COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

March 7, 2014

AGENDA DATE: March 26, 2014
Agenda Item #: 6
Time: after 9:00 a.m.

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

SUBJECT: 2013 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 areas of review and are discussed in this 2013 Annual Report (see Exhibit A). Various housing statistics are reported 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 2013, 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 2013 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
Principal Planner

Wanda Williams
Assistant Planning Director

Exhibit A: 2013 Annual General Plan Report
Exhibit B: Housing Element Annual Progress Report

2013 GENERAL PLAN ANNUAL REPORT

➢ 2013 Amendments

- Large Dwellings. On April 19, 2013, the Board of Supervisors held a public hearing to consider amendments to General Plan/Local Coastal Program Policy 8.6.4 and Santa Cruz County Code Chapters 13.10 and 13.11, to reduce the threshold for discretionary review of large dwellings from 7,000 square feet to 5,000 square feet and adopted the amendments, which were subsequently certified by the Coastal Commission and are now in effect.

- Hotels and motels. On November 5, 2013, the Board of Supervisors held a public hearing to consider amending General Plan/Local Coastal Program Policy 2.16.7 and Santa Cruz County Code Chapter 13.10 to modify standards for hotels and motels in commercial districts and continued the item until January 14, 2014, at which time this item was approved by the Board, and is awaiting Coastal Commission action.

➢ Status of Development on 20 Units/Acre Sites

As required by the Housing and Community Development Department (HCD) as part of the certification of the County's Housing Element, in 2007 – 2009, 30 acres of land were rezoned to allow for high density housing at 20 units per acre. A total of six sites comprising the 30 acres were rezoned by the Board of Supervisors over a one year period, from June 2008 through June 2009. The Board's action to rezone the four acre Poor Clare's site was submitted to the Coastal Commission for approval, but was subsequently withdrawn before the Coastal Commission could act, so that site is no longer included. However, even with the removal of that four acre site, the County has enough land rezoned for high-density housing to meet HCD requirements. The General Plan requires that the Planning Department report to the Board of Supervisors on development permits that have been approved or issued for each of the remaining sites. The rezoning of the sites included approval of a Planned Unit Development for each site to authorize development of high density housing by right with the only subsequent required approvals and permits being a Design Review approval by the Board of Supervisors and a building permit issued for each building.

A Design Review for 88 affordable units on the Minto Road site off Green Valley Road north of Watsonville (APN 051-51-135) was approved in 2009. During Calendar Year 2011, building permits were approved for the units and they are now under construction.

A Design Review for 40 affordable units at the Aptos Blue (formerly Miller) site located on Aptos Rancho Road north of Soquel Drive in Aptos (APN 039-471-09, 7839 Soquel Drive #A) was approved in 2012. Building permits have been issued and the project is under construction.

No approvals beyond the Planned Unit Development Permits have been obtained for the remaining sites.

➢ Park Site Acquisitions and Reviews of Development Applications

The review by the Parks and Recreation Commission of possible acquisition sites for park purposes is usually triggered when a development application is submitted for a property that has been designated as a potential park site. The Parks and Recreation Commission can recommend to the Board of Supervisors that a site be acquired in whole or in part or can decline to make a recommendation.

EXHIBIT A

The Parks Commission did not review any sites for park acquisition in 2013.

The Redevelopment Successor Agency approved the transfer of a number of park properties and public parking lots to the County in 2012, which were accepted by the County in 2013, subsequent to review of those actions by the State Department of Finance. These properties are identified in the table below.

APN	Location	Property Type
030-071-08	Soquel Drive at Daubenbiss Avenue, Soquel	Parking lot
030-081-17	Soquel Drive at Daubenbiss Avenue, Soquel	Parking lot
030-142-18	Daubenbiss Public Parking Lot, Soquel	Parking lot
030-142-32	Daubenbiss Public Parking Lot, Soquel	Parking lot
030-142-33	Daubenbiss Public Parking Lot, Soquel	Parking lot
030-153-08	Parking Easement, 2860 Porter Street, Soquel	Parking lot
037-101-58	Farm Park - 5555 Soquel Drive, Soquel	Farm Park
037-101-59	Farm Park- 5540 Tee Street, Soquel	Farm Park
029-071-38	1965-1975-1985 Chanticleer Avenue, Santa Cruz	Chanticleer Ave Park
029-071-68	1925 Chanticleer Avenue, Santa Cruz	Chanticleer Ave Park
032-251-07	South side of East Cliff Drive between 37th Ave/Manzanita, Santa Cruz	East Cliff Parkway
028-302-04	40 Moran Way, Santa Cruz	At East Cliff Drive
030-153-10	East side of Porter Street, south of Soquel Drive, Soquel - develop with Heart of Soquel	Trail, park
030-153-24	Heart of Soquel - 4740-4744 Soquel Drive, Soquel	Trail, park, public parking

➢ **<u>Commercial Agricultural Land Classification Review</u>**

- <u>Application 131055; APN 088-081-12.</u> This application concerns a parcel located on the southwest side of Highway 35, about 2.3 miles south of its intersection with Highway 9 (15435 Skyline Blvd., Los Gatos). The owner, the Sempervirens Fund, proposes to relocate the entrance to Castle Rock State Park and construct a gateway to the park including demolition of existing structures; grading; construction of a new driveway and entrance, construction of a parking lot, amphitheater, restrooms, picnic areas and trails; installation of landscaping, construction of a visitors center complex of about 6,000 square feet, and related improvements. Regarding the parcel's commercial agricultural land status, the proposal requires rescission of the existing Williamson Act contract and entrance into an Open Space Easement contract, a General Plan land use re-designation from AG (Agriculture) to O-R (Parks, Recreation and Open Space), and a Rezoning to change the current CA-P zoning (Commercial Agriculture with Williamson Act contract) to PR-O (Parks, Recreation, and Open Space, with an Open Space Easement Combining District). In December 2013, the County Agricultural Policy Advisory Commission approved recommended approval of the proposed changes to the commercial agricultural land status of the parcel. It is anticipated that

EXHIBIT A

the application for the whole of the proposal will be heard by the Planning Commission in the summer of 2014 and by the Board of Supervisors in the fall of 2014.

- Williamson Act Contracts. These contracts between an owner of commercial agricultural land and the County require that the land be restricted to agricultural uses. The owner benefits through reduced taxes and the County benefits through restricting the land uses to agricultural uses. In the past, the state partially reimbursed the County for the loss of tax revenue. However, in fiscal year 2011-2012 the state eliminated the reimbursement program. For Santa Cruz County as a whole in 2012, the total property taxes lost due to elimination of the reimbursement program was approximately $315,000.00. About one-half of that amount would have been distributed to local school districts with most of the remainder going to various districts and non-County agencies. About $43,000.00 would have gone to the County. Because of the unreimbursed property tax losses, in April of 2013 the Board of Supervisors determined that the County would not enter into any new Williamson Act contracts with eligible property owners until the state reimbursement program is restored. This determination led to an abandonment of two applications: one to enter into a new 20-year Williamson Act contract and one to convert a 10 year Williamson Act to a 20 year contract.

➢ **Annual Urban Services Line Review**

There were no applications filed in 2013 to amend the Urban Services Line.

When the Urban Services Line (USL) 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 2,300 additional housing units (not including second units) on residentially-zoned parcels within the urban area.

As the urban areas reach buildout, discussions concerning how to accommodate future growth will be necessary as the County continues to strive to meet its fair share housing requirements. There are essentially two ways to accommodate more urban growth: expanding the USL or developing a more compact land use pattern inside the existing USL.

➢ **Progress in Meeting Fair Share of Regional Housing Need (see Exhibit B)**

➢ **Other Pending/Possible Amendments and Implementation for 2014**

- Land use designation and zoning corrections. There are seventeen (17) known sites with incorrect zoning and/or land use designation, some due to drafting errors associated with the 1994 General Plan Update and some due to apparent drafting errors dating from before 1994. Because the Planning Department absorbs the cost of correcting drafting errors, these have been low priority items unless an owner specifically request correction of the error. No corrections were brought forward in 2013. However, at least one will be brought forward in 2014 for two parcels in Davenport, APNs 058-081-13 and -05, where one parcel with long-time commercial uses is zoned residential and the other parcel with long-time residential use is zoned commercial. This particular correction will facilitate a pending application for additional commercial use. Planning staff is currently reviewing the list of known sites with incorrect zoning and/or land use designation with the intention of bringing forward corrections which would be expected to facilitate additional commercial development.

- The Transit Corridors Plan is proceeding with a number of stakeholder and public meetings having been held and with consultant work continuing. It is expected that General Plan changes will be considered from this effort that would enable additional commercial and residential development along the Soquel Drive Corridor from the Dominican Hospital area to State Park Drive in Aptos. Final recommendations will require public hearings by the Planning Commission and Board of Supervisors. It is also expected that the information developed from the Plan will allow similar application to other transportation corridors in the unincorporated area.

- **Future Revision of the General Plan/LCP**

Excepting the Housing Element, the General Plan/LCP was last updated in 1994. The Housing Element, that must be updated every five years, 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 update the General Plan in the future.

The scope of a General Plan update has not yet been determined but will reflect our challenges as a community to provide balanced neighborhood protection, resource protection, and economic opportunities, and to address the following issues:

- Water availability;
- Traffic and transportation;
- Providing affordable housing and strategies to meet continuing Regional Housing Needs;
- How to best accommodate additional housing as the area within the Urban Services Line reaches buildout;
- Adequacy of sites to support appropriate levels of commercial and industrial zoned lands;
- Strategies to balance our jobs/housing ratio to ensure that we create an adequate number of jobs and housing for our growing population;
- Strategies for reducing land use-related greenhouse gas emissions, as required by State Law (AB 32 and SB 375).

A comprehensive General Plan update is not envisioned for several years, but certain amendments will be needed prior to that time to ensure that the General Plan/LCP continues to reflect community values and is consistent with State law and federal law. An example of this is an update to the Safety Element of the General Plan for which the Planning Department has received a grant. The update will ensure consistency with changes to federal and state laws as well as reflect current community values. It is anticipated that subsequent amendments to the Safety Element will be forthcoming in the next two years.

- **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, Information Collection.

EXHIBIT A

2013 ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Santa Cruz

Reporting Period 2007 - 2015

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
	SF	O	0	4	0	0	1	0	0	0	0
(9) Total **of Moderate and Above Moderate** from Table A3 ▶ ▶					48	19	67	0			
(10) Total by income Table A/A3 ▶ ▶			0	4	48	19	68	0			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

EXHIBIT B

2013 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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(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				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(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**	20	0	0	28	0	48	0
No. of Units Permitted for **Above Moderate**	19	0	0	0	0	19	0

* Note: This field is voluntary

EXHIBIT B

2013 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	288	10	8	6	0	87	64	4			179	109
	Non-deed restricted												
Low	Deed Restricted	217	10	8	5	13						36	181
	Non-deed restricted												
Moderate	Deed Restricted	245	10	8	6	14	1	20	20			140	105
	Non-deed restricted						16	17	28				
Above Moderate		539	80	82	37	32	35	57	39			362	177
		1,289											
Total Units ▶ ▶ ▶			110	106	54	59	139	158	91			717	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													572

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

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Table C
2013 Annual Element Progress Report

Program Implementation Statuus

	A	B	C	D
3	Program Description (By Housig Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress o fll proframs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
4	**Name of Program**	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
5	Program 1.1: Explore opportunities for rezoning other appropriate urban sites to RM zoning and increasing densities on current RM zoned sites to densities more appropriate for attached housing.	Identify existing sites for new housing and opportunities for additional sites	2010 - 2011	On-going. Exploration will continue in conjunction with the sustainable communities and transit coridor plan. Funding obtained through a Sustainable Communities Council Grant.
6	Program 1.2: Explore options for expanding affordable housing opportunities in the rural portions of the County, including mixed use and other projects, primarily within established village areas.	Identify existing sites for new housing and opportunities for additional sites	On-going	In the last two years the County has implemented a regulatory reform program that includes provisions to allow property owners to more easily maintain existing structures, including rental housing, in the rural areas and removal of income restrictions on second units.
7	Program 2.1: Maintain increased Redevelopment Agency Set-Asides for the Low and Moderate Income Housing Fund where financially feasible.	Encourage and assist in the development of housing	2007 - 2014	Housing Section of the Planning Department continues established programs to encourage and assist in the development of housing. For FY 2011-2012, the Board of Supervisors suspended the additional 5 percent Redevelopment Agency Set-Asides for the Low and Moderate Income Housing Fund. The Redevelopment Agency was eliminated effective February 1, 2012. Housing Section continues to monitor and assess opportunities for generating local housing dollars.
8	Program 2.2: Continue to maximize leveraging funds when collaborating with developers of affordable housing (for-profits and non-profits) and maximize long-term affordability restrictions to promote the development of a variety of housing types to meet the needs of all Santa Cruz County Households, including those that are Extremely Low-income, which will require consideration of additional local subsidies. Funds will continue to be leveraged from federal, state, and private sources, thereby maximizing the impact of RDA dollars.	Encourage and assist in the development of housing	On-going	The County uses affordable housing fund to leverage sources of funding by partnering with non-profit housing developers on affordable housing projects.
9	Program 2.3 Maintain RDA funding support, and augment if necessary, for the six sites rezoned as part of the 2006 Housing Element to 20 unit/acre densities to address the needs of lower income households. (The initial funding commitment was for $15 million.)	Encourage and assist in the development of housing	2007-2014	Two of the rezoned sites have completed construction, and one is currently in the development phase.
10	Program 2.4: Improve community understanding of the issues related to affordable housing and the benefits of compact communities in terms of resource conservation and community vitality through developing a community-based educational program.	Encourage and assist in the development of housing	2010-2012	There have been community meetings and discussions about compact development with implementation of the Sustainable Communities Program and development of the Climate Action Strategy.
11	Program 2.5: Explore expanding local funding sources to assist in the financing of affordable housing, including transfer taxes, bonds for affordable housing projects and other opportunities.	Encourage and assist in the development of housing	2010-2014	The County has contracted with Keyser Marston Associates for a through analysis of the County's Housing Program.
12	Program 2.6: In order to encourage the development of SRO's, consider ordinance and General Plan changes to enable new units that are 500 square feet of habitable area or smaller in size be counted, for the purpose of calculating density on RM zoned sites within the Urban Services Line, as 0.5 unit.	Encourage and assist in the development of housing	2010-2011	Preliminary research has been completed to identify locations and site conditions. A possible location has been indentified for small units. The County is considering an SRO overlay district.

	A	B	C	D
4	**Name of Program**	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
13	Program 3.1: Revise procedures (and regulations, if necessary) to streamline and simplify building and development permit processes and regulations, particularly focused on small-scale residential structures and non-conforming structures and uses.	Remove unnecessary governmental constraints to housing	On-going	On-going efforts include adoption of the 2010 California Building Code, adoption of revisions to the County's non-conforming ordinance, and adoption of a minor exception ordinance to simplify the process and reduce time and expense for, e.g., encroachments of 15% or less into required setbacks.
14	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.
15	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.
16	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
17	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.
18	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
19	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 in the future.
20	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.
21	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 purchased 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.
22	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.
23	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 was accomplished with the certification by the Coastal Commission of Ordinance No. 4844 in 2007. The ordinance remains in place.

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	A	B	C	D
4	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
24	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	Ordinance 5119 amended regulations in Chapter 13.10 (Zoning Ordinance) of the Santa Cruz County Code and policies in Chapter 2 (Land Use) and Chapter 8 (Community Design) of the Santa Cruz County General Plan regarding nonconforming uses and structures, to allow existing legal nonconforming uses and structures in all zone districts to continue, to be maintained and improved, and facilitate repair after catastrophic events, while requiring discretionary review for extensive modifications to nonconforming uses or structures as appropriate to address potential impacts to public health, safety and welfare. See continuation page for details.
25	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	With the elimination of Redevelopment, no new funding is available, however, State Cal Home OOR grant can be applied to mobilehomes.
26	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, maintenance of database is challenging with reduced Housing Section staffing due to loss of redevelopment.
27	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 began compiling a list of the locations of hotels/motels that have been converted to permanent occupancy and working on potential leglaization measures; however, this activity has been put on hold due to other priorities and lack of staff.
28	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	The Housing Section actively maintains and takes steps to preserve units at risk of losing affordability restrictions.
29	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
30	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. With the elimination of Redevelopment, funding is dependent on securing grants. Most recently, the County has received Mortgage Assistance funding through the State Home, Cal Home, and BEGIN programs and implementation is under way.
31	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
32	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	The County is in its final year of a three year contract for rental deposits and has recently been awarded State HOME funds for the same purpose. In addition, the County is looking into using LMIH funds to continue the same programs.

	A	B	C	D
4	**Name of Program**	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
33	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
34	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 vacation rental ordinance, regulating, inter alia, the conversion of existing housing units to vacation rentals was approved by the County Planning Commission, Board of Supervisors, and the Coastal Commission and became effective in late 2011.
35	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.
36	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 underway.
37	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 opportunit and production onf special needs housing units	On-going	On-going. See Program 2.6
38	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 onf special needs housing units	On-going	On-going
39	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 opportunit and production onf special needs housing units	2010-2012	This program was envisioned to move forward in coperation with the County Health Department. At this time, there are insufficient staff resources to proceed.

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	A	B	C	D
4	**Name of Program**	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
40	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 opportunit and production onf 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 is the lead agency for the Countywide Continuum of Care Coordinating Group.
41	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 opportunit and production onf special needs housing units	On-going	On-going
42	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 opportunit and production onf special needs housing units	On-going	The County leases one unit to a service provider for former foster youth and funded a acquistion/rehab small supportive housing project, that includes former foster youth.
43	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 .5 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 opportunit and production onf special needs housing units	On-going	A 40-unit senior housing development funded with LMIHF received its discretionary approvals and will be applying for low income housing tax credits in the coming year.

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4	**Name of Program**	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
44	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 opportunit and production onf special needs housing units	On-going	Two projects were funded and construction has been completed.
45	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 opportunit and production onf 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. Three such projects have been completed and another one will begin construction this year.
46	Program 5.10: Promote additional incentives to expand the supply of housing for farmworkers by amending the Zoning Ordinance to allow for the creation farmworker housing on agriculturally zoned parcels, pursuant to Section 51230.2 of the California Government Code;	Promote housing equal opportunit and production onf 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.
47	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 opportunit and production onf special needs housing units	On-going	On-going
48	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 opportunit and production onf 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.
49	Program 5.13: Consider allocating a portion of in-lieu fees and/or housing rehabilitation funds for farmworker housing.	Promote housing equal opportunit and production onf special needs housing units	2012	Loss of Redevelopment Housing funds limits the County's ability to further this goal.

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4	**Name of Program**	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
50	Program 5.14: Support services and programs that address the needs of the physically disabled population, regardless of income level: o 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. o Develop a program to provide funding assistance for accessability improvements for moderate and lower income households. o Work with the Commission on Disabilities to develop and maintain an inventory of accessible units in the community. o Promote visitability of all housing units in the County through public information and education targeting applicants for building permits. o 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 opportunit and production onf special needs housing units	2010-2014	Lack of resources have hindered housing rehab efforts.
51	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
52	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.
53	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

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