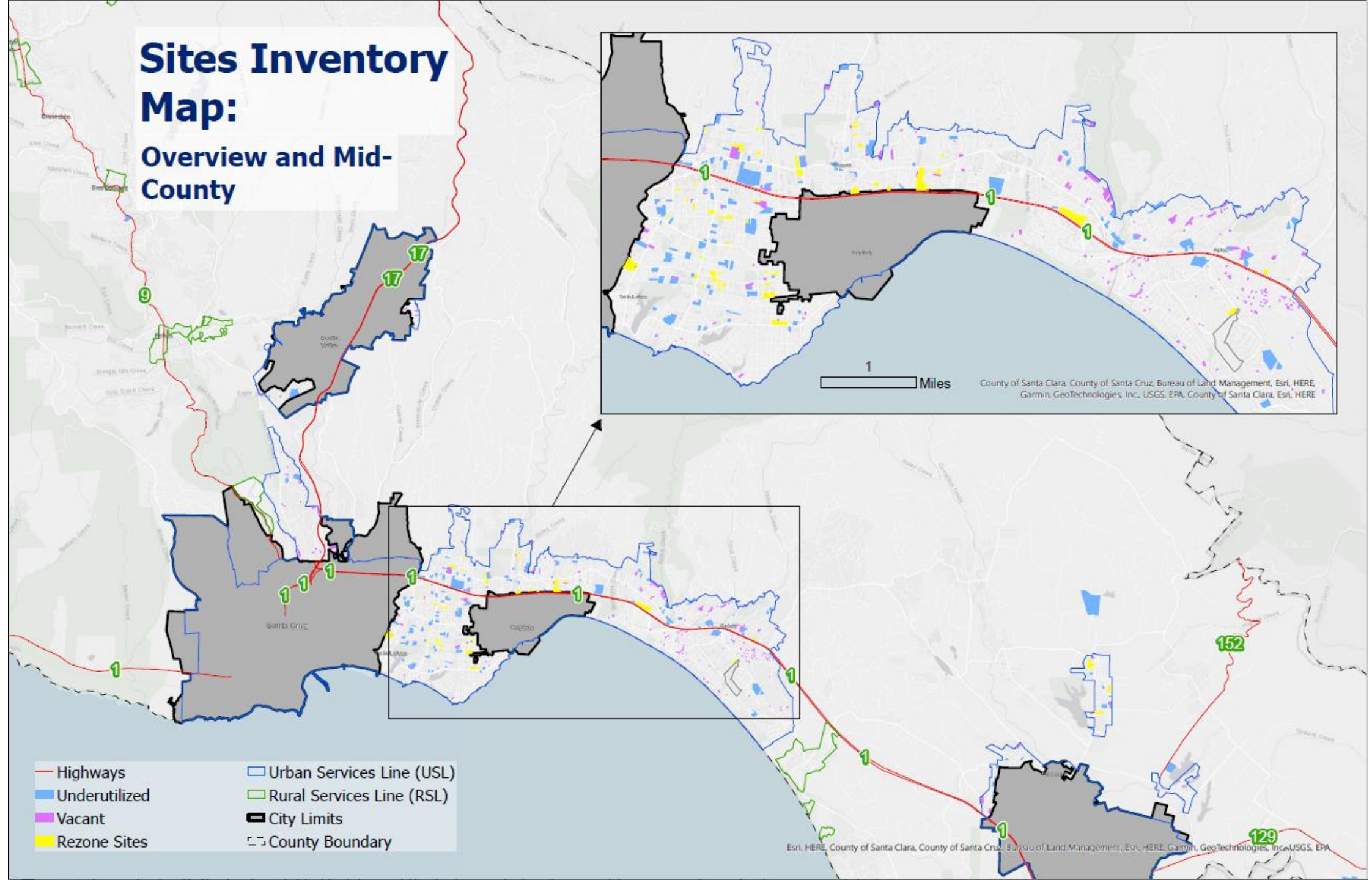
Density Analysis of Existing Sites

Existing Sites w/o Pending Projects	Estimated Capacity	Density Analysis					
	Total Units	At Minimum	At Maximum	% of Min	% of Max	Midpoint	% of Midpoint
Mixed Use (Public Facility and Commercial Zones)	1,801	1,873	3,942	96%	46%	2,908	62%
Residential Zones	639	663	1,764	96%	36%	1,214	53%

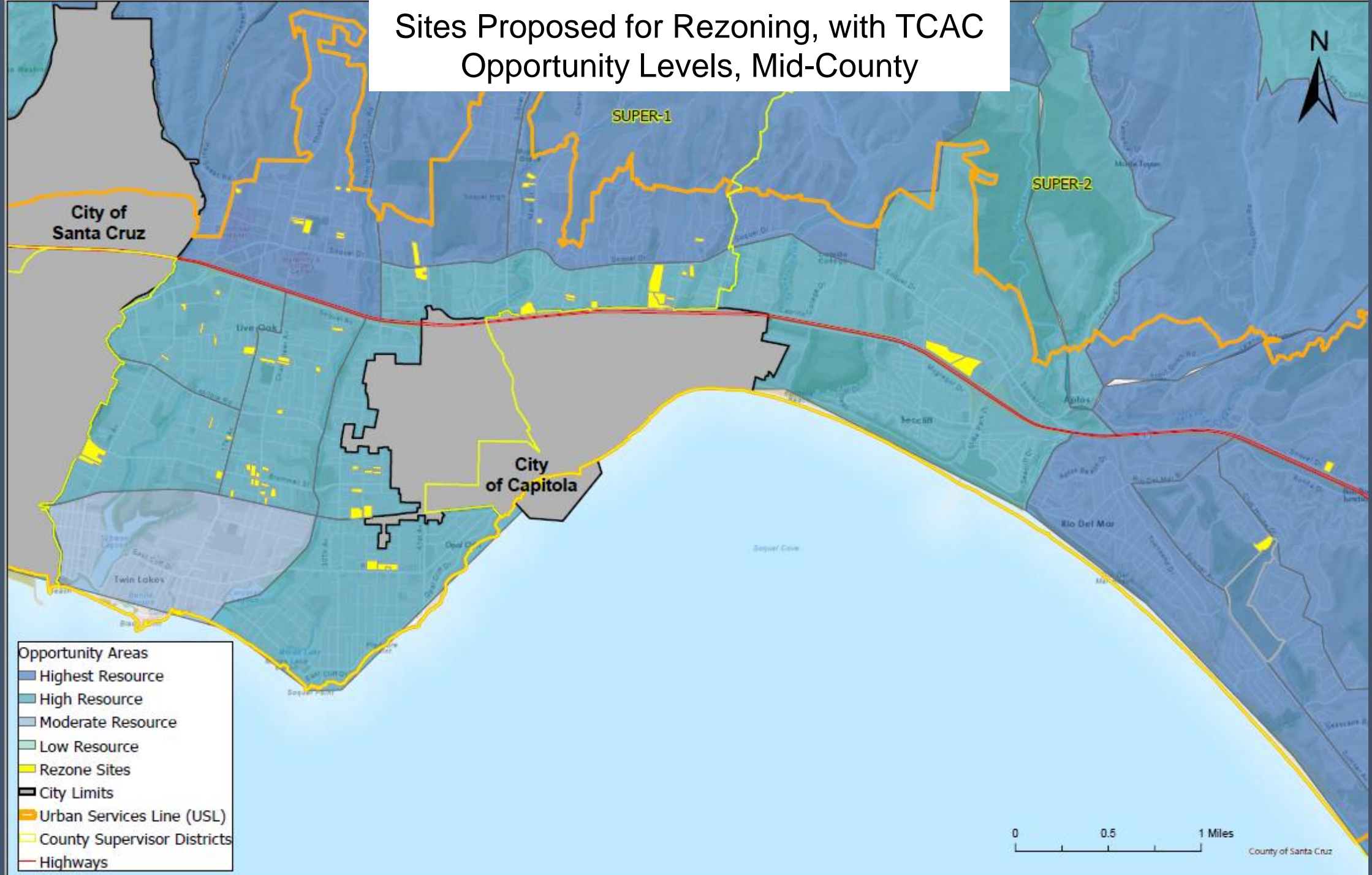
On many of these sites, only a portion of the site is available for development, either due to other existing structures/uses on site, mixed-use zoning, or protected open space or water features. Such areas were netted out before estimating capacity.

Sites Inventory Map:

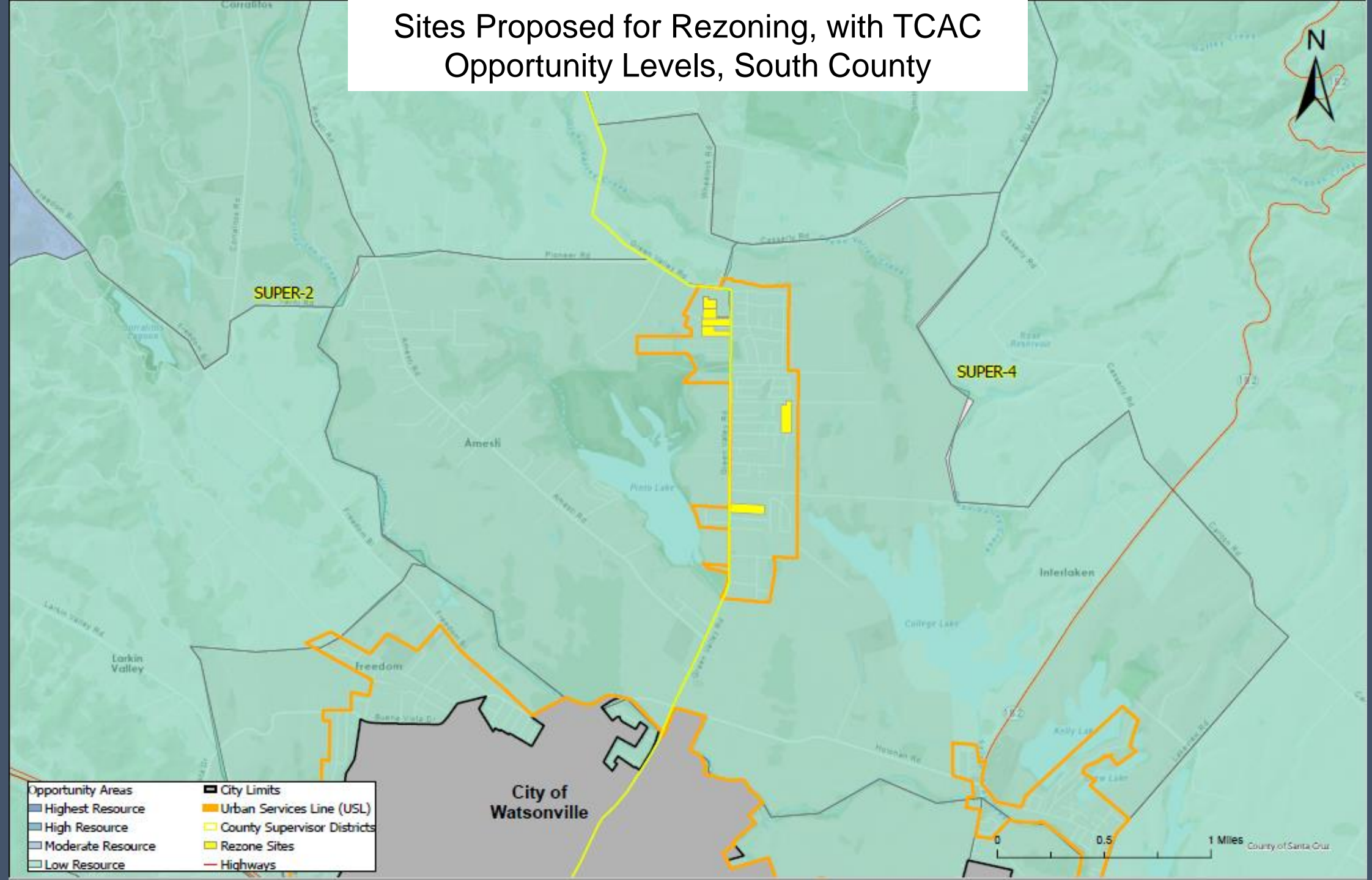
Overview and Mid-County



Sites Proposed for Rezoning, with TCAC Opportunity Levels, Mid-County



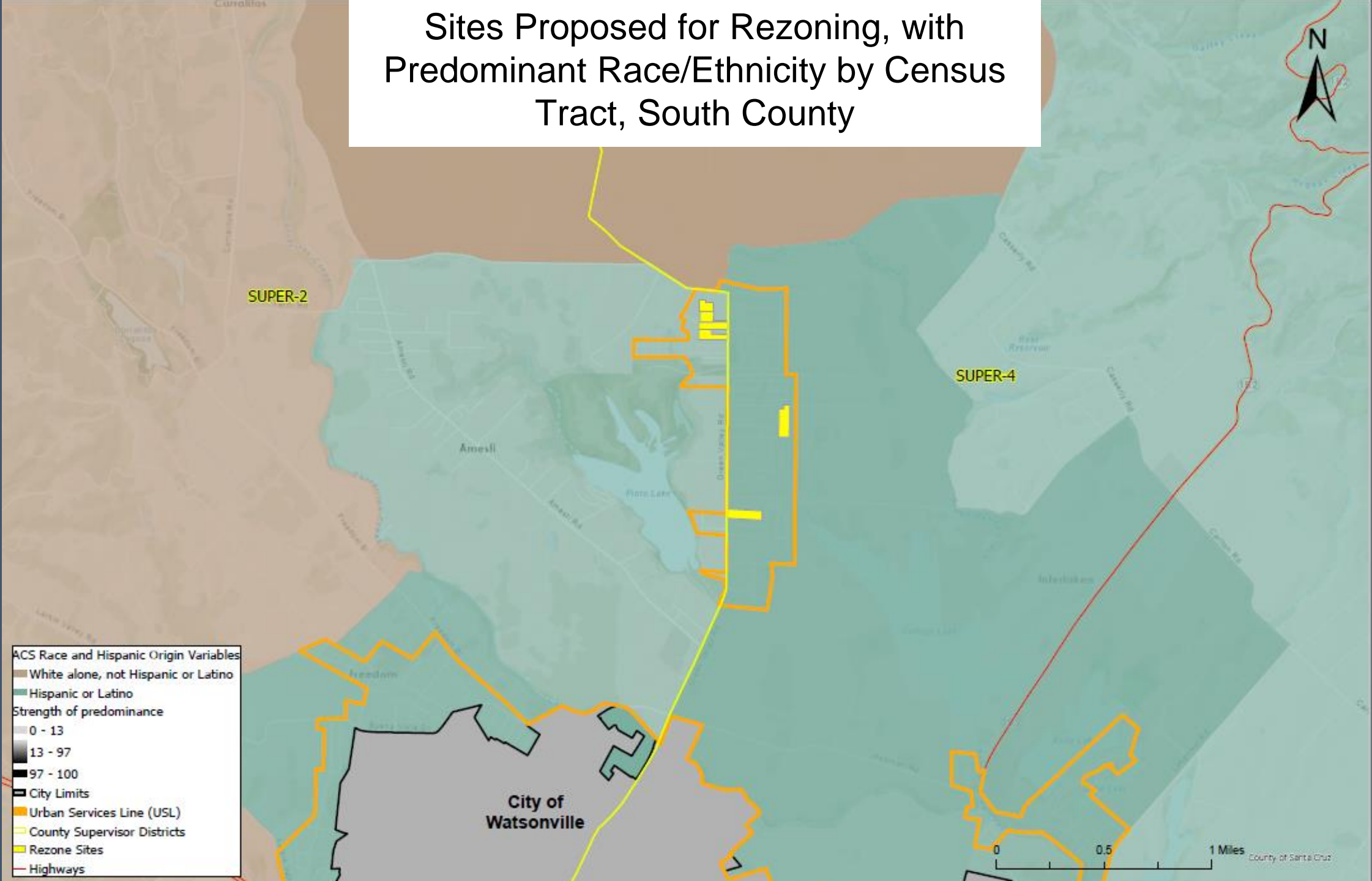
Sites Proposed for Rezoning, with TCAC Opportunity Levels, South County



Sites Proposed for Rezoning, with Predominant Race/Ethnicity by Census Tract, Mid-County

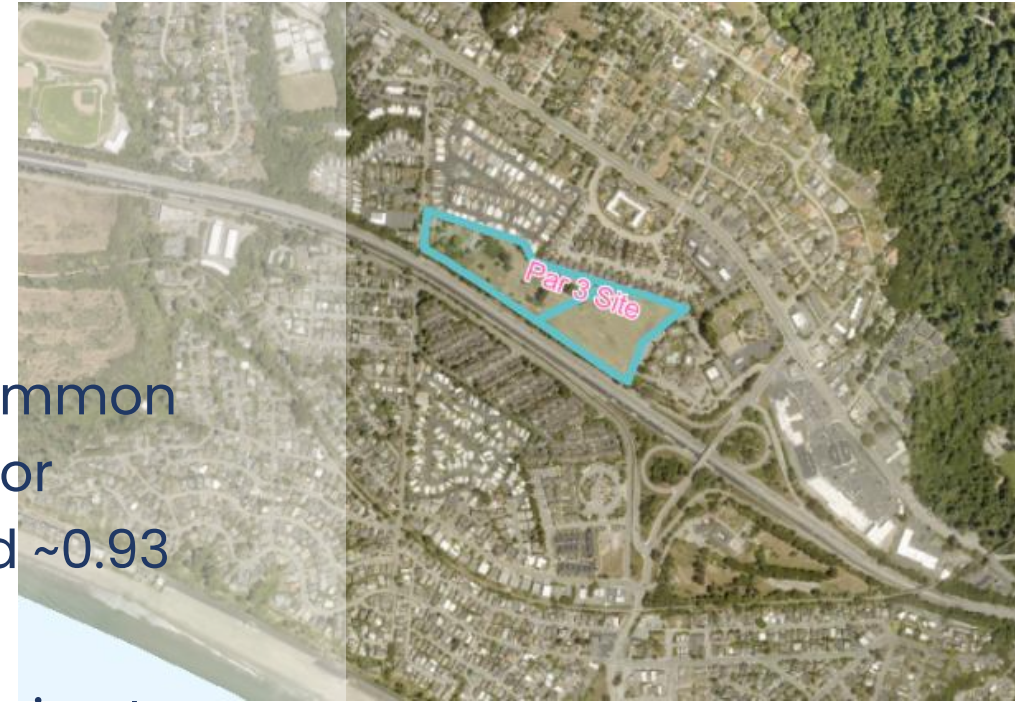


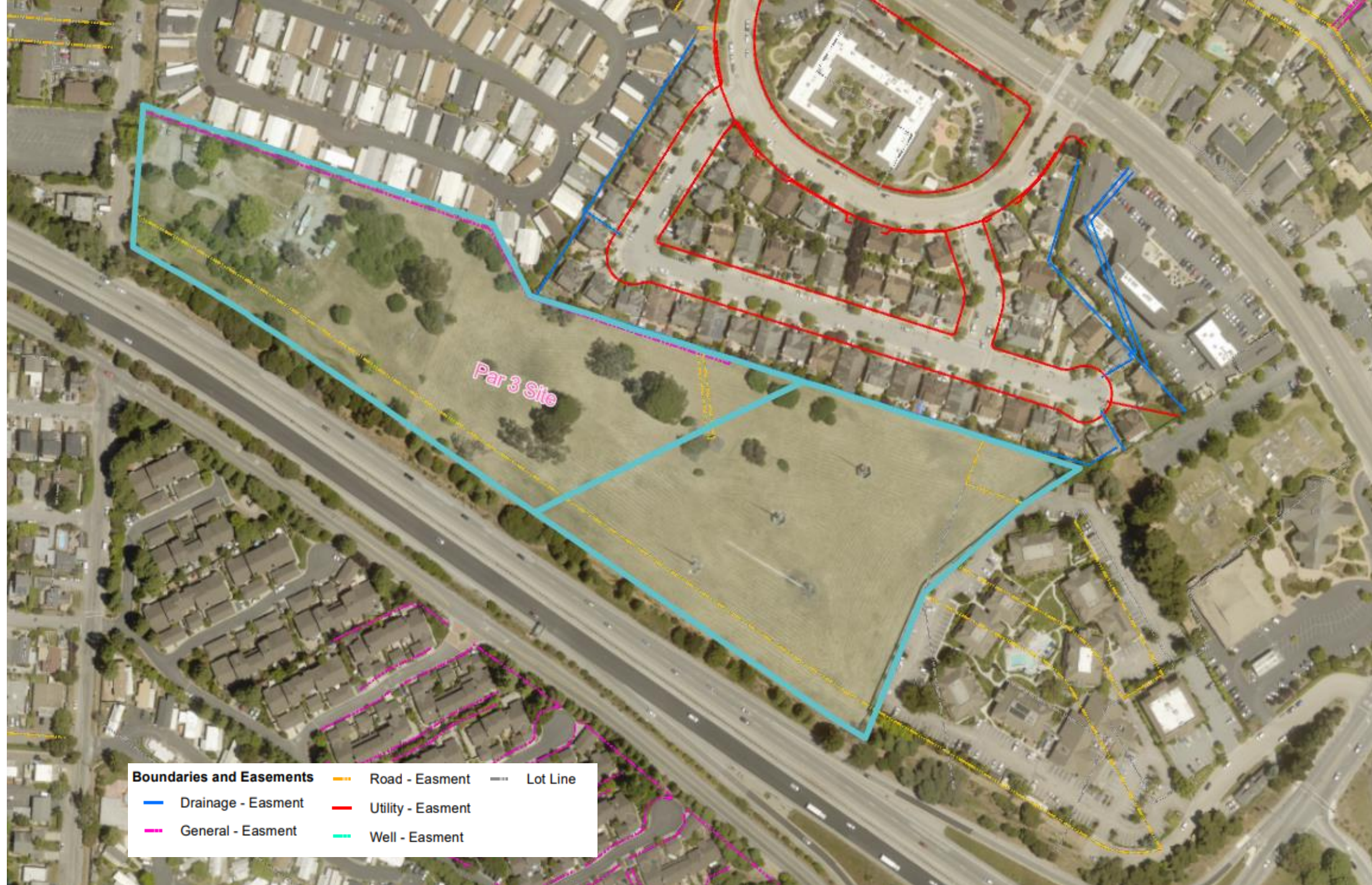
Sites Proposed for Rezoning, with Predominant Race/Ethnicity by Census Tract, South County



2600 Mar Vista Dr. (aka “Par 3” Site)

- 13.7 acres: 2 currently vacant lots zoned Parks & Rec (PR)
- In Sites Inventory:
 - Proposed rezoning to Residential Flex (RF):
Multifamily, 22–45 units/acre
 - Estimated capacity for ~430 units, including
190 affordable to lower-income households.
- RF open space code: minimum ~2.05 acres of common and/or private open space across both parcels, or individually ~1.12 acres on lot on Mar Vista Dr., and ~0.93 acres on other lot.
- On Sept. 12, Board directed the Planning Commission to *“consider options for specifying that Par 3 site include some kind of provisions for senior housing and publicly accessible open space.”*





2600 Mar Vista: Opportunities & Options

- Require public access easement over common area open space,
- Encourage future applicant(s) to cluster common open space adjacent to Mar Vista Dr.
- Code requires at least ~2.05 acres of common open space onsite,
- Encourage applicant(s) to aim for more than minimum 2 acres of open space, without reducing capacity for housing;
- Leave some portion of acreage in PR (not recommended, would reduce yield);
- Encourage applicant(s) to include some senior housing within site;
- Site is conducive to:
 - Senior/special needs apartments
 - Subsidized or market-rate multi-family
 - All-age rental housing

2600 Mar Vista: Challenges & Constraints

- Existing easements & rights of way = ~2.26 acres of site
- Drainage deficiencies in vicinity
- Not in site-planning stage yet, site conditions not well known;
- Imposing significant *ad hoc* conditions of approval and/or property dedications beyond those in code is legally risky and can be a constraint
- If some acreage is left in PR, yield projections would be reduced proportionally, those units moved to other sites
- Yield projection is 430 Units on 13.7 acres
 - 3 acres open space = 383 units total
 - 4 acres open space = 339 units total
- Reduction of capacity on this site not consistent with AFFH requirements.

Revisions since September 27 Planning Commission Study Session

Sections 2 and 4, Housing Sites Inventory and Appendices

Section 2 –

- Quantified Objectives to include the extremely low-income category and information on the very-low-income category.
- Program H-1M now supports increasing the number of ADUs.

Section 4 – added the following:

- Revised Table 4.43
- Commercial/retail market demand info.
- Pending Projects discussion
- ADU permits issued 2014 to 2022
- Farmworker housing
- Permanent Room Occupancy (or “SRO”) discussion

Revisions since September 27 Planning Commission Study Session – cont'd

Sections 2 and 4, Housing Sites Inventory and Appendices

Inventory:

- 1 Parcel moved from rezoning list to pending projects list;
- Two new pending projects were added;
- One parcel that was rezoned as part of the Sustainability Update was added to inventory;
- Two parcels removed based on development completed in the 5th Cycle; and
- Public facility (PF)-zoned sites available for shelter or navigation centers were added.

Appendices:

- Additional data added to Appendix HE-A per HCD request

California Environmental Quality Act

- Addendum to the Sustainability Update EIR (December 2022)
- No substantive new impacts
- Sustainability Update EIR considered 4,500 new residential units.
- RHNA of 4,634 = 134 units above 4,500 units analyzed
- 56 units constructed since beginning of 2023
- $134 + 56 = 190$ units more than 4,500 units analyzed
- 4.25% increase in analyzed units

HCD Initial Review Letter Received 10/23/23

- Additional data requested on fair housing and special needs analysis
- Clarification of capacity analysis methods
- Minor program modifications
- No significant changes
- Staff will incorporate revisions into version presented to Board on 11/14

Next Steps

October 23	End of 90-Day HCD Review
Oct. 25	Planning Commission Public Hearing
Nov. 1	HAC Public Hearing
Nov. 14	Board Hearing – Adoption
Nov. 15	Submit HE to HCD for 60-Day review
Jan. 15, 2024	Anticipated HCD Certification
2024–2026	Rezoning

Recommended Actions



2023 Housing Element



1. Hold a public hearing on the proposed final draft 2023 Housing Element;
2. Receive and consider public comment; and
3. Adopt the Resolution (Exhibit A) recommending that the Board of Supervisors:
 - Adopt the Addendum to the Sustainability Environmental Impact Report,
 - Adopt the Proposed 2023 Santa Cruz County Housing Element,
 - Direct that the Housing Element be forwarded to the Department of Housing and Community Development for their certification.

