



Community Development and Infrastructure Department

2025 General Plan Annual Report

Planning Commission - February 11, 2026

Presentation Outline

**1. General Plan
Activities**

**2. Housing Element
Annual Progress
Report (APR)**



*Photo credit: Jeremy Sykes Photography, courtesy
MidPen Housing*

General Plan Annual Report

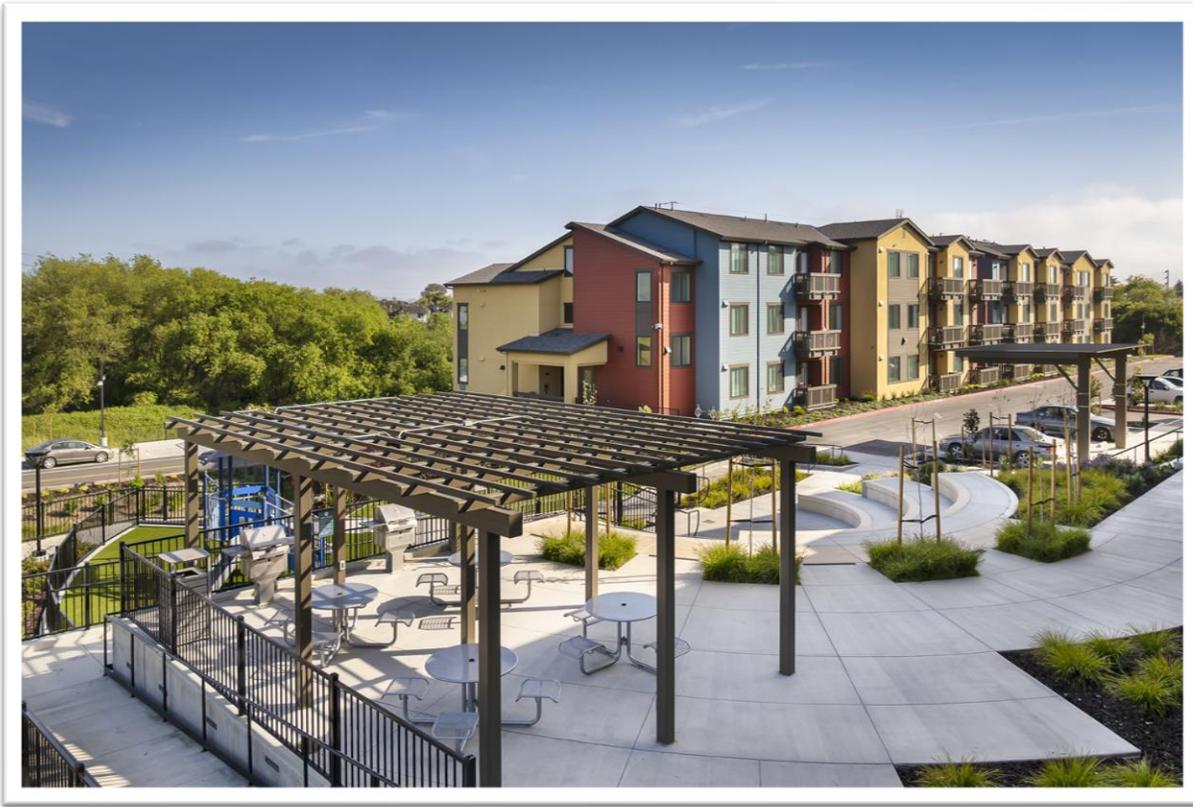


Photo credit: Patrik Argast Photography, courtesy MidPen Housing

Approved GP Amendments

- Rezone Program (Batch B)
- 2025 Miscellaneous Amendments

Pending GP Amendments

- 2026 Annual Code Update
- Public Safety Element
- Energy Storage System (ESS)

Housing Element Annual Progress Report

- **Tables A and A2**
 - **Development Applications – 22 received/completed**
 - **Entitlements – 471 units**
 - **Issued Building Permits – 54 units**
 - **Completed Projects – 96 units**
- **Table B**
 - **RHNA Progress**
- **Table D**
 - **Housing Element Programs – 35 programs implemented**

RHNA Progress

6th Cycle Housing Element Annual Progress Report Table B Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2023*	2024	2025	Total Units to Date (all years)	Remaining RHNA by Income Level
Very Low		1,492	-	9	-	9	1,483
	NDR		-	-	-		
Low		976	3	-	-	128	848
	NDR		28	54	43		
Moderate		586	4	1	-	61	525
	NDR		6	49	2		
Above Mod		1,580	38	34	9	81	1,499
Total RHNA		4,634					
Total Units			79	146	54	279	4,355

DR = Deed-Restricted

NDR = Non-Deed Restricted

*Includes 2nd half of 2023

Significant Housing Pipeline Projects

Project Name	Unit Type	# of Units	Affordable Units	Location	Status
Village on the Green	Rental/ For Sale	412	212	Aptos	Pre-Application
41st & Soquel	Rental	256	256	Soquel	Pending Building Permit
Anton Solana	Rental	173	173	Santa Cruz	Entitled
3500 Paul Sweet	Rental	105	6	Santa Cruz	Hearings
5940 Soquel	For Sale	100	15	Santa Cruz	Hearings
841 Capitola	Rental	57	4	Santa Cruz	Approved/App ealed

ADU Construction

6th Cycle Housing Element
Total ADUs: 2nd Half of 2023 to 2025 = 182



Table D: Housing Element Program Implementation

2023 Housing Element Goals

- 1. Facilitate Development of New Housing, Primarily in Infill Areas**
Programs H-1B, C, H, and J
- 2. Maintain and Improve the Quality and Affordability of Existing Housing Stock**
Program H-2A
- 3. Facilitate the Development of Affordable and Equal Opportunity Housing**
Program H-3I
- 4. Provide Housing Opportunities for Special Needs Populations**
- 5. Promote Energy Conservation and Sustainable Design**
- 6. Collaborate and Publicize Housing Resources**

Recommended Actions:

1. Conduct a public hearing on the 2025 General Plan Annual Report; and
2. Recommend that the Board of Supervisors hold a public hearing and direct staff to file the required Annual Progress Report with the State Department of Housing and Community Development.

