



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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July 14, 2015

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

AGENDA: July 22, 2015

Agenda Item #: 7

Time: after 9:00 a.m.

SUBJECT: REVIEW OF PROPOSED DRAFT HOUSING ELEMENT, 2016 – 2023

Members of the Planning Commission:

INTRODUCTION

As you know, State law requires the County to update the Housing Element of the General Plan on an established schedule. The current Housing Element 2010-2015 is being updated to cover the period 2016-2023. Three public meetings were hosted by the Housing Advisory Commission (HAC) last March to introduce the Housing Element and to solicit public ideas and concerns at the start of the update process. On April 8, 2015, your Commission held a study session and discussed the content of the update and schedule for preparation. According to the schedule the County should submit a draft of the updated Housing Element to the California Department of Housing and Community Development (HCD) for preliminary review in August. This will accommodate HCD's 60 day review and comment period, with the final Element to be submitted to HCD for certification by the end of the year.

The purpose of today's meeting is for staff to receive comments and suggestions on the draft from your Commission, as well as to collect any additional input from the public. The Housing Advisory Commission and Board of Supervisors will also be reviewing the draft at public meetings before it is submitted to HCD.

DIFFERENCES IN CIRCUMSTANCES AND AREAS OF CONCERN SINCE THE LAST HOUSING ELEMENT WAS CERTIFIED IN 2010

The Economy

In 2015 many factors that affect the need and supply of housing are different than they were in 2010 when the last Element was certified. In 2010 the economy was continuing in the recession that began in 2008 when home values, lending and construction markets collapsed and the overall economy affected housing stability. The median price of single family homes

declined substantially from the high in 2007 until prices began to recover and reverse direction in 2011. Banks were constrained by much tighter lending guidelines, making it challenging for qualified buyers to purchase homes despite the lower prices. The already constrained rental market felt the pressure of limited access to homeownership by newly formed households and households who lost homes to foreclosure and other economic challenges.

In 2015, the economy is improved but not entirely recovered. The number of foreclosures has substantially decreased and lending has become less restrictive. Central concerns at this time are:

- The escalating cost of rental housing;
- The shortage of rental housing stock;
- The lack of diversity in the housing stock overall, which is more than 70% single family dwelling on moderate and larger sized lots; and
- Locating new development where it will contribute to the overall environmental and financial sustainability of the community.

The difficulty is specifically the cost of housing in relationship to local incomes, and the lack of a range of housing types such that residents in different circumstances and household sizes can find homes of suitable size. These two concepts are closely related. These concerns are in addition to the ongoing concern about the exceptional difficulty that special populations have locating and affording adequate housing in the County.

Redevelopment, a major source of funding for affordable housing, was discontinued state wide by legislation passed in 2011. The Redevelopment Agency (RDA) of the County of Santa Cruz was generating about 8 million dollars each year for affordable housing programs and housing projects at the time it was dissolved.

Public Policy

Another significant difference from the last Housing Element is that the County now has the benefit of several documents and technical studies that demonstrate and explain the connections between the availability of housing and the local economy, land use patterns and regulations, and transportation choices. These include:

- “Economic Development Vision and Strategy” and “Economic Vitality Study”, (2014)
- “Sustainable Santa Cruz County Plan” (2014)
- “Update of Affordable Housing Regulations” and Nexus Study, (2014)
- “Economic Trends Report” (2013)
- “Climate Action Strategy” (2013)

For example, the economic vitality studies identified availability of workforce housing as key to the economic success of the County. Recommendations included incentivizing accessory

dwelling units and small rental units, and considering a higher density overlay zoning as a tool to encourage small units. Sustainable Santa Cruz County and the Climate Action Strategy suggested tools to encourage efficient use of land including infill development, compact forms of development, mixed use, and development close to transportation corridors, each of which can positively impact the availability and affordability of workforce housing. These reports and studies, along with the public input that informed them, have focused attention on the policies and programs that can encourage diversity in the housing stock.

Meeting the requirements of the Regional Housing Needs Allocation (RHNA)

Lastly, several members of the public and county commissioners commented that the Housing Element should focus on defining local housing issues and possible solutions, more than on the quantitative requirements of the Regional Housing Needs Allocation (RHNA). In this Housing Element update the County has the opportunity to do that, as the inventory that was prepared for the update documents adequate capacity in vacant and underutilized land to meet the RHNA requirements for 2014-2023. However, since there is no site specific rezoning to 20 units/acre associated with this update, other strategies must be relied upon to demonstrate that capacity. The discussion in the Housing Element can therefore shift from meeting the RHNA requirement for available land, which was difficult to do in previous years, to the practical, local actions the County can take to help alleviate the housing crisis. (This discussion is found in Section 4.7 of the document.)

ORGANIZATION OF THE DOCUMENT

The Housing Element is Chapter 4 of County General Plan. It is prepared according to HCD regulations to include certain required information and is organized into the following sections:

- 4.1 Introduction
- 4.2 Community Profile
- 4.3 Housing Needs
- 4.4 Housing Constraints
- 4.5 Opportunities for Energy Conservation'
- 4.6 Housing Sites Inventory
- 4.7 Quantified Housing Objectives, Goals and Policies
- 4.8 Conclusion

Early Sections lay out the characteristics of the community, both of the people and the housing stock (4.2), and details of the need for affordable housing, especially for special populations, and programs that are available to assist residents to secure affordable housing (4.3). Section 4.6 and the related appendices inventory the available land that could be used to supply different types of housing, and the fact that the supply is adequate to meet the RHNA requirement for this regulatory cycle. The key section, however, is 4.7, which lays out a framework for policies and programs that have the potential to incentivize the type of housing that households can afford and that would be a good match for their needs.

NEXT STEPS

Staff will be bringing this proposed Draft Housing Element to the Board of Supervisors on August 4, 2015. Staff will consider any suggestions and recommendations of your Commission, as well as comments we will receive at the next meeting of the HAC, and will convey that feedback to the Board. After the Board acts, the draft will be submitted to HCD for review, and the CEQA process will begin.

After the State completes its comments staff will further revise the document as needed. Public hearings will then occur before the Housing Advisory Commission and Planning Commission for recommendations to the Board of Supervisors, who will take action on the Final Housing Element Update.

At this time we are on schedule to submit a final Housing Element to HCD for certification before the deadline.

RECOMMENDATION

It is therefore RECOMMENDED that your Commission review the draft Housing Element 2016-2023, receive public comment, and provide comments and recommendations for consideration by staff and the Board of Supervisors.

Sincerely,



for: Kathy M. Previsich
Planning Director

Attachments:

Draft Santa Cruz County Housing Element, 2016-2023, available at:

www.sccoplanning.com/PlanningHome/Housing.aspx and on file at the Planning Department

Santa Cruz County Housing Element

Draft: July15, 2015

**Proposed Draft for consideration
by:**

**Santa Cruz County Housing Advisory
Commission**

**Santa Cruz County Planning
Commission**

July 15, 2015

4.1: INTRODUCTION

Housing elements are documents that report on existing conditions about housing in a community, and establish the community's priorities with regard to housing issues. The Housing Element lays the foundation for the policies, programs and projects that will be the focus of housing efforts over the course of the Housing Element cycle, which for this update is 2016 – 2023. (Note that while this Housing Element update cycle covers 2016 through 2023, the evaluation of available housing sites covers the period 2014 through 2023. See Section 4.6 for discussion of the inventory of available housing sites). Housing issues are a significant challenge for Santa Cruz County residents and businesses, and a wide spectrum of community organizations and members were invited to be involved with the preparation of this document and the important policy and programs that flow from it.

This Section introduces the Housing Element, its purpose, its relevance and the organization of the document.

PURPOSE OF A HOUSING ELEMENT

The Housing Element is one of seven required elements of the County's General Plan, the document that guides land use planning and development activities in the unincorporated area. However, it is the only General Plan element that requires regular updates (currently every eight years) and review and certification by a State agency. State law regarding housing elements states that local and state governments have a responsibility to facilitate housing development and to make "adequate provision for the housing needs of all economic segments of the community", while considering "economic, environmental, and fiscal factors and community goals set forth in the general plan." It further requires the Housing Element to be consistent and compatible with other General Plan Elements. Additionally, Housing Elements must provide clear policy for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law mandates the contents of the housing element, including:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement and development of housing; and
- A program that sets forth a multi-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

An important component of the Housing Element is documenting that an adequate number of sites are available to accommodate development of a variety of housing types for all income levels, particularly focusing on the needs of low- and moderate-income households. As well, the document must address governmental constraints to housing maintenance, improvement, and development. Additionally, it must address

conserving and improving the condition of the existing affordable housing stock, and promoting housing opportunities for all persons.

Policies and programs contained in the Housing Element are the County's action plan to achieve the required State of California goal of "attaining decent housing and a suitable living environment for every California family", as well as a plan for addressing unique local housing goals that reflect the particular concerns of the community. Finally, as required by law, the Housing Element contains documentation of affordable housing in the coastal zone.

The County's General Plan serves as the legal framework or "constitution" for development in the unincorporated area of Santa Cruz County. As such, it describes policies upon which all future permitting decisions will be based. All development-related decisions in unincorporated areas must be consistent with the General Plan. If a development proposal is not consistent with the plan, it must be revised or the General Plan itself must be amended.

Additionally, State law requires a community's General Plan to be internally consistent. This means that the Housing Element must function as an integral part of the overall General Plan, and be consistent with each other element of the General Plan. This document has been reviewed and found consistent with the Land Use, Circulation, Conservation and Open Space, Public Safety and Noise, Parks, Recreation and Public Facilities, and Community Design elements.

CHANGES IN CIRCUMSTANCES AND AREAS OF CONCERN SINCE THE LAST HOUSING ELEMENT WAS CERTIFIED IN 2010

In 2010 the economy was continuing the downturn that began in 2008 when housing values, which had been increasing rapidly, abruptly collapsed. The collapse in home values, lending and construction markets and the overall economy affected housing stability. Many homeowners found themselves with mortgages that exceeded property value and were struggling to keep their homes. The median price of single family homes declined substantially from the high in 2007 until prices began to recover and reverse direction in 2011. Banks were constrained by much tighter lending guidelines, making it challenging for qualified buyers to purchase homes despite the lower prices. The already constrained rental market felt the pressure of limited access to homeownership by newly formed households and households who lost homes to foreclosure and other economic challenges.

In 2015, at the time of writing this new Housing Element, the economy is improved but not entirely recovered, especially when measured by number of housing starts and rate of unemployment. The number of foreclosures has substantially decreased and lending has become less restrictive. Concerns at this time are: the escalating cost of rental housing; the shortage of rental housing stock; the lack of diversity in the housing stock overall, due to a market that tends to direct development to large single family homes targeting only the highest income households; and locating new development where it will contribute to the overall environmental, social, and financial sustainability of the

community¹. The difficulty is not just the cost of housing, but specifically the cost of housing in relationship to local incomes. The gap between the median home price and the median wage, which decreased substantially for a short period between late 2010 and mid 2012, reversed that brief decline and is once again widening². Lastly, these concerns are in addition to the ongoing concern about the exceptional difficulty that special populations³ have locating and affording adequate housing in the County.

Redevelopment, a major source of funding for affordable housing, was discontinued state wide by legislation passed in 2011. The Redevelopment Agency (RDA) of the County of Santa Cruz was generating about 8 million dollars each year for affordable housing programs and housing projects at the time it was dissolved. The County was able to commit remaining redevelopment funds for housing projects and activities prior to dissolution of the agency, and is continuing efforts to replace as much of the lost support as possible with funding from other sources⁴. However, local resources are projected to be well below the prior \$8 million level generated through the RDA.

MAKING THE CONNECTION: INTEGRATING SOLUTIONS TO THE HOUSING CRISIS WITH ENVIRONMENTAL SUSTAINABILITY, CLIMATE ACTION, AND ECONOMIC VITALITY

Another significant difference from the last Housing Element is that the County now has the benefit of several documents and technical studies that demonstrate and explain the connections between the local economy, land use patterns and regulations, transportation choices, and the availability of housing. These include:

- “Economic Development Vision and Strategy”, County of Santa Cruz and BAE Urban Economics, (2014)
- “Economic Vitality Study”, County of Santa Cruz and BAE Urban Economics, (2014)
- “Sustainable Santa Cruz County Plan”, County of Santa Cruz (2014)
- “Update of Affordable Housing Regulations” and Nexus Study, County of Santa Cruz and Keyser Marston Associates (2014)
- “Economic Trends Report”, BAE Urban Economics (2013)

¹ Local guiding principles of sustainability are articulated in “Sustainable Santa Cruz County”, County of Santa Cruz Planning Department, 2014, pages 2-4 through 2-6, available at <http://sustainablesantacruzcounty.org/>.

² Santa Cruz County Planning Department,

³ Special populations are defined in Government Code as elderly, persons with disabilities, including a developmental disability, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter.

⁴ See Section 4.3 for more information on funding efforts

- “Climate Action Strategy”, County of Santa Cruz (2013)
- “Existing Conditions Report, Sustainable Santa Cruz County”, County of Santa Cruz with PlaceWorks, BAE Urban Economics, and Fehr and Peers Transportation Consultants (2012).

For example, the economic vitality studies identified availability of workforce housing as key to the economic success of the County. Recommendations included incentivizing second units and small rental units, and considering high density overlay zoning as a tool to encourage small units. Sustainable Santa Cruz County and the Climate Action Strategy suggested tools to encourage efficient use of land including infill development, compact forms of development, mixed use, and development close to transportation corridors, each of which can positively impact the availability and affordability of workforce housing.

These studies show that programs and projects that address the housing crisis are also likely to increase environmental, social and financial sustainability, increase housing and transportation choices, reduce greenhouse gas emissions and benefit the local economy.

PUBLIC PARTICIPATION

Given the importance of the Housing Element in addressing the housing needs of the local community, a key component to developing an effective housing element is public participation. Not only should the public be involved in developing the initial goals that guide the document preparation, but public meetings with County commissions and the Board of Supervisors are conducted to review the draft document.

Appendix 4.1-2 provides more details on the public participation process, which includes:

- A list of the commissions, committees and non-profit organizations contacted about the Housing Element preparation process and public workshops, and about the Housing Element adoption and implementation processes. These organizations represent the variety of interested stakeholders in housing issues—from extremely low-income households to real estate professionals.
- Three public workshops, conducted in conjunction with the County’s Housing Advisory Commission, were held before development of this document to solicit initial public ideas and concerns. Those workshops took place in the south, central and north county areas during evening hours. Appendix 4.1-3 provides a summary of the input received at those workshops. Spanish translation was available. The Housing Advisory Commission, Planning Commission, and Board of Supervisors also conduct public meetings prior to taking action on the Draft Housing Element.
- Formal public hearings are held for County commissions to make recommendations on the proposed final 2016 Housing Element and for the

Board of Supervisors to consider adoption of the final proposed Housing Element.

ORGANIZATION OF THE HOUSING ELEMENT

This document, which is included in the County General Plan as Chapter 4, is organized into nine sections, as follows:

- Section 4.1 – Introduction.
- Section 4.2 – Community Profile -- provides background on population, employment, and housing trends in Santa Cruz County.
- Section 4.3 – Housing Needs -- presents the County's housing needs, both as defined by the State and from the local perspective. This section also explores the housing needs of special needs populations and the importance of protecting existing affordable housing resources.
- Section 4.4 – Housing Constraints -- describes the governmental and non-governmental constraints to affordable housing and outside factors that impact the Santa Cruz housing market.
- Section 4.5 – Opportunities for Energy Conservation -- addresses integrating energy-efficiency, climate change and sustainability concerns into the land use planning and housing development process.
- Section 4.6 – Housing Sites Inventory -- presents a detailed inventory of potential housing development that is possible on available sites under the current General Plan, zoning and other policies and regulations.
- Section 4.7 – Quantified Housing Objectives, Goals, Policies & Programs -- establishes quantified housing objectives (to meet both State and locally-identified needs), housing goals, and policies and programs to address the needs identified in the earlier sections of the Housing Element.
- Section 4.8 – Conclusion
- Appendices – Background, supplemental and technical materials.

APPENDICES FOR THIS SECTION

- 4.1-1 2010 Housing Element Status
- 4.1-2 Public Participation Details

4.2: COMMUNITY PROFILE

State law requires the Housing Element to provide a comprehensive analysis of issues that impact housing and housing affordability in the unincorporated area of Santa Cruz County. This Section of the County's Housing Element presents and analyzes some of the basic characteristics of households in the County as a whole and the unincorporated area in particular, including the number of households, household income and size, employment, and population trends. It also analyzes information relating to the quality, availability and cost of a variety of housing types in the County, including the costs to rent or purchase, the availability of different types of housing units and the age of the housing stock. By analyzing household characteristics and trends in relation to the quality and availability of housing, it is possible to more precisely understand the greatest needs in the community related to housing, and to anticipate future needs⁵.

In order to provide the widest exploration of these issues, this Section relies on data from a number of sources. Much of the data comes from the most recent American Community Surveys, conducted between 2006 and 2012, and the 2010 decennial Census. As a result, some data trends may not reflect current recent market circumstances in 2015. The economic downturn that began in 2008 which had dramatic impacts on many issues, including employment and housing prices, took place after some of the referenced data was collected. Every effort was made to collect data that was as accurate and up-to-date as possible.

OVERVIEW AND SUMMARY

The data provided in this Section includes numerous charts and tables displaying a range of data - including population changes, ethnicity breakdowns, age distributions, etc. A brief overview follows.

Santa Cruz County's population has grown at a modest rate over the years, a rate that has steadily decreased over time. In terms of ethnicity, the community is mostly Non-Hispanic White, but the Hispanic/Latino population has become a significant and growing segment of the population. In spite of that, the community remains less ethnically diverse than the State as a whole. The over-40 segment of the population has grown at the fastest rate, reflecting the aging of the baby boomer population. The Association of Monterey Bay Area Governments (AMBAG) projects that the County will continue to age in the coming decades.

Around 75% of the households in the County are comprised of families, mostly of 2-4 persons. Homeowners tend to be older and Non-Hispanic White, while renters are often younger and more ethnically diverse.

⁵ Note: Data used in this section is the entire Santa Cruz County population, including the four cities of Capitola, Santa Cruz, Scotts Valley and Watsonville, unless otherwise noted.

Over 70% of the housing stock is comprised of single-family homes, a trend that has not changed much over the past 20 years. But over 60% of the housing units were built 40 or more years ago, suggesting that much of our housing stock either has been substantially remodeled or is in need of rehabilitation. As one would expect, most residential units are 3-bedrooms or smaller, meeting the demand of the 2-4 person households cited above. Due to high housing costs many units are overcrowded (defined by the census as more than one person per room). Over the past two decades, there has been a renewed trend toward second homes in the County, which has resulted in fewer units being available for local households. Vacancy rates for rental housing units (i.e., not including vacation homes) are very low and inventory of housing for sale is also extremely low.

The income of households in the County have changed over time, with the percentage of lower income households dropping and the percentage of higher income households increasing. In fact, the greatest percentage growth in the 2000-2010 decade was for households with incomes over \$150,000. Those with lower and higher incomes tend to be concentrated in particular areas of the County, with lower income households concentrated in the Live Oak and South County areas, and higher income households concentrated in the Aptos/Corralitos and Scotts Valley areas. Finally, because of the nature of the economy in Santa Cruz County, which depends greatly on tourism and agriculture, the vast majority of local jobs pay at levels that do not adequately cover typical housing costs. Wages are significantly lower than in surrounding communities. For example, the median income in Santa Cruz County in 2014 was about \$65,000, compared to about \$91,000 in adjacent Santa Clara County.⁶

Over recent decades, education attainment in the community has been mixed. In 2010 almost 70% of the adult population had achieved some amount of college, indicating a supply of well-educated residents ready to enter the workforce. However, there is a strong difference in educational attainment between the southern part of the county around the City of Watsonville, and the rest of the area. Overall 38% of County residents hold a four year degree or higher, yet that that percentage is only 13% in South County, and 44% of South County residents did not graduate from High School⁷.

There has been a growing gap between housing prices and what people working in local jobs can afford over the years. There was short respite between late 2008 and 2012 when homes lost value in the economic downturn and housing prices decreased.⁸ However, since mid-2012 housing prices have increased quickly and the affordability gap returned. In January 2015 the median Santa Cruz County home price was \$665,000, and the maximum price affordable to a household earning the median income was \$514,000, a difference of \$151,000. A down payment of approximately \$133,000 would also be necessary to purchase that home. See also sections in this Chapter titled “Income Characteristics” and “Housing Costs”.

⁶ 2012-2014 ACS, US Census Bureau

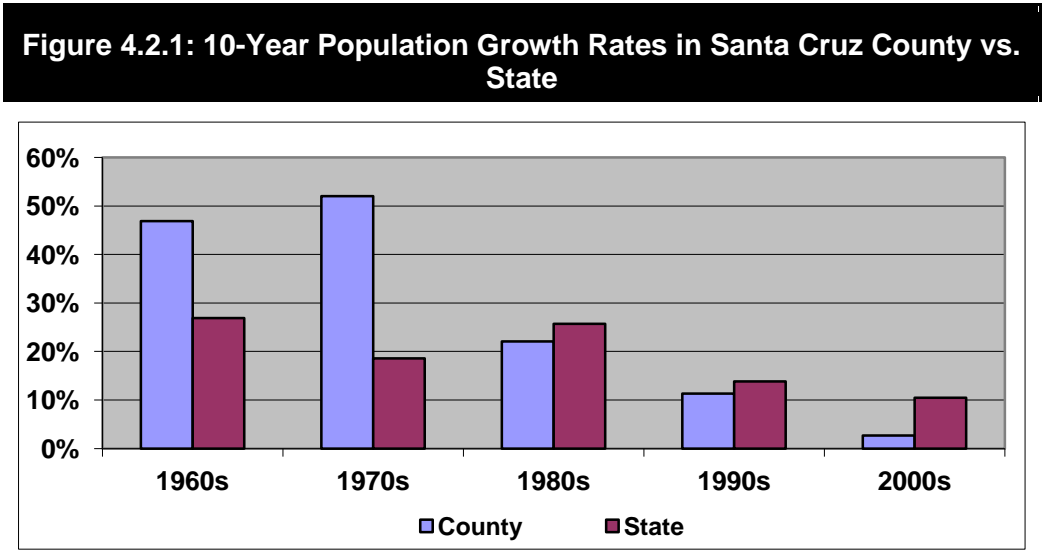
⁷ “Santa Cruz County Economic Vitality Strategy Phase 1 Economic Trends Report, BAE Urban Economics, September, 2013.

⁸ Santa Cruz County Median Home Sale Price, Real Options Realty, 2008-2012.

In summary, the combination of the County's economy, demographics and housing stock present many challenges for local residents. The rest of this Section provides a more detailed discussion of these issues that shape our local housing market

POPULATION TRENDS

The population of Santa Cruz County, including its four cities, grew by over 11 percent between 2000 and 2010, also expressed as an annual average growth rate of .27%. Notably, the population in the unincorporated area during that time *decreased*, with an average annual population change of -.42%⁹. The Association of Monterey Bay Area Governments (AMBAG) projects that the County's rate of growth will be 11.17%, or .42% annual growth rate, between 2010 and 2035, representing an increase of 14,488 persons who will need to be housed in the unincorporated County during that time¹⁰.



Source: US Census Bureau

RACIAL/ETHNIC COMPOSITION OF SANTA CRUZ COUNTY AND THE STATE OF CALIFORNIA

Compared to 1990, in 2000 there were fewer self-identified White residents in the County and more residents who did not identify with any of the described racial categories, but instead identified themselves as “other”, mostly because the Hispanic/Latino category is considered by the Census to be an ethnicity, not a race, and most Latinos therefore identified themselves as “other” in the race category.

As shown in Figure 4.2.2, the 2000 Census reported that Santa Cruz County residents were predominately White (75%), with small percentages of the population identified as

⁹ “Report on Year 2015 Growth Goal for the Unincorporated Area”, Population Growth Rate by Decade Comparisons, County of Santa Cruz, November, 2014.

¹⁰ 2014 Regional Growth Forecast, Technical Documentation, AMBAG, June, 2014.

from other racial groups. In 2013 that number was 87.9%. The Figure also shows the changes between 1990 and 2000 in racial identification for the County and State.

Figure 4.2.2: County and State Population by Race 1990, 2000, and 2013						
	1990		2000		2013	
Race	Santa Cruz	California	Santa Cruz	California	Santa Cruz	California
White	83.9%	69.0%	75.0%	59.5%	87.9%	73.5%
Black	1.1%	7.4%	1.0%	6.7%	1.4%	6.6%
American Indian and Alaska Native	0.8%	0.8%	1.0%	1.0%	1.8%	1.7%
Asian	3.7%	9.6%	3.4%	10.9%	4.8%	14.1%
Native Hawaiian and Pacific Islander	Included as part of Asian Race		0.1%	0.3%	0.2%	0.5%
Other	10.4%	13.2%	15.0%	16.8%	Not included in Census	
Two or more races	Not included in Census		4.4%	4.7%	4.0%	3.7%
Total	100%	100%	100%	100%	100%	100%
Source: US Census Bureau						

As Figure 4.2.3 indicates, compared to the racial makeup of California as a whole, Santa Cruz County has significantly more self-identified “White” residents (nearly 15% more than the State), and a smaller proportion of people in the Black/African American, Asian or “other race” categories.

Figure 4.2.3: Comparison of Hispanic/Latino Ethnicity by County and State Population						
	1990		2000		2013	
	Santa Cruz County	California	Santa Cruz County	California	Santa Cruz County	California
Hispanic/Latino (of any race)	20.4%	25.8%	26.8%	32.4%	32.9%	38.4%
Not Hispanic/Latino (of any race)	79.6%	74.2%	73.2%	67.6%	67.1%	61.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Source: US Census Bureau						

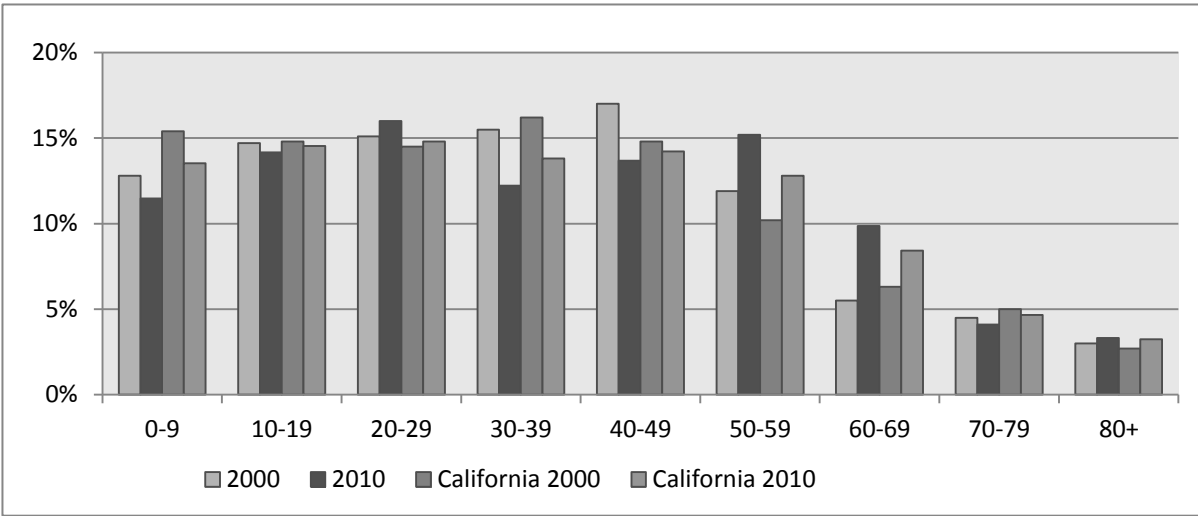
It should be noted that the US Census Bureau considers “Hispanic/Latino” to be an ethnicity, not a race. This is because persons of Hispanic/Latino ethnicity can be of any race. Figure 4.2.3 shows that approximately 33% of Santa Cruz County residents

classified themselves as Hispanic/Latino in 2013, compared to only 27% in 2000 and 20.4% in 1990. However, the County's Hispanic/Latino percentage remains lower than the statewide percentage of 38.4%. Similar to the State, the overall percentage of Hispanic/Latinos grew in Santa Cruz County during the past two decades.

AGE DISTRIBUTION

Figure 4.2.4 depicts the age distribution in Santa Cruz County in 1990 through 2010 compared to the State of California. The population in the County between ages 60 and 69 dropped slightly between 1990 and 2000, but then jumped 80% in the following decade. The number of residents aged 50-59 increased 84% between 1990 and 2000, and then by another 27% from 2000-2010. The 40-49 age group also experienced a substantial increase (up 27%) between 1990 and 2000, but then dropped by nearly 20% from 2000-2010. This trend is most likely explained by the increasing age of the large “baby boomer” population, and the comparatively small population in the age cohort just younger than them, but may also reflect better job and housing opportunities elsewhere.

Figure 4.2.4: Age Distribution of County and State in 1990 through 2010 as a Percentage of the Population



Source: US Census Bureau

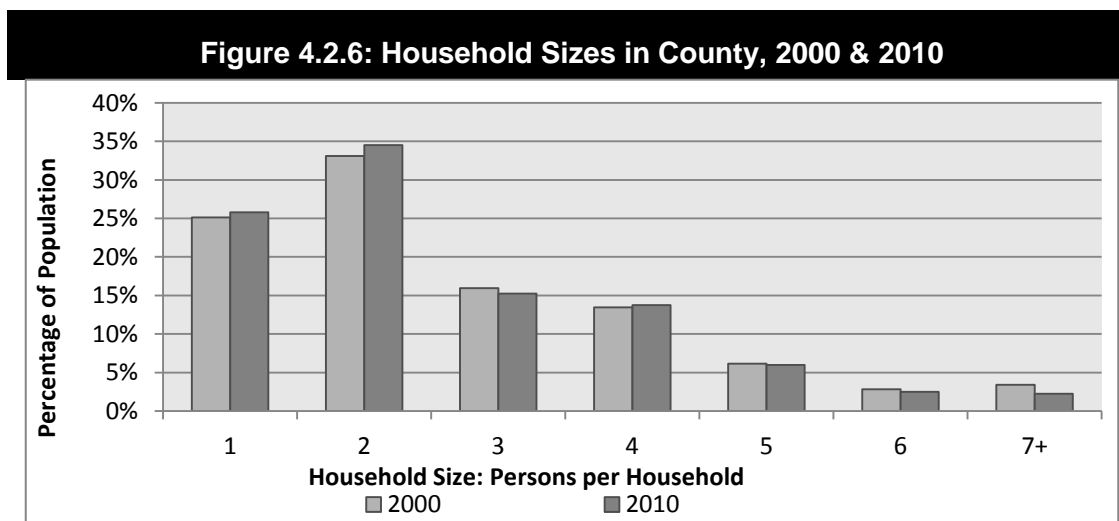
Conversely, Santa Cruz County's population experienced a relative decrease in the proportion of individuals in the 20-29 and 30-39 age groups during the 1990's, which continued for the 30-39 cohort in the following decade, but reversed slightly for the 20-something population. This decrease in career-age population, which is mirrored by a similar drop in the percentage of children under age 10, shows the drop in the population of young families. This trend exists statewide as well as in Santa Cruz County.

NUMBER AND SIZE OF HOUSEHOLDS

The number of households (i.e., occupied housing units) in Santa Cruz County increased by 3.5% between 2000 and 2010 (Figure 4.2.5), which may reflect sale of vacation homes during the Great Recession. One would expect average household size to increase substantially in high cost housing markets as more people crowd into smaller housing units in order to share the high costs. However, in Santa Cruz County, the household size fell between 2000 and 2010 despite the statewide increase, which may reflect fewer family households.

Figure 4.2.5 Estimated Number and Size of Households for Santa Cruz County and the State of California						
	County (2000)	County (2010)	% Growth	California (2000)	California (2010)	% Growth
Households	91,139	94,355	3.5%	11,502,870	12,542,460	9.0%
Persons per Household	2.71	2.51	-7.4%	2.87	3.09	7.6%
Source: US Census Bureau						

In both 2000 and 2010, most households in the County contained two or three members. The proportion of 1- and 2-person households increased slightly from 2000 to 2010, while the relative proportion of large households declined (Figure 4.2.6)



Source: US Census Bureau

HOUSEHOLD COMPOSITION

Figure 4.2.7 illustrates changes in household composition between the 2000 Census and 2010 Census. Consistent with nation-wide trends, the Baby Boomer generation is aging as shown by the increase in proportion of elderly households: 19.9% to 23.1%. Concurrently, Families with Children declined from 31.9% to 27.9% of all households.

People living alone and Non-Family households both increased slightly over the study period.

Figure 4.2.7: Household Composition by Type in Santa Cruz County						
			2000		2010	
Households			Number of Households	% of Total	Number of Households	% of Total
Family households			57,132	62.7%	57,770	61.2%
Non-family households			34,007	37.3%	36,585	38.8%
Elderly (65 +) Households			18,173	19.9%	21,833	23.1%
People Living Alone			22,905	25.1%	24,926	26.4%
Families With Children			29,111	31.9%	26,342	27.9%

Source: US Census Bureau

HOUSING STOCK

According to the US Census Bureau, in 2010 the majority of housing units in Santa Cruz County were single-family homes (64.8% of the housing stock in 2010) (Figure 4.2.8). Overall, there was very little change in the proportion of multi-family and other types of homes between 2000 and 2010. However, according to the Census Bureau, there was a decrease in the number of mobile homes within Santa Cruz County between 2000 and 2010.

Figure 4.2.8: Housing Units by Number in Structure				
	2000		2010	
Units in Structure	# of Units	%	# of Units	%
1-Unit, Detached	62,706	63.4%	67,809	64.80%
1-Unit. Attached*	8,750	8.8%	8,853	8.50%
2 Units	3,181	3.2%	3,094	3.00%
3 or 4 Units	5,187	5.2%	6,058	5.80%
5 to 9 Units	3,622	3.7%	3,710	3.50%
10 to 19 Units	2,560	2.6%	2,705	2.60%
20 or More Units	5,604	5.7%	5,749	5.50%
Mobile Home	6,916	7.0%	6,427	6.10%
Boat, RV, Van, etc.	347	0.4%	208	0.20%
Total	98,873	100%	104,613	100%
Source: US Census Bureau, Census 2000 and 2010				
* 1-unit attached include zero lot-line unit, attached garage units, etc.				

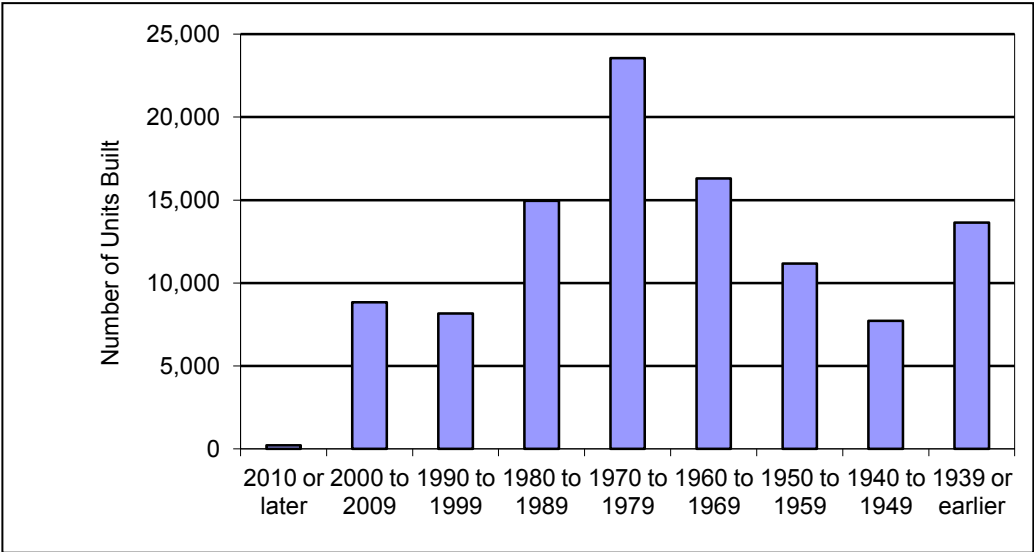
AGE AND CONDITION OF HOUSING STOCK

The age and condition of the housing stock is an additional factor in housing adequacy and availability in many communities. Although age does not always correlate with substandard housing conditions, neighborhoods with a prevalence of homes more than 40 years old are more likely than newer neighborhoods to have a concentration of housing problems related to deferred maintenance, inadequate landscaping, outdated utilities or interior amenities. Therefore, it is useful to look at the age of the housing stock to determine where inadequacies may lie, or why certain units remain vacant.

Figure 4.2.9 shows that more housing units in the County were built between 1970-1979 than during any other decade. However, the data indicates that over 50% of the housing stock in Santa Cruz County was built prior to 1970. Given the age of the housing stock, it is likely that many units in Santa Cruz County have been upgraded or are in need of rehabilitation. Permit records, Building and Code Enforcement records indicate that substantial work is taking place on these older structures. In particular, neighborhoods in the Live Oak Planning Area and the San Lorenzo Valley Planning Area are in need of rehabilitation and updating, particularly in structures built before 1960. While many of these structures are now receiving the care and maintenance they require, these two planning areas have additional needs for rehabilitation. According to field staff in the Building and Code Enforcement sections, in most cases, full-scale replacement of housing units has not been necessary, and the majority of the County's housing stock will continue to be viable, with maintenance and renovation, for the duration of the planning period. The County continues to work on simplifying the renovation and maintenance permitting process for existing housing, and has recently modified

regulations to make it much easier to maintain dwellings that are non-conforming, an effort to ensure this work is encouraged.

Figure 4.2.9: Housing Units by Decade Built

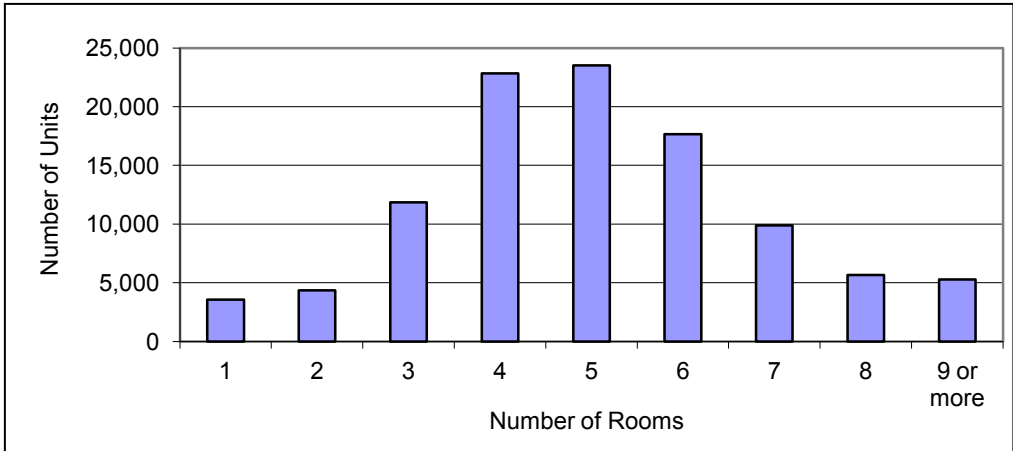


Source: 2013 ACS

NUMBER OF ROOMS PER UNIT

The US Census Bureau defines “room” as including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger’s rooms. Nearly 60% of the housing units in the County have between 4 and 6 rooms as shown in Figure 4.2.10.

Figure 4.2.10: Rooms per Housing Unit



Source: 2010 Census

From this data it can be inferred that most of the housing units within the County have 2 or 3 bedrooms. The trend in California, as in the nation, has been a shrinking average family size. However, housing stock with few rooms make it difficult for larger families to find adequate housing. In addition, larger units tend to be built for ownership by wealthier households. See Section 4.3 for analysis of issues regarding size of homes in the housing stock and the affordability issues that result.

OVERCROWDING

The US Census Bureau defines overcrowding as more than one person per room, and extreme overcrowding as more than 1.5 persons per room. Overcrowding typically results when either the cost of larger units available for sale or rent is more than the families can afford, or unrelated individuals (such as students or low-wage single adult workers) share dwelling units due to high housing costs.

Overcrowding can result in deterioration of the quality of life within a community. Figure 4.2.11 summarizes the overcrowding status in the County as a whole, where over 6% of the County's occupied housing units were overcrowded, and 2.2% are extremely overcrowded according to the 2013 American Community Survey. With a very low rental vacancy rate and an above average cost of living, it is likely that a significant number of households in Santa Cruz County suffer from overcrowded conditions.

Figure 4.2.11: Overcrowded Housing Units in Santa Cruz County		
Total overcrowded	1.01 or more	5,513
Total severely overcrowded	1.5 or more	2,027
Source: ACS 2013		

VACANCY RATES IN SANTA CRUZ COUNTY

Vacancy rates are the most straightforward indicator of existing housing need. Vacancy rates of at least 5% for rental housing and 2% for for-sale housing are considered necessary to facilitate reasonable mobility within the community. When vacancy rates fall below these levels, residents typically have a difficult time finding appropriate units and competition for available units can drive up housing prices. The combined rental and for-sale vacancy rate, excluding units that were for seasonal or occasional use, was 4.5% in unincorporated Santa Cruz County in 2010. As 2010 was within the recessionary period, this statistic is outdated and does not represent 2015 conditions. All current information points to a much lower vacancy rate at this time.

This 2010 rate is below the optimum threshold, and the current rate is likely to be well below the threshold, indicating that there is a need for additional new rental and for sale housing units (see Figure 4.2.12). The low vacancy rate suggests a strong effect on rents in the five years since the 2010 census was completed (see section 4.3 for further information regarding local rents).

Figure 4.2.12: Total Vacant Units and Vacancy Rate in Unincorporated Santa Cruz County in 2010		
	Number of Units	Percent of Total Units
All Vacant Housing Units	6,809	12.0%
Vacant Housing Units held for Seasonal or Occasional Use	4,244	7.5%
Vacant housing units, excluding units for seasonal or occasional use	2,565	4.5%
Source: US Census Bureau – for unincorporated area only		

Figure 4.2.13 shows the types of vacant units Countywide. Given the County's environment and proximity to urban areas with higher incomes, it is not surprising that the number of seasonal and vacation homes has increased over the years. In response to this trend, the County enacted a vacation rental ordinance in 2011 that places limits on the number and concentration of vacation rental homes permitted in the coastal neighborhoods of Live Oak and Seacliff/Aptos. This ordinance may be one factor behind the relative decline in the percentage of vacant housing units held for recreational use, but sale of seasonally used second homes during the Great Recession is likely the largest factor.

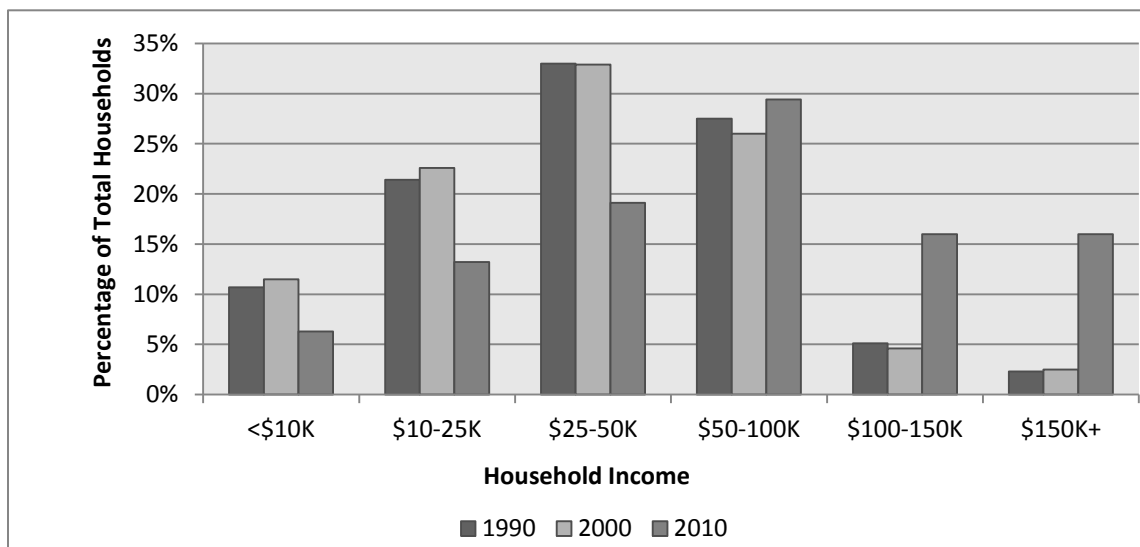
Figure 4.2.13: Type of Vacant Units in Santa Cruz County				
Unit	Number of Vacant Units in Santa Cruz County		Percent of Vacant Units in Santa Cruz County	
	2000	2010	2000	2010
For Rent	934	1,446	12.0%	14.2%
For Sale Only	424	864	5.5%	8.5%
Rented Or Sold, Not Occupied	474	429	6.1%	4.2%
For Seasonal, Recreational or Occasional Use	5,051	5,609	65.4%	55.4%
For Migrant Workers	24	No Data	0.31%	No Data
Other Vacant	827	1,773	10.7%	17.5%
Total	7,734	10,121	100%	100%
Source: US Census Bureau – for entire County				

INCOME AND EMPLOYMENT CHARACTERISTICS

Household income distribution in Santa Cruz County has changed in significant ways as illustrated in Figure 4.2.14. The percentage of households with incomes below \$50,000 per year dropped off steeply, while those with incomes between \$50-100,000 increased. Consistent with the nationwide trend of resources becoming increasingly concentrated in the upper income categories, as well as with inflation, the number of households with incomes over \$100,000 nearly tripled.,

This trend suggests that Santa Cruz has been attracting residents with incomes high enough to afford homes or rent in Santa Cruz while many, including the elderly and younger residents (and many entry-level workers), are increasingly unable to afford the relatively high housing costs in the County, and may be deciding to leave the area. This is consistent with both the population trends and the trends in household size. Some of these high income households are locating in Santa Cruz because, while the cost of homes in Santa Cruz is high and increasing, the price of homes in nearby communities in Santa Clara County is even higher.

Figure 4.2.14: 1990, 2000, and 2010 Household Income
(Note: Not Adjusted for Inflation)



Source: US Census Bureau

The Existing Conditions Report of the Sustainable Santa Cruz County Plan (SSCC), completed in 2013, looked at income differences within various areas of the County. According to this data, the Aptos/Corralitos area and Scotts Valley have the greatest concentrations of higher income households, while Live Oak and Watsonville have the greatest concentrations of lower income households.

In evaluating household income levels, five standard income level categories are defined for the Housing Element, based on what percentage a household earns of the County median income for that household size. Santa Cruz County has a very wide range in income distribution due to a large agricultural sector with many workers who earn very low wages, and a wide range of highly paid technical and management workers. These five income categories are expressed as a percentage of the County median income and are adjusted for household size. See Chapter 4.3, tables 4.3-1 through 4.3-3 for a full and detailed discussion of income categories and current County income thresholds.

There were approximately 128,000 County residents in the civilian labor force in 2013. Figure 4.2.15 lists some of the median annual earnings of various professions in Santa

Cruz County, taken from the 2013 American Community Survey. Taken together, tables 4.2.14 and 4.2.15 indicate that many local households have more than one wage earner, or are earning income outside the county. None of the median wages for the listed professions would be sufficient to purchase a median-priced home in the County based on a single income, and several would be insufficient to pay rent. Section 4.3 contains greater detail on local wages and local rents.

Figure 4.2.15: Earnings by Employment Category	
Employment Category	Median earnings
Civilian employed population 16 years and over	\$32,330
Management, business, and financial occupations:	\$67,309
Computer, engineering, and science occupations:	\$74,585
Life, physical, and social science occupations	\$51,576
Education, legal, community service, arts, and media occupations:	\$38,750
Healthcare practitioner and technical occupations:	\$67,545
Protective service (law enforcement, first responders) occupations:	\$65,000
Food preparation and serving related occupations	\$14,965
Building and grounds cleaning and maintenance occupations	\$19,639
Personal care and service occupations	\$13,958
Sales and office occupations:	\$28,054
Natural resources, construction, and maintenance occupations (incl. Ag work):	\$25,325
Production, transportation, and material moving occupations:	\$28,168
Source: ACS 2009-2013 Table S2401	

EDUCATION

Figure 4.2.16 illustrates the educational attainment levels of Santa Cruz County residents in 2000 and 2010. The table shows that in 2000 and 2010 over 66% of the adult residents of Santa Cruz County attained additional education after high school, and less than 17% of adults had not completed high school. The general trend of Santa Cruz County residents tending to have a higher education level than residents of the State as a whole continued through the decade. This indicates that there is a large base of educated people to fill job vacancies in the County.

However, education attainment in the community is not geographically uniform. There is a strong difference in educational attainment between the southern part of the county around the City of Watsonville, and the rest of the area. Overall 38% of County residents hold a four year degree or higher, yet that that percentage is only 13% in South County, and 44% of South County residents did not graduate from High School¹¹. This indicates not only an obvious inequity but a growing rank of undereducated workers in a time when low-skilled jobs are leaving the community.

Figure 4.2.16: California and Santa Cruz County Educational Attainment in 2000 and 2010 of Persons more than 25 Years Old

Educational Level	% of California State Population (2000)	% of Santa Cruz County Population (2000)	% of California State Population (2010)	% of Santa Cruz County Population (2010)
Less than 9 th Grade	11.5%	9.7%	10.20%	9.10%
9 th to 12 th Grade- No Diploma	11.7%	7.1%	8.50%	6.00%
High School Graduate (or GED)	20.1%	16.6%	20.70%	15.60%
Some College- No Degree	22.9%	25.1%	22.10%	23.50%
Associate Degree	7.1%	7.3%	7.80%	8.80%
Bachelor's Degree	17.1%	21.7%	19.40%	22.80%
Graduate or Professional Degree	9.5%	12.5%	11.20%	14.30%
Total	100%	100%	100%	100%
Source: US Census Bureau				

OVERPAYMENT

When rental rates and home ownership costs are high, many people are required to spend more of their income on housing related costs, which reduces the amount of money available for other living costs and saving for future needs. The US Department of Housing and Urban Development (HUD) defines households that pay more than 30% of their gross monthly income for housing costs, rent or mortgage and additional housing costs, as overpaying for housing. Overpayment can result in a reduction in the overall quality of life for members of the affected household, and reduced community spending power. Figure 4.2.26 reflects the distribution of persons in Santa Cruz who were overpaying for housing in 2010, by income bracket.

Figure 4.2.17 shows that a high percentage of households exceed the 30% threshold and overpay for housing, nearly 44% of homeowners and 53% of renters.

¹¹ "Santa Cruz County Economic Vitality Strategy Phase 1 Economic Trends Report, BAE Urban Economics, September, 2013.

Figure 4.2.17: Percentage of Households Paying Over 30% of Income on Housing in 2010

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	93,805	100%
Total Renter households	37,925	40%
Total Owner households	55,880	60%
Total lower income (0-80% of HAMFI) households	44,735	47.7%
Lower income renters (0-80%)	26,585	28.3%
Lower income renter HH paying over 50%	9,960	10.6%
Lower income owner HH paying over 50%	7,150	7.6%
Extremely Low Income (0-30%)	9,480	10.1%
ELI Renter HH paying over 50%	6,850	7.3%
ELI Owner HH paying over 50%	2,630	2.8%
Income between 30%-50%	4,745	5.0%
Income between 50% -80%	2,885	3.0%
Lower income households paying more than 30%	29,080	31.0%
Lower income renter HH	18,275	19.5%
Lower income owner HH	10,805	11.5%
Extremely Low Income (0-30%)	11,910	12.7%
Income between 30%-50%	8,710	
Income between 50% -80%	8,460	
Total Households Overpaying	44,605	47.5%
Total Renter Households Overpaying	20,095	52.9% of Renters
Total Owner Households Overpaying	24,510	43.8% of Owners

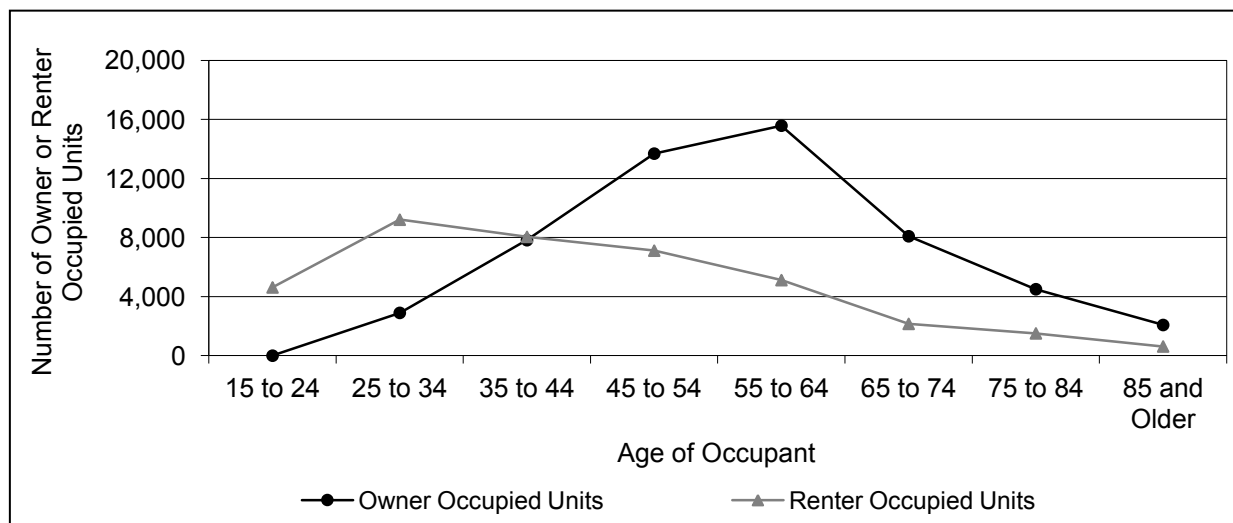
Housing tenure is a way of describing how housing units are being utilized. Figure 4.2.18 illustrates the number of housing units occupied by renters vs. owners (tenure) in 2010, in both the unincorporated area and the County as a whole. It indicates that the unincorporated area had a higher home ownership rate than the County as a whole in 2010.

Figure 4.2.18: Housing Tenure in 2010

	Owner	Renter	Total
Housing Units - Countywide	54,229 (57.5%)	40,126 (42.5%)	94,355 (100%)
Housing Units – Unincorporated Area	33,497(66.8%)	16,621(33.2%)	50,118 (100%)
Source: 2010 Decennial Census			

Overall, 57% of all Santa Cruz County residents owned their home in 2010, up slightly over the 55% in 2000, and an even higher percentage of unincorporated County residents owned their homes. Figure 4.2.19 below shows tenure by age of householder in the County, and reveals, not surprisingly, that adults aged 45 and over tended more to own their own housing units rather than rent, while younger adults mostly rented their homes.

Figure 4.2.19: Housing Tenure by Age of Homeowner in Santa Cruz County, 2000



Source: US Census Bureau

CONCLUSION

This Section of the Housing Element has presented a broad picture of households in the community, and relates this information to existing housing conditions and the social and economic context of the County. The next Section (4.3) addresses housing needs of the general population and special population groups in the County, and also identifies existing affordable housing units that are vulnerable to losing resale/rent restrictions in the community. Based on this background information, other remaining sections will include policies and programs to address these needs.

APPENDICES FOR THIS SECTION

- No Appendices for this section

4.3: HOUSING NEEDS

Housing in Santa Cruz is an issue that is challenging for people across all socio-economic sectors and one that is increasingly discussed in newspapers, coffee shops and boardrooms across the community. The problems created by the cost of housing are well known—the very visible homeless population; the challenges of schools meeting the needs of children living in unstable, overpriced or substandard conditions; and the difficulty of hospitals recruiting health care professionals or local government attracting and retaining law enforcement officers. It is safe to say that the high cost of housing in the County poses social, economic and sustainability challenges.

The charge to be met by the County in its Housing Element is to address housing needs across the economic spectrum with planning and zoning policies, including through targeting diminishing resources to programs that best address the housing needs of the community. This includes planning housing for households with incomes adequate to give them choice in the housing market, , as well as planning to meet the housing needs of the community's diverse workforce, many of whom have difficulty finding and keeping housing that is affordable, and providing housing opportunities for the most challenged in the community.

The Housing Element is required to set forth a “schedule of actions for the planning period” for meeting housing needs within the unincorporated area, and this section will lay the groundwork for those actions by defining the housing needs of the population divided by income groups, and exploring the unique housing needs of special targeted populations.

The income groups used in this section to discuss housing needs are based on the median income. Across the country, Area Median Income (AMI) is established each year by the US Department of Housing and Urban Development (HUD). Median Income is adjusted for family size and is used as a standard for comparing housing cost and affordability in different communities.

As was discussed in previous sections of the Housing Element, housing issues are typically discussed in the context of five income categories:

- **Extremely Low-Income Households**, those earning less than 30% of the County median income;
- **Very Low-Income Households**, (those earning between 30% and 50% of the County median;
- **Low-Income Households**, those earning between 50% and 80% of the County median;
- **Moderate-Income Households**, those earning between 80% and 120% of the County median; and

- **Above Moderate-Income Households**, those earning over 120% of the County median.

For context, in 2015 AMI for a family of four is \$87,000.¹²

In addition to housing availability by income group, Housing Elements also are required to address the unique housing challenges for certain groups, including people who are homeless, disabled, or elderly, and who live in female headed households, large families and farmworker households.

PLANNING INITIATIVES AFFECTING HOUSING POLICY UPDATES

Santa Cruz County is consistently ranked as one of the “least affordable” places to live in the Country¹³. This ignominious ranking, which relates County incomes to housing costs, illustrates the importance of cohesive and creative policy strategies to address a complex housing market. In an environment of high housing costs and limited land availability, the overall policy framework must encourage the development and redevelopment of available land in a manner that is efficient and that results in a mix of housing products and additional units being created. The County of Santa Cruz has undertaken a number of broad policy initiatives since the last Housing Element was completed, and these inform updates to housing policy. These include:

(1) The Sustainable Santa Cruz County (SSCC) Plan, a planning study exploring tools the County can use to help create more sustainable and vibrant neighborhoods that meet the needs of workers, residents, the natural environment, and future generations. The Plan focuses on land use policies that would increase the variety of housing options, promote active transportation choices, and facilitate the creation of quality jobs for local residents.

(2) The Economic Vitality Strategy (EVS) acknowledges that economic vitality depends on a healthy housing market, including viable programs and regulatory approaches that support creation and availability of affordable, workforce and market rate housing that is “affordable by design”.

(3) The Affordable Housing Program Update of the 35 year old inclusionary housing ordinance broadens the responsibility for addressing the need for affordable housing to all new development, including non-residential spaces. The update will be discussed further below.

AFFORDABLE HOUSING RESOURCES

Redevelopment Low and Moderate Income Housing Fund. Any discussion of policy changes affecting affordable housing in California must acknowledge the profound impact of the elimination of redevelopment agencies. In 2011 the State of California passed legislation that eliminated redevelopment agencies in some 400

¹²Housing and Community Development, May 2015

¹³ National Low Income Housing Coalition “Out of Reach 2015”; July 2015

jurisdictions across the State. Redevelopment provided a vital source of locally controlled affordable housing funds that could target projects and programs from the very lowest income households to those of moderate income. The County of Santa Cruz Redevelopment Agency (RDA) had a very active housing program that utilized redevelopment funds on a range of projects and activities, creating over 1,000 affordable housing units through its investments in new construction projects and assisting hundreds of households through its programs.

Low and Moderate Income Housing Asset Fund. As a follow up to the elimination of redevelopment, in 2013 the California legislature passed SB 341, which directs jurisdictions with former redevelopment agencies to establish a Low and Moderate Income Housing Asset Fund (Housing Asset Fund). As redevelopment loans are repaid, funds are deposited into the Housing Asset Fund to be spent for the development of housing affordable to and occupied by households earning 80% of AMI with at least eighty percent of the funds to be spent for the development of rental housing for households earning sixty percent of AMI or below. In addition, a limited amount of the Housing Asset Fund may be spent on administrative costs and on homeless prevention and rapid rehousing programs.

The redevelopment funded loans due to the County over a 25 year period are projected to generate funds that will be used on at least one affordable rental project during the Housing Element period. See Appendix 4.3-1 for a list of affordable housing projects funded with former redevelopment funds.

Measure J. In 1978 voters of Santa Cruz County passed “Measure J” an initiative that, among other goals, requires that 15% of new residential construction in the unincorporated County be affordable to “average income” residents. For many years, implementation of Measure J has been focused on residential projects of 5 or more units, requiring that 15% of the homes in these projects be sold at a rate affordable to moderate income households. This approach created over 550 deed restricted units, of which 455 are still available under the program. Nonetheless, over time there has been a significant gap between housing affordability, and market prices and the proportion of the overall housing stock priced at “affordable” levels is not adequate to meet local needs. The affordability mandate of Measure J has been met in large part through investments of the former RDA in affordable rental projects undertaken by nonprofit housing development corporations. While the Measure J program had a provision for including affordable units in rental projects, it did not generate affordable rental units and the provision was eliminated in February of 2015 in response to a *Palmer/Sixth Street v. city of Los Angeles*. The County’s dearth of rental housing projects is consistent with nationwide trends affected by years of land use, lending and housing policies that have supported homeownership over rental workforce housing projects.

In 2014 the County undertook a major update of the Affordable Housing Program that implements Measure J. This update included a nexus study and feasibility analysis intended to inform the update of the Housing Program, protect its legal standing, and ensure usefulness in supporting the creation of affordable housing in the County. The

revised program establishes an Affordable Housing Impact Fee (AHIF) that takes an “everyone pays” approach. In other words, the nexus study demonstrated that *all* new development creates the need for affordable housing and therefore should participate in a solution by contributing resources used to develop new affordable housing. That said, the feasibility study was intended to demonstrate that any new fee would be set at a level that would ensure that it would not act as a constraint to new development, and that it would maximize the efficient use of limited available land by incentivizing the development of smaller homes.

Figure 4.3.1: AFFORDABLE HOUSING IMPACT FEE	
Non-residential Projects	
All new commercial square footage is subject to a \$2 per square foot affordable housing impact fee.	
Residential Projects	
Rental Housing Projects:	Rental housing projects are subject to an affordable housing impact fee of \$2 per habitable square foot
Residential projects of 1 to 4 units are subject to a fee based on size	Up to 2,000 square feet = \$2 PSF 2,001-2,500 square feet= \$3 PSF 2,501-3,000 = \$5 PSF 3,001-4,000 = \$10 PSF 4,001 and up = \$15 PSF
Residential projects with 5 or more for-sale units	Developers can meet the affordable housing obligation either through payment of an AHIF of \$15 per habitable square foot for all units in the project, or provide 15% of the units as on-site deed-restricted units

Affordable Housing Impact Fee Fund

The Affordable Housing Impact Fee Fund (AHIF) is intended to be a local source of funds to be available to leverage state and federal resources to create affordable rental housing. The Board of Supervisors adopted guiding principles (Attachment 4.3-2) that direct funds to workforce housing, defined as households earning between 30 and 60 % AMI, but also to analyze feasibility of setting aside units in projects for ELI Households.

Grant Funded Programs

The Planning Department competes for funding from the State and other sources to support affordable housing and community development efforts. With this funding the County has maintained a number of programs formerly funded by redevelopment. These include:

- First Time Homebuyer programs funded by State HOME and CalHome¹⁴ Programs¹⁵
- Manufactured Home Replacement funded by CalHome
- Tenant Based Rental Assistance provides short term rental assistance and rental security deposit assistance.

WHAT DO WE MEAN BY AFFORDABLE HOUSING?

For the Housing Element “affordable housing” means housing with monthly costs that do not exceed 30 percent of a household’s gross monthly income. For home-ownership housing, this 30 percent proportion includes mortgage payments, property taxes, insurance, and homeowner’s association dues, if applicable. For rental units, the affordable price includes both rent and utility costs.

Ability to Pay by Income Category

In order to discuss affordability by income categories, the Area Median Income (AMI) standard is used. AMI, as adjusted for household size, provides a means of defining affordability of housing and comparing the affordability of housing across communities. A family of four is considered typical and median income means that of the households of four people in Santa Cruz County, half have incomes over the median income and half have incomes below the median.

Figure 4.3.2 shows the 2015 Santa Cruz median income adjusted for household size; it is the basis of the discussion of housing affordability that will follow:

Figure 4.3.2: 2015 Median Income Adjusted for Household Size								
Number of people in household	1	2	3	4	5	6	7	8
Median Annual Income	60,900	69,600	78,300	87,000	93,950	100,900	107,900	114,850
Source: California Department of Housing and Community Development (HCD), May 2015								

Ownership Cost Relative to Income

As stated at the start of this section, a “Moderate Income Household” is one with a total household income that is between 80% and 120% of the County median, meaning a household of four in the moderate-income range will have an income from \$87,000 to \$104,400. The following table illustrates affordable homeownership for a four-person household using underwriting standards that are typical as of July of 2015. The calculations assume a 20% down payment, a mortgage with an interest rate of 4.0% and a payment period of 30 years with total housing costs reflecting customary lending

¹⁴ CalHome is a State program funded by Housing Bond proceeds.

¹⁵ The County is a State applicant for federal HOME funds

practices, i.e. 30% of gross monthly income (includes mortgage payments, taxes, insurance and \$200/mo. HOA costs). Using these assumptions a Moderate Income Household would be able to afford to purchase a home priced between \$447,396-\$544,206, assuming that they have the required 20% down payment of between \$89,479 and \$108,841 Figure 4.3.3 illustrates the affordability of for sale housing in each income category assuming the underwriting standards explained above. Note that 58% of all housing in the County is ownership housing¹⁶.

Figure 4.3.3: Affordable Housing Price Estimate for Home Purchase Assumes four person household		
Income Category	Household Income Range	Affordable Sale Price Range
Moderate (81% to 120% of Median)	\$80,651-\$104,400	\$412,071-\$544,206
Low (51% to 80% of Median)	\$50,401-\$80,650	\$ 243,766-\$412,066
Very Low (0% to 50% of Median)	\$50,400 or less	\$243,761 or less
Extremely Low (<30% of Median)	\$30,250 or less	\$131,650 or less
Source: Planning Department		

Cost of Rental Housing Relative to Income

The affordable price for rental units assumes that a household pays 30% of total household income for rent including utilities. The range of affordable monthly rent for a moderate-income household of four, then, is between \$2,016 and \$2,610 as illustrated in the Figure 4.3.4.

Figure 4.3.4: Affordable Housing Price Estimate for Rental Units			
Income Category	Household Income Range	Affordable Rent Range	Midpoint of Affordable Rent Range
Moderate (81% to 120% of Median)	\$80,651-\$104,400	\$2,016-\$2,610	\$2,313
Low (51% to 80% of Median)	\$50,401-\$80,650	\$1,260-2,016	1,638
Very Low (30% to 50% of Median)	\$30,251-50,400	\$756-\$1,260	1,008
Extremely Low (<30% of Median)	\$30,250 or less	\$756 or less	N/A
Source: Planning Department			

¹⁶ American Community Survey 2007-2011 5 Year Estimates

Data on the cost of rental housing is not as easily available or as precise as information on homes for sale. However, the University of California at Santa Cruz (UCSC) Community Rentals Office keeps statistics on the average cost of different types of units that are available to staff and students. This information distinguishes units by number of bedrooms and by type of unit. The average rental cost of a 2 bedroom house from April 2014 to March 2015 in the UCSC survey was \$2,211¹⁷. That amount is 2.5% higher than the survey the previous year, and 25% higher than in 2009/10, the start of the 2010 Housing Element cycle¹⁸.

Not unexpectedly, “Low”, “Very Low” and “Extremely low” income households have particular difficulty locating affordable rental housing absent affordability restrictions or subsidies, and even moderate income families struggle to locate rental units they can afford. As a result, many Santa Cruz County residents are paying more than 30 percent of gross income for housing costs. The 2014 Community Assessment Project finds that about 56% of households in Santa Cruz County paid more than 30% of their incomes for housing and 84.5% of Latino households reported housing costs in excess of 30% of income.¹⁹

According to the National Low Income Housing Coalition, a renter earning minimum wage of \$9 an hour is required to work 150 hours per week in order to afford a 2 bedroom unit²⁰, and 66% of renters in Santa Cruz County are unable to afford a 2 bedroom unit²¹. The wage required to afford rent for a 2 bedroom unit is \$33.77 per hour²².

MEETING THE NEEDS OF PEOPLE IN ALL INCOME CATEGORIES

Meeting the housing needs of Very Low Income (VLI) and Extremely Low-Income (ELI) households is particularly challenging and the County recognizes that people and families with very low and extremely low incomes have a range of housing needs, some of which include the need for supportive services linked with permanent housing. In addition to committing County funds to affordable rental developments and encouraging the development of smaller units County strategies include the following:

1. Target limited local housing resources to develop rental housing affordable to ELI households through partnerships with affordable housing developers to leverage State and federal funds. Recent County funded projects targeting ELI units include Schapiro Knolls, Aptos Blue, Lotus Apartments and currently in development, St. Stephens Senior Apartments and Pippin Apartments. The latter includes Project

¹⁷ <http://housing.ucsc.edu/cro/costs.html>

¹⁸ http://housing.ucsc.edu/cro/pdf/5_yrcomp.pdf

¹⁹ 2014 Community Assessment Project; United Way of Santa Cruz County

²⁰ National Low Income Housing Coalition “Out of Reach 2015”; July 2015

²¹ National Low Income Housing Coalition “Out of Reach 2014”;

²² National Low Income Housing Coalition “Out of Reach 2015”; July 2015

Based Section 8 subsidy through a partnership with the Housing Authority of the County of Santa Cruz.

2. Require developers applying for County funding through the Affordable Housing Impact Fee Fund to consider setting aside units for ELI households. .See Appendix 4.3-2, “County Affordable Housing Impact Fee Expenditure Plan Principles”
3. Encourage the creation of units affordable to ELI households in the private sector, through reduction of regulatory barriers to second units County wide, and consideration of future second units on new lots created by land division, consistent with sewage disposal or septic regulations.
4. Housing and services for people who are homeless are coordinated through the HUD mandated Continuum of Care process, locally called the Housing Action Partnership (HAP). The HAP is led by the County’s Human Services Department with staff provided by the Planning Department’s Housing Section. The HAP coordinates HUD funded resources through the McKinney-Vento Homeless Assistance Act designed to help communities address homelessness.
5. Explore a discretionary permit process that facilitates construction and rehabilitation of Agricultural Employee Housing that are larger than the types that qualify for by-right processing.
6. To meet the needs of low and moderate income households, focus on producing a wider variety of types of housing to increase the diversity of homes available for sale and rent. Additional smaller units would serve seniors, students, and other one and two person households. Increasing units in the lower cost categories could also free inventory in the larger single family dwelling category as smaller households have the opportunity to downsize to smaller units. Strategies include:
 - a. Promoting development that is consistent with the principles of the Sustainable Santa Cruz County Plan²³, including focusing on urban infill development, redevelopment of existing commercial sites with mixed use, and development near transportation corridors;
 - b. Exploring zoning tools such as mixed use and flexible residential districts, and residential overlays that have density and site standards that encourage smaller units. Where appropriate, do not specify a density limit (such as for mixed use project on commercial sites) so that the number of units allowed is based on site standards rather than net developable area; and
 - c. Promoting mixed use development, including by allowing consideration of projects with a residential component of more than 50% on commercial or office sites, considering reduced or shared parking requirements, and other updated site standards for mixed use projects.
7. Promote efficient use of the limited amount of land in RM districts by ensuring that design and site standards for RM encourage multi-family attached housing, and by

²³ <http://sustainablesantacruzcounty.org/>

requiring that developments be attached housing projects unless unusual site conditions exist.

8. Explore opportunities for rezoning appropriate urban sites to RM and increasing densities on current RM sites to densities more appropriate for attached housing, including parcels identified as opportunity sites in the Sustainable Santa Cruz County Plan (2014).

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

State law requires that the Housing Element include “*documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels...[including] the locality’s share of the regional housing need.*” The California Department of Housing and Community Development (HCD) creates estimates for the overall housing unit demand for the two-county Monterey Bay region (i.e., Monterey and Santa Cruz Counties). This is known as the “Regional Housing Needs Determination” and is expressed as the number of housing units that should be planned for over specified period to accommodate the needs of households in each income category. The Association of Monterey Bay Area Government (AMBAG) then distributes that regional number to each of the local jurisdictions (i.e., cities and counties) in the region. This is the “Regional Housing Needs Allocation” (RHNA), in which each city and county is assigned its “fair-share” of HCD’s projected overall housing need, broken down by the number of units needed in each of the four²⁴ income categories, so that lower income households will be proportionately and fairly distributed throughout the region.

Figure 4.3.5 shows the AMBAG adopted RHNA estimates for housing demand in each jurisdiction within Santa Cruz County, and for the entire Monterey Bay region. AMBAG has projected a need for 1,314 total new housing units in the unincorporated area of the County during the 10 year RHNA planning period between January 1, 2014 and December 31, 2023. AMBAG’s determination included the distribution of housing units by income category as established by HCD’s regional allocation.

²⁴ By State law, the “Very Low Income” figure has subsequently been split by the County into Very Low and Extremely Low income categories, resulting in five income categories.

Figure 4.3.5: Regional Housing Needs Allocation Plan: 2014-2023

Geography	Total Allocation	Very Low (24.1%)	Low (15.7%)	Moderate (18.2%)	Above Moderate (42.0%)
AMBAG Region	10,430	2,515	1,640	1,900	4,375
Monterey County	7,386	1,781	1,160	1,346	3,099
Santa Cruz County	3,044	734	480	554	1,276
Capitola	143	34	23	26	60
Santa Cruz	747	180	118	136	313
Scotts Valley	140	34	22	26	58
Watsonville	700	169	110	127	294
Balance of County	1,314	317	207	239	551

Source: Final Regional Housing Needs Allocation Plan 2014-2035, AMBAG, 2014

RELATIONSHIP TO HISTORICAL HOUSING PRODUCTION

The Regional Housing Needs Allocation (RHNA) is required to be used as the basis for the Housing Element in each local jurisdiction's General Plan, thereby ensuring that cities and counties have established planning and zoning policies that *allow* for the development of an adequate number of housing units that would be available across income categories. But the State cannot require that the RHNA units actually be *built*, as actual housing production is a function of the market, the economy and many other factors.

While the current AMBAG RHNA projects that 1,314 new housing units will be needed during the 2016-23 Housing Element planning period (i.e., an average of 188 units per year), the production of such units will occur as private parties assemble the land and financing necessary to build them and only if the market will support that production.

To put the RHNA number into perspective, between 2008 and 2014 a total of 234 permits for residential units that were market rate were issued, an average of 34 per year. In 2008 there were 32 market rate building permit applications, an historic low²⁵. That is not surprising given the economic conditions at the time, which included increasing foreclosures and difficulty obtaining financing. However, while the economy has partially recovered, the number of foreclosures has dropped significantly, and terms of lending have become somewhat less restrictive, the number of market rate building permit applications continues to be extremely low. Building permit applications appear to be a lagging indicator in Santa Cruz, and at this time it is not known when building permit application rates will recover. It remains to be seen how economic forces will affect the actual production of housing units over the course of the planning period.

²⁵ "Report on Year 2015 Growth Goal for Santa Cruz County's Unincorporated Area", Santa Cruz Planning Department, November 1, 2014.

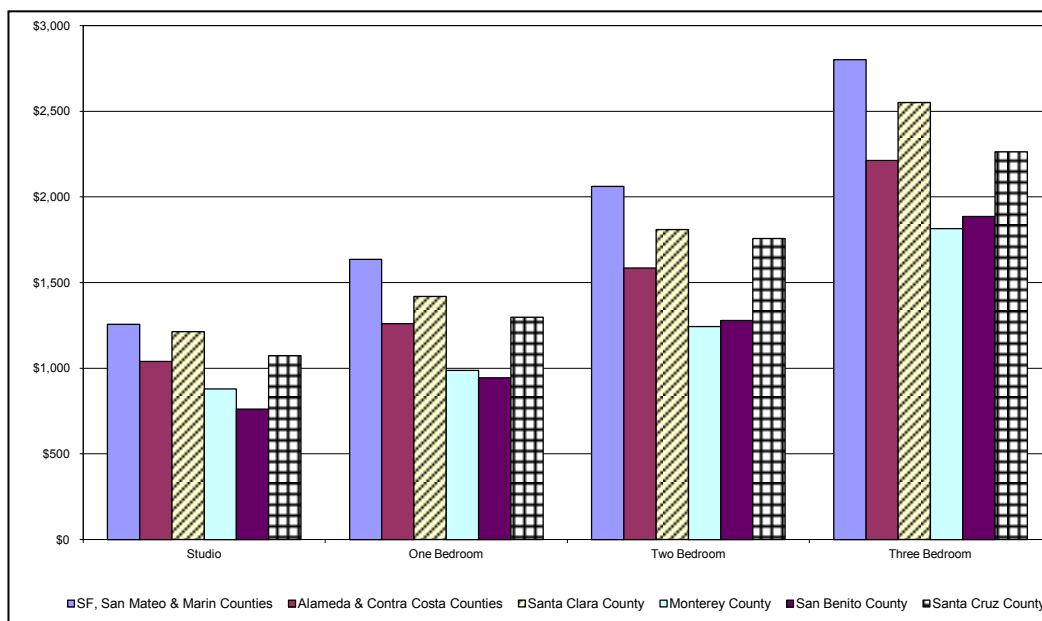
HOUSING NEEDS OF THE GENERAL POPULATION

For the purposes of the Housing Element law, the income group that is at or above 120% of median income (i.e., the “above-moderate” income category) is assumed to have the resources to address its housing needs. While it is clear that these households are often challenged by the housing market in Santa Cruz County, the legal limits of funding for affordable housing generally do not provide assistance to households whose incomes are above 120% of median. The Housing Element is, however, required to consider the specific housing needs of people with physical and developmental disabilities and who are elderly, regardless of income. Otherwise, it is assumed that the housing needs of the above-moderate income category are being addressed through the general protections of planning and zoning policies that are in place to direct development in ways that enhance quality of life for the community, protect the environment and secure health and safety.

Housing affordability varies across the County, and the location, type, quality, and size of housing units can have an effect on the price of housing. These factors are in play to create some housing units that are relatively affordable compared to others. Mobile/manufactured home parks, for instance, have been an important source of relatively affordable housing for many years, with 67 parks in the unincorporated area containing 4,249 units. The County has a mobile home rent control ordinance that applies to non-owner occupied parks within the unincorporated area that protects the affordability of space rents. Many (but not all) owner-occupied parks have affordability restrictions in place. Even so, the steep increase in housing prices of the past decade has rendered many of these units unaffordable to many in the community, bringing into focus the need to secure the affordability of a portion of the housing stock. Besides affordability, the pressures on the County’s housing market have resulted in housing quality that is substandard and overcrowded in too many cases.

Housing costs of available rentals are out of reach for many county residents. Compared to rents in neighboring counties and the nearby San Francisco Bay Area, rents in Santa Cruz County are relatively high with only the San Francisco/San Mateo/Marin County and Santa Clara area comparable or higher (see Figure 4.3.6 below).

Figure 4.3.6: Comparison of Fair Market Rents by Number of Bedrooms



Source: HUD 2015

According to the National Low Income Housing Coalition, a household of wage earners would need to earn \$33.77 per hour in order to rent a two-bedroom apartment in Santa Cruz County.²⁶

Further, the primary vehicle for housing subsidy in Santa Cruz County is the Housing Choice Voucher program (sometimes called Section 8 Vouchers) administered by the Housing Authority of Santa Cruz County in which residents pay 30% of their income for rent and the balance is paid by a federal subsidy. According to the Housing Authority, there are 4,823 Santa Cruz County households on the Section 8 waiting list as of May 2015, a decline from the number reported in the 2009 Housing Element because the waiting list has been closed for several years. The supply of publicly subsidized housing is not available in sufficient quantity to meet demand. This situation is documented in Figure 4.3.7. The Housing Authority no longer tracks household size because the amount of time spent on the waiting list often results in a household size changing multiple times before a voucher is available. The Housing Authority currently administers 4,411 vouchers, and 354 new families received vouchers in 2014. The increase in families receiving vouchers is due to a restoration of funding that had been cut in previous years during the federal sequestration.

²⁶ National Low Income Housing Coalition "Out of Reach 2015"; July 2015

Figure 4.3.7: Section 8 Housing Waiting List (as of May 2015)	
West Santa Cruz /North Coast/Bonny Doon/UCSC	814
San Lorenzo Valley/Scotts Valley	399
Upper Branciforte/Dominican area/Summit	95
Eastside Santa Cruz/Live Oak	826
Aptos/Soquel	401
Watsonville/South County	2288
TOTAL	4,823
Source: Housing Authority	

Because the market does not produce enough housing of adequate quality that is affordable to the range of income groups living in the community, the County has created housing programs and projects to address that need. As mentioned above, Measure J requires that housing developments of 5 or more units set aside 15% of the units as affordable housing, meaning they will be price-restricted and sold to qualifying households at an affordable price. The units are 'deed restricted' to ensure they will remain affordable into the future. To date, over 550 units have been created under Measure J in the unincorporated area of the County.

HOUSING NEEDS OF SPECIAL POPULATION GROUPS

In addition to overall housing needs, the County must plan for housing that meets the special housing needs of certain groups, such as seniors, persons with disabilities, large families, farmworkers, female heads of households, and people who are homeless. These needs can be accommodated through a range of housing options, including independent living, supportive housing, group housing, transitional housing, Single-Room Occupancy (SRO) accommodations, and homeless shelters. However, many of these options are dependent on funding from State and Federal sources. Clearly, housing strategies should ensure that an appropriate proportion of the market rate and affordable new units constructed in the County are suitable for, and targeted, to special needs populations. Similarly, there should be strategies to encourage more existing

units to be converted to serve these populations. The population groups that warrant particular attention because the existing housing market has not adequately met their needs include:

- Seniors;
- People who are homeless;
- People with disabilities;
- Large households (5+ people);
- Female headed households; and
- Farm worker households

Seniors

For purposes of this discussion, “senior” indicates a person 65 years or older, unless otherwise noted. There were approximately 29,158 persons 65 years or older in Santa Cruz County (2010 US Census). These seniors represented approximately 11.2% of the total County population in 2010. This number is expected to increase due to the aging of baby boomers. There were 35,935 persons between the ages of 50 and 64 (2010 US Census) that will increase the number of seniors over the next 10 years. In the unincorporated area of the County only there were 16,632 persons over the age of 60 according to 2012 American Community Survey.

Housing Needs of Seniors

Senior households vary across the socio-economic spectrum and their housing needs reflect this:

- Seniors retiring without substantial assets or retirement funds need rental housing that they can afford within their community, and with nearby access to services and transportation;
- Senior homeowners can have difficulty in finding suitable homes when downsizing to a smaller house;
- As people live longer there is a need to provide a spectrum of housing types for seniors that include services for the “active” as well as the “frail” older person.
- Very low-income seniors in need of nursing care need facilities that accept MediCal and Medicare.

See Appendix 4.3-3 for a list of Housing for the Elderly in Santa Cruz County.

Existing Residential Opportunities for Seniors

- **Rental Housing**

- Market Rate Rentals: The University of California Community Rentals Office keeps statistics on housing cost for Santa Cruz County. For the period April 1, 2014 through March 31, 2015 the office reports average rent for an apartment or condo \$1,315 and for a 1 bedroom house or duplex \$1,567. Average rent for a studio apartment is reported at \$1,003.
- Subsidized Rentals: There are two primary types of subsidized rental housing for seniors; tenant based subsidy and project based subsidy. An example of the first is the Housing Choice Voucher program (sometimes called Section 8 Vouchers) administered by the Housing Authority of Santa Cruz County in which residents pay 30% of their income for rent and the balance is paid by a federal subsidy. As mentioned above, these vouchers are limited and have a significant waiting list. To qualify for this assistance, the maximum annual income in 2015 for a one-person household is \$55,250 and for two persons is \$63,150. In addition to Housing Choice Vouchers, there are housing developments for seniors that are subsidized through Federal, State and/or local financing programs and provide affordable rents to qualifying households. Figure 4.3.7 lists subsidized rental developments for seniors that are located in the unincorporated areas of the County. Managers of all these housing developments report 100% occupancy and waiting lists of 1-2 years.
- Second / Accessory Dwelling Units: Second units, or ADUs, are another housing option available to seniors. These units are separate dwelling units within an existing single-family property that are designed for one or two person households. They are limited to 640 square feet in the urban area and 1,200 square feet in the rural area.
- Shared Housing: Another option available to seniors is shared housing, in which senior households are matched with other senior or non-senior households to share a dwelling unit. For example, a single senior who lives in a two-bedroom house could rent out one of his/her bedrooms to another single senior household. The County of Santa Cruz contributes funding assistance to Senior Network Services to provide a shared housing counseling program that matches compatible households.

Figure 4.3.8: Subsidized Senior Rental Projects		
Elizabeth Oaks	1460 Jose Avenue, Live Oak	48 One Bedrooms
Pajaro Vista*	1955 Pajaro Lane, Watsonville	106 One Bedrooms
Paloma Del Mar*	2030 Pajaro Lane, Freedom	103 One Bedrooms 26 Two Bedrooms
Seaside Apartments	30 th Avenue, Live Oak	16 One Bedrooms
Via Pacifica	1860 Via Pacifica, Aptos	20 Studios 60 One Bedrooms
Volunteers of America	1635 Tremont Street, Live Oak	19 Studios 55 One Bedrooms
Woodland Heights	3050 Dover Drive, Live Oak	12 Studios 56 One Bedrooms
TOTAL		51 Studio Units 444 One Bedroom Units 26 Two Bedroom Units 521TOTAL UNITS
Source: Planning Department		
* Subsequently annexed into the City of Watsonville.		

Owner Occupied Housing for Seniors

- Single Family Dwellings: 2010 US Census data indicate that 78.5 of the County's seniors owned their own home compared to 53.5% for County residents aged 25-64 as a whole. It is assumed that many of these households purchased their homes years ago, and have since built up equity that could potentially be used for future living expenses.
- Affordable Home Ownership: There are two ownership housing developments targeted to seniors that are deed restricted for permanent affordability under the Measure J program.

Figure 4.3.9: Subsidized Senior Homeownership Projects		
Casa La Familia	2296 7 th Avenue, Live Oak	23 One Bedrooms
Vista Prieta	Vista Prieta Court, Live Oak	38 One Bedrooms 14 Two Bedrooms
TOTAL		61 One Bedroom Units 14 Two Bedroom Units 75 TOTAL UNITS
Source: Planning Department		

- Mobile Homes: Mobile homes are an important housing resource for seniors. According to the County of Santa Cruz Planning Department, there are 4,249 mobile homes in the unincorporated County. The majority

of these are located in mobile home parks. There are 15 mobile home parks that are restricted to occupancy by seniors age 55 years and older, totaling 1,217 units. Rules or regulations restricting the age of park residents must comply with the provisions of the federal Fair Housing Amendments Act of 1988 and implementing regulations. To ensure their continued use as mobile home parks, the County adopted Chapter 13.30 of the County Code (Mobile Home Park Conversions) and Section 13.10.455 (Mobile Home Park Combining District). The first restricts mobile home park owners from converting parks to other uses. The second requires that a rezoning be a part of any mobile home park conversion. Further, the County has had in place for decades a Mobile Home Rent Stabilization Ordinance, which regulates rent increases. One area of concern with mobile homes is to ensure that they are maintained and repaired when necessary.

- **Supportive Housing for Seniors**

- Congregate and Independent Living Facilities: In addition to traditional rental units, there are also congregate living and independent living facilities in Santa Cruz County. These facilities typically are “apartment-like,” in that each household has a single living unit with kitchen and bathroom facilities but there is also a common dining facility with at least one meal provided per day. In addition, there may be other amenities offered that include transportation for shopping and cultural events, crafts and entertainment facilities, and meeting rooms. There are currently 5 congregate and independent living facilities located throughout Santa Cruz County and its four cities. These facilities are comprised of a total 588 units. Dominican Oaks is the only congregate care facility that provides “affordable inclusionary units” based on rates established by the County of Santa Cruz as 30% of monthly income, and is also the only facility located in the unincorporated area of the County. Dominican Oaks provides a total of 156 congregate care living units, 52 of which are affordable.

Figure 4.3.10: Subsidized Congregate Care Projects

Dominican Oaks	3400 Paul Sweet Road	44 One Bedrooms 7 Two Bedrooms
Source: Planning Department		

- Residential Care for the Elderly: There are also residential care options available in Santa Cruz County. The term residential care refers to a system of custodial care that can be provided in a single-family residence, a retirement residence or in any appropriate care facility including a nursing home. The three main types of residential care facilities are: Residential Care Facilities, Assisted Living Facilities, and Skilled Nursing Facilities.

- *Residential Care Facilities:* Residential care facilities differ from other facilities in that they offer non-medical custodial care and are usually group living quarters with staff supervised meals, housekeeping and personal care.
- *Assisted Living:* Assisted Living facilities have comprehensive programs designed specifically for the elderly who cannot live on their own. Sometimes these facilities are conversions of retirement residences or small apartments into care centers. In some retirement residences a separate section will be dedicated to Assisted Living residents, but in other residences there is no segregation of those who need care and those who don't. Assisted Living Facilities differ from Residential Care Facilities because they are generally laid out apartment style with special amenities such as walk in showers, wide doors for wheelchair access, emergency call pull cords and are generally larger facilities.
- *Skilled Nursing Facilities:* Skilled Nursing Facilities are medical facilities and are allowed to provide services that cannot be provided in assisted living or residential care facilities. Typically these services involve managing complex and potentially serious medical problems such as infections, wound care, IV therapy, and coma care. They offer both short and long term care options for those with serious problems and disabilities such quadriplegics and others who are bedridden and require nursing care. Skilled nursing facilities differ from traditional residential care facilities because the cost of rent depends on the patient's Medicare and Medicaid supplements.

People Who Are Homeless

Homelessness has become an increasingly distressing problem for communities across the US, and Santa Cruz County is no exception. Much has been learned about the issues that lead to homelessness and how they differ for the various types of homeless persons. For example, youth aging out of the foster care system without the support in place to safely enter adulthood, children and families who are homeless due to loss of a job or a rental home, and people with profound challenges who have been homeless repeatedly and/or over a period of years, are among the types of people who are homeless in Santa Cruz County, each having their own set of challenges and needs.

In the spring of 2015 the County of Santa Cruz and each of the four cities within its boundaries adopted *ALL IN—Toward a Home for Every County Resident*. *All In* is the community's strategic plan to address homelessness. It establishes eight strategic priorities across systems and specific homeless populations that endeavor to reduce and eventually end homelessness in Santa Cruz County:

1. Transforming the Crisis Response System
 - Coordinated entry system implemented to improve access to housing and

- services for all populations.
- Increased prevention and diversion resources to reduce the number of households falling into homelessness.
- Interim housing returned to it's original emergency purpose.
- 2. Increasing Access to Permanent Housing
 - Sufficient permanent affordable housing developed & maintained for all who are homeless or at risk.
- 3. Integrating Systems and Community Support
 - People experiencing homelessness receive the mainstream services needed and become and remain stably housed.
 - Protocols are in place to prevent institutional discharge of persons directly to the streets.
 - Community perception of safety is improved.
- 4. Ending Chronic and Other Adult Homelessness
 - End chronic homelessness by 2020, while reducing homelessness among seniors and other adults.
- 5. Ending Family Homelessness
 - Family homelessness is ended by 2020.
 - Fewer at risk families fall into homelessness.
- 6. Addressing Needs in South County
 - Ensure that the benefits of a comprehensive, culturally competent homeless assistance system fully extend to traditionally underserved communities in the Pajaro Valley.
- 7. Initiating a Response to Youth and Young Adult Homelessness
 - Initiate a comprehensive, developmentally appropriate system of services for unaccompanied youth and young adults, ages 14-24, including youth formerly in foster care.
- 8. Ending Veteran Homelessness
 - Veteran homelessness is ended by 2016.
 - All veterans have stable housing and uniquely tailored supportive services enabling them to stay housed.

The 2015 Santa Cruz County Homeless Survey and Census²⁷ identified an overall homeless population in Santa Cruz County of 1,964 people, a number that excludes 152 homeless individuals who were housed in jails, hospitals or rehabilitation facilities as they do not meet HUD's homeless definition for the point-in-time count. This number represents a reduction of 44% from the 2013 Homeless Census and Survey.

Of the identified homeless population, 1,354 were unsheltered, on the streets of Santa Cruz County. The HUD definition of an unsheltered homeless person is someone who is either living on the streets, or in a vehicle, encampment, abandoned building, garage, or any other place not normally used or meant for human habitation. In addition to those

²⁷ 2015 Santa Cruz County Homeless Census and Survey; Applied Survey Research, 2015.
http://www.co.santa-cruz.ca.us/Portals/2/County/Planning/housing/Homeless_Census_&_Survey.pdf

unsheltered, 610 sheltered homeless people were counted in emergency shelters, transitional housing facilities, and short term medically related voucher programs²⁸.

The following is a profile of homeless people in Santa Cruz County:

- 56% of survey respondents had been homeless for a year or more.
- 24% of the overall homeless population were families with children in 2015.
- Whites/Caucasians comprised 57% of survey respondents, Hispanics/ Latinos comprised another 37%, Blacks/African Americans comprised 5%, and 28% identified as multi-racial.
- 51% of all respondents were between 31-50 years old.
- 69% of homeless respondents were male, 30% were female, and less than 1% identified as “other”.
- A majority (84%) of respondents were living in Santa Cruz County when they most recently become homeless.

Homelessness has been described as a “lagging indicator” of recession.²⁹ It takes time for people to lose their housing after a recession starts, employment income is lost, and the rental housing market becomes impacted by former homeowners, who have been foreclosed or have otherwise lost their housing. Likewise, after the recession ends it takes time for people to get jobs and save enough money to move back into their own housing. For these reasons, increases in Santa Cruz County homelessness didn’t become apparent until a while after the 2008 beginning of the recession, and decreases in homeless are just now becoming apparent. For more information review the 2015 Santa Cruz County Homeless Survey and Census conducted by Applied Survey Research (ASR).

In Santa Cruz County, the recovery from homelessness is made considerably more difficult by the large gap between the incomes earned by persons on the lower end of the economic spectrum on the one hand, and extreme high cost and lack of availability of rental housing on the other.

HUD pays particular attention to the population of people who are chronically homeless, and a profile of this population was obtained from the data gathered from the homeless survey. The reason for the focus on chronic homelessness, is that this sub-population has complex service needs that are met inadequately through the very expensive use of emergency services such as hospital emergency rooms, law enforcement interaction and homeless services. Failure to adequately address the needs of this population has a community wide impact by over-burdening social service systems. HUD defines a

²⁸ The number of sheltered homeless people counted is considerably less than the total number of available shelter beds in the County. The survey is a snap shot of one day of the homeless population and may not reflect the fluctuating year round need for shelter in the County.

²⁹ See National Alliance to End Homelessness, The State of Homelessness in America 2014 (<http://www.endhomelessness.org/library/entry/the-state-of-homelessness-2014>).

chronically homeless person as *an unaccompanied individual with a disabling condition who has been continually homeless for one year or more; or has experienced four or more episodes of homelessness within the past 3 years.*

In Santa Cruz County approximately 26% of the population were chronically homeless, In recent years, providers have placed a much greater emphasis on (1) identifying and prioritizing (for housing and services) the most long term homeless, high barrier, medically vulnerable persons, and (2) increasing the supply of permanent supportive housing (PSH) for this group, including increasing the use of Housing Choice vouchers. For instance, the number of PSH beds targeted or set aside for persons experiencing long-term, chronic homelessness has increased from only 61 beds in 2007 to 416 in 2015. Meanwhile, the 180 Initiative helped more than 200 persons experiencing long-term, chronic homelessness to find and move into stable permanent housing (often their first housing in many years). Housing First has been adopted by most providers Santa Cruz County that serve this group.

Existing Housing Opportunities for People who are Homeless

There are four types of assistance that target people who are homeless:

- *Emergency Housing* includes short-term shelter or a voucher payment designed to provide immediate shelter and is intended for people experiencing homelessness for the first time or facing a short term crisis such as domestic violence or medical crisis

The County has approximately 322 emergency shelter beds available between April 16 and November 14 each year, and an additional 100 beds available between November 15 and April 15 when the temporary winter shelters open. The shelter facilities serving people who are homeless in Santa Cruz County are located in the cities of Watsonville and Santa Cruz. Some shelters serve special groups such as families, youth or adults with psychiatric disabilities, while others serve the general homeless population (and may set aside beds for particular subpopulations.) In addition, there are limited motel vouchers available through the Community Action Board or the Homeless Person's Health Project.

- *Transitional Housing* is intended to assist people to achieve stability and may be in the form of housing subsidy in the rental market or housing in transitional facilities. Transitional housing programs include supportive services such as job training and placement services, substance abuse treatment, mental health services and/or independent living skills training and counseling, in addition to the shelter provided.

Countywide, there are approximately 279 transitional housing beds available. These include both facilities such as Page Smith Community House and scattered site subsidies such as those provided by Families in Transition. Many of the transitional housing programs serve targeted populations such as people with mental illness, substance abuse or histories of domestic violence.

- *Permanent Supportive Housing* is intended for people with on-going complex service needs and may be in the form of subsidies or affordable rental projects that include relationships with supportive services providers.

Housing that includes supportive services can greatly enhance the probability that a person with a history of homelessness and complex service needs will succeed in housing. Since 2001 housing and service providers in Santa Cruz County have been focusing on developing projects and programs using a “housing first” approach, with the goal of immediately housing people who are homeless and providing supportive services in place to help them stay in housing. Local examples include MATCH (Meaningful Answers to Chronic Homelessness), which provides scattered site permanent housing subsidy to people who have been chronically homeless and serial inebriates, and Nuevo Sol, an affordable housing project that targets people who have been homeless and have psychiatric disabilities and the 180/180 Initiative.

- *Homeless Prevention and Rapid Rehousing* is targeted assistance intended to prevent or shorten episodes of homelessness. Specific interventions are targeted to individual needs and might include, for example, short term rental assistance, funds for rental or utility deposits, housing counseling, assistance with housing search.

Homelessness prevention and rapid rehousing funding is a cost effective strategy because it targets the specific level of assistance that individuals and families need to avoid or shorten homelessness. Increasingly, State and federal resources direct funding to programs that can effectively implement this strategy.

- *Recuperative Care* is an innovative strategy that provides safe shelter with medical support for homeless persons being discharged from in-patient hospital stays. It enables hospitals to discharge homeless patients who have medical conditions that require follow-up but who are otherwise ready to release to a safe place.

The Homeless Services Center, located in the City of Santa Cruz, opened the Recuperative Care Center in 2013. Medical support is provided by the County’s Homeless Person’s Health Project. Each of the hospitals in the County provides funding for the program along with the Central Coast Alliance for Health.

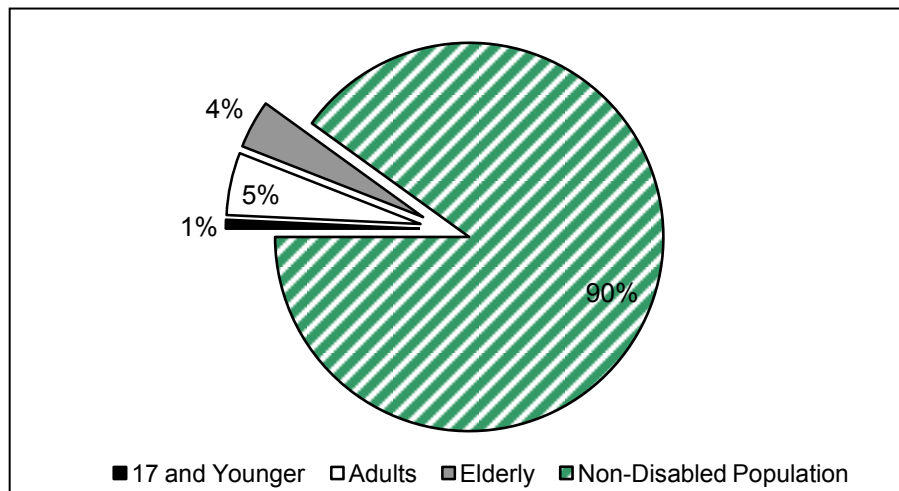
People with Physical, Mental and/or Developmental Disabilities

The Americans with Disabilities Act of 1990 describes a disability as a condition that limits a person’s ability to function in major life activities, which includes communication, walking and self-care, and which is likely to continue indefinitely, resulting in the need for supportive services. General categories include cognitive, hearing, mental health, other health disabilities, physical disabilities, speech and visual disabilities. Most, but not all, people with one or more of these disabilities are challenged by the cost of

housing and are competing against the large pool of very low-income people for a limited number of affordable housing opportunities. For the majority of people with disabilities, affordable rental housing is the best housing option. Because they generally enter the housing market with fewer resources and more obstacles, their risk for becoming homeless is greater than for those without disabilities. Of the people experiencing homelessness in Santa Cruz County, 74% report one or more disabilities.³⁰

According to the Social Security Administration, the maximum monthly payment one would receive from SSI would be \$1145 for someone living in a board and care facility; \$889.40 if an individual is disabled and living independently³¹. Disability insurance is not an adequate source of income in Santa Cruz County for renters. In addition, if a person earns more than \$500 a month, he/she generally cannot receive SSD. This restriction can make it difficult for a person who has a disability to afford housing in Santa Cruz because an individual with income from disability insurance plus a monthly salary of less than \$500 would spend more than 63% of their household income for a studio apartment at fair market rent.

Figure 4.3.11: Ratio of Disabled Population by Age Group



Note: Non-Institutionalized Civilian Population Only

Source: US Census Bureau, 2009-2013 5-Year American Community Survey

³⁰ 2014 Homeless Census and Survey, ASR 2015

³¹ Social Security Administration, January 2015

Housing Needs of Persons with Disabilities:

The housing needs of persons with disabilities have not changed much from the 2009 *Report on Services to County Residents with Disabilities*, prepared by the County Commission on Disabilities while the Commission has not updated the Report, there is still a huge need to increase the supply of affordable, disabled person-accessible housing.³² The need is only exacerbated by the high rental and sales prices. Many county residents with significant disabilities are challenged in meeting their basic needs for safety, security, health, mobility, and social interaction and self-expression. Significant disabilities may reduce self-sufficiency in personal care and management of life activities. Housing that includes supportive services/features can be greatly beneficial to this population.

Housing Needs of People with Physical Disabilities: Whether a person with a physical disability has a limited income or not, he or she is likely to require accessible housing in order to live independently, either adapted physical environments or assistance within their homes. Depending on their condition activities such as walking, climbing stairs, dressing, bathing, learning, or remembering may be difficult. Persons with physical disabilities require accessible housing with special design features, for example: the height of cabinets, the positioning of electrical outlets, the layout of fixtures and appliances, and the provision of wide interior spaces for wheelchair circulation. Few housing units are designed with these features. Disabilities can also impede a person from leaving home alone or from working. The Americans with Disabilities Act along with changes in building codes have vastly improved the ability of people with disabilities to live independently through requirements for accessibility for public facilities, transportation and new housing. Affordable housing providers have been required to build both accessible units and units that can easily be adapted to be accessible. Increasingly, they are maintaining separate waiting lists for the accessible units to ensure that the units that are built to be accessible are housing people who need the adaptations.

Housing Needs of People with Psychiatric Disabilities: In 1999 the Supreme Court in *Olmstead v. L.C.* ruled that unjustified segregation of individuals with disabilities in institutions is a form of segregation. This is interpreted to mean that people have a right to live in the least restrictive environment possible, making community integration the law of the land. The County has a system of care of people with psychiatric disabilities that includes emergency shelter, crisis residential facilities, peer run respite, board and care facilities as well as permanent affordable housing with supportive services. The majority of people with disabilities rent housing in the community. People with psychiatric disabilities are overwhelmingly extremely low income and live on SSI income. The primary housing need is affordable rental housing, either in housing developments targeting people with disabilities, in shared housing or scattered throughout the community.

³² County of Santa Cruz Commission on Disabilities; Report on Services to County Residents with Disabilities, April 14, 2009

Housing Needs of People with Developmental Disabilities: People with developmental disabilities are served under California's Lanterman Act by a network of Regional Centers who coordinate and fund services which guarantee the individual's "integration into the mainstream life of the community". Santa Cruz County is served by the San Andreas Regional Center (SARC) which maintains an office in Watsonville to serve Santa Cruz County residents. Developmental disabilities must occur before the age of 18 and include the following conditions:

1. Intellectual Disability (once called "mental retardation")
2. Autism (a condition which primarily affects social interaction and communication).
3. Cerebral Palsy (a condition which primarily affects motor function)
4. Epilepsy (a condition which causes seizures)
5. Down's Syndrome (a genetic disorder which primarily affects intellectual ability).
6. Other developmental disabilities that affect at least three basic daily living activities.

Within these categories, people with developmental disabilities demonstrate a diverse range of abilities. For example, among the people with developmental disabilities in Santa Cruz County:

- 33% have no intellectual disability and 44% have either a "mild" or "moderate" intellectual disability.
- 76% are able to walk without any kind of support, such as a cane, a walker or a wheelchair.
- 76% are unaffected by "severe behaviors".³³

According to the California Department of Developmental Services, Santa Cruz County is home to 1,216 people with developmental disabilities ages of three and up, as well as an estimated 50 between the ages of birth and two.³⁴ 832 people with developmental disabilities of the people with developmental disabilities in Santa Cruz County are age 18 or older, 56% are identified as white, and 36% are identified as Hispanic.

69.5% of the active caseload (845 people) currently live at home with a parent or guardian. 10.6% (129 people) live in community care facilities. 18.75% (228) live independently in their own housing. Three people live in Intermediate Care Facilities and five people live in skilled nursing facilities. Six people have other living arrangements.

While the Lanterman Act entitles people to services supporting the "least restrictive environment", this entitlement does not extend to the cost of housing. Because people with developmental disabilities often are unable to work (more than 85% of the state's population with developmental disabilities are unemployed), they depend on SSI, SSDI or Social Security as their primary

³³ California Dept of Developmental Services June 2015;

³⁴ <http://www.dds.ca.gov/FactsStats/QuarterlyReports.cfm>

income source. The typical SSI check of \$889/month is less than Santa Cruz County's fair market rent for a one-bedroom apartment.

Services are coordinated for each individual by a Service Coordinator who utilizes a number of community services including, in Santa Cruz County, Housing Choices Coalition which assists referred individuals apply for affordable housing. In Fiscal Year 2014-2015, SARC made 180 referrals to Housing Choices Coalition for people with developmental disabilities in Santa Cruz County in immediate need of affordable housing. There are at least three distinct affordable housing needs among people with developmental disabilities in Santa Cruz County.³⁵

- **Studio housing:** Adults with developmental disabilities frequently remain in the family home far longer than the age at which they are ready to move out on their own, and that is solely because of the lack of affordable housing. Affordable studio units would meet the needs of the many single adults with developmental disabilities who are unable to live independently in the community solely because of the lack of affordable housing.
- **Senior housing:** Due to advances in medical and other services, people with developmental disabilities are living far longer than in past decades. As they age, they are now outliving the ability of aging parents and family members to maintain them in the family home. Santa Cruz County has an active caseload of 163 people with developmental disabilities who are age 52 and older.³⁶
- **Family housing:** A high percentage of people with developmental disabilities live with their families well after their 18th birthday. The families can receive supportive services from San Andreas Regional Center to help them achieve this goal, but without access to affordable housing, the stability of the entire family is threatened by the commitment to maintain the person with developmental disabilities in the family home when it reduces the family's earning potential and household income.

The high cost of housing is also causing a decline in residential care facilities (AKA "group homes"), which once served as a valuable housing safety net for people with developmental disabilities. As the supply of group homes decrease, the number of emergency housing referrals is increasing, creating a serious risk of homelessness.

A promising model to create housing for people with developmental disabilities is "set-aside" units. Under this model, a developer commits a certain number of rental units in the affordable housing property for rent to people with developmental disabilities. The first units in Santa Cruz County are currently under development through a partnership with MidPen Housing, Housing

³⁵ Housing Choices Coalition, 2015

³⁶ <http://www.dds.ca.gov/FactsStats/QuarterlyReports.cfm>

Choices Coalition, San Andreas Regional Center and the Housing Authority of the County of Santa Cruz.

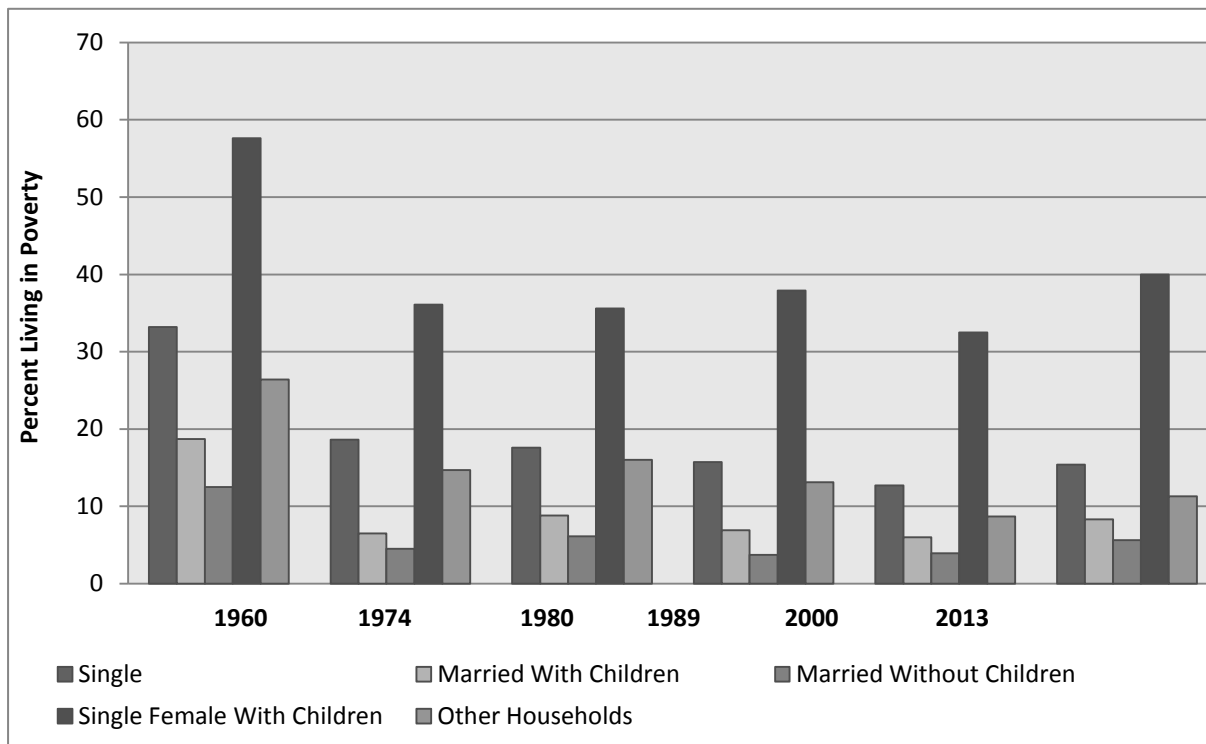
With a willing developer, this model can be applied to help meet the most pressing housing needs of people with developmental disabilities in Santa Cruz County, including the need for family housing, studio housing, and senior housing.

Female-Headed Households

Female-headed households are comprised of a female household head with children living in the home. The ACS 2007-2012 showed 6,630 female headed households with children under age 18 in Santa Cruz County. In 1990, nationally there were 8.55million children living with a single parent, usually a female parent; by 2010, that figure had increased to 11.8 million children living in single parent households of which 8.34 million children lived in female headed households.³⁷ Reduced household income levels and poverty rates are particularly significant for this type of household. Figure 4.3.14 illustrates the high incidence of poverty among households headed by a single female parent compared to other types of households.

³⁷ Source: "The State of the Nation's Housing," by the Joint Center for Housing Studies at Harvard University, 2000;US Census 2010

Figure 4.3.12: U.S Poverty Rates by Household Type



Sources: "The State of the Nations Housing 2000"; Joint Center for Housing Studies at Harvard University; 2010 US Census Bureau Historical Poverty Tables; 2009-2013 American Community Survey 5-Year Estimate

As Figure 4.3.12 indicates, since 1960, single parent households with children have consistently had the highest poverty rates of all households (with household heads under 65 years). The Figure also illustrates that female-headed households have had a higher percentage of improvement than any other category.

In California, 19.3% of all families are single parent households, with the majority of those households being female headed, according to the 2010 Census. The ACS 2007-2012 also indicates that in Santa Cruz County there were 4,954 female-headed households in the unincorporated areas (9.2% of all households).

Housing Need of Female Headed Households:

Affordable Housing: Single parent households in Santa Cruz County had lower median incomes than married couple households in 2010. With average incomes of \$43,229, single parents cannot afford the current fair market rates and average home prices in this County. Single parents have a critical need for units that are affordable to low- and very low-income households.

Adequately Sized Housing: An additional need of female-headed households is appropriately sized housing. Due to high housing costs, female-headed households

often live in units that are too small for the number of children in their households (i.e. studios or 1 bedroom units), resulting in overcrowding. Therefore, there is a need for multiple bedroom units affordable to single parent households.

Proximity to Child Care and Other Services: On-site child care, proximity to schools, on-site laundry, tot-lots, safe nighttime conditions, and proximity to shopping and public transportation are needed.

Large Households (5+ persons per household)

The US Census defines large households as households with 5 or more persons. Since large housing units are rarely affordable, and rental units containing more than 3 bedrooms are not common, adequate sized housing is difficult to obtain for most low and moderate-income large households. The American Community Survey 2007-2011 determined there were 5,072 ownership households and 4,913 renter households with 5 or more persons in Santa Cruz County.

The US Census Bureau defines a 'room' as any room in the structure except hallways or bathrooms. Therefore, units with 5 or more rooms were estimated to have 3 or more bedrooms in order to compare data to actual rental/housing market. Households with 5 or more individuals comprised 10.7% of the households in Santa Cruz County, while housing units with 5 or more rooms comprised 55.3% of Santa Cruz County's housing stock (see Figure 4.3.15). This would seem to indicate that there is a good match, with an abundance of large 3+ bedroom units for the relatively small number of large households.

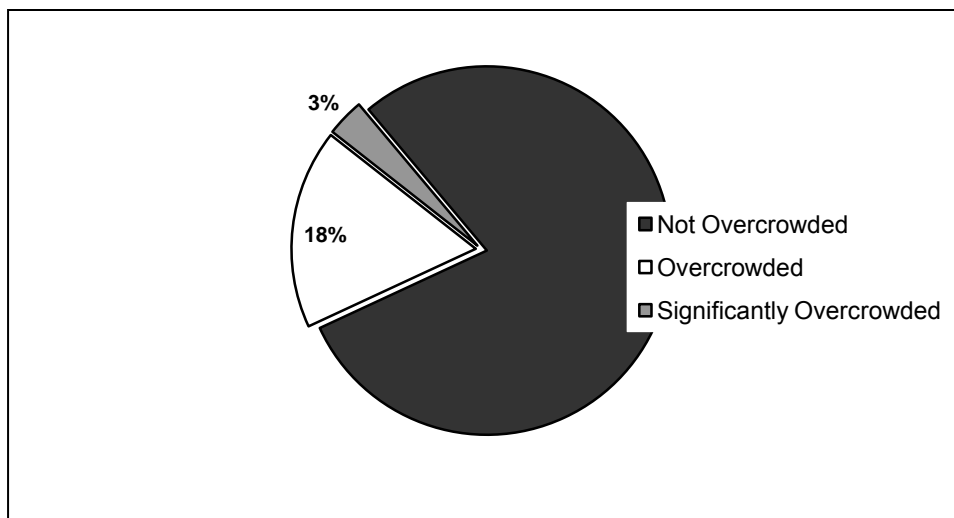
Figure 4.3.13: Households in Santa Cruz County with 5 or more Individuals and Units with 5 or more Rooms

	1990		2000		2015	
Households	Number of people	Percent	Number of People	Percent	Number of People	Percent
Family	8,906	10.70%	10,638	11.67%	9,635	10.8%
Non-family	523	< 0.01%	647	<0.01%	465	<0.01%
Total Households with 5 or more individuals	9,429	11.28%	11,285	12.38%	10,100	10.8%
Units with 5 or more rooms	51,097	55.60%	54,757	55.30%	61,987	59.2%

Source: US Census Bureau, ACS 2007-2011, ACS 2009-2013 Countywide numbers, not unincorporated only.

However, the problem is that many large households cannot afford to pay for the larger units that would most adequately accommodate them. Anecdotal evidence suggests that most of the very large houses (i.e., 4 or more bedrooms) in Santa Cruz County are occupied by smaller, relatively wealthy households. What most large households, which tend to have less disposable income, need is a greater availability of affordable 3+ bedroom housing units.

Figure 4.3.14: Percentage of Individuals in Santa Cruz County Living in Overcrowded vs. Non-overcrowded Households



Source: ACS 2008-2012

Availability of Large Units

A significant portion of new single-family homes built in the County in recent years have consisted of homes of three or more bedrooms. The problem then appears to be not one of supply, but of affordability. Large households have trouble obtaining large rental housing units. Most rental units containing 3 or more bedrooms are financially out of reach for large households because of the high rents in Santa Cruz County. A survey of vacant units in the Craigslist.com on May 14 2015 indicated that the average monthly rent for a three-bedroom unit was \$3,067 (see Figure 4.3.17). In addition to the high cost of housing, rental units that have more than 3-bedrooms are in short supply. The Craigslist survey indicated that although rental units containing three-bedrooms were abundant, units containing 4 or more bedrooms were rare and very expensive. Units are approximately \$1,000-\$1,400 more per month than they were six years ago.

Figure 4.3.15: Survey of Large Rental Units Available in Santa Cruz County in May 2015

Number of Bedrooms	Average Cost of the Rental Unit	Number of Available Units
3	\$ 3,067	52
4	\$ 3,925	21
5	\$ 5,119	5
6	\$ 5,033	3

Source: Craigslist May 14, 2015

Farmworker Households

Farmworkers in Santa Cruz County play a vital role in the County's economy and also contribute to the nation's health by putting fruits and vegetables on the tables of US households. According to the 2012 USDA AgCensus, Santa Cruz County had a market value of crop sales of \$548,415,000 and a workforce of 16,705 farmworkers.³⁸

Farmworkers have special housing needs because safe, and sanitary housing affordable to farmworkers is scarce. Farmworkers have lower annual earnings than any other occupational category. According to Employment Development Department the estimated average hourly earnings for the Central Coast Region, which includes Alameda, Contra Costa, Monterey, San Benito, San Francisco, San Mateo, Santa Clara and Santa Cruz, was \$14.17 in March 2014 for Crop Production, with berries at \$12.01 average.³⁹ . According to the Center for Farmworker Families "In spite of inflation, the annual salaries of farmworkers have remained stagnant for over fifteen years at between \$12,000 and \$17,000". That means the annual median incomes of farmworkers are about 5 times lower than the California self-sufficiency standard of \$77,954 for a household with 2 adults and 2 children, while the average size of farmworker households is larger than that.⁴⁰

Housing for farmworkers is scarce in Santa Cruz County. Figure 4.3.16 lists the publicly financed housing project dedicated to farmworkers in Santa Cruz County.

Figure 4.3.16: Public Farmworker Housing Projects		
Publicly Funded Farmworker Housing in Santa Cruz County		
Name	Type	Number of Units
Jardines del Valle (formally Murphy's crossing)	Permanent	18 (including 1 manager's unit)
Tierra Alta (USDA)	Permanent	17
Villa del Paraiso	Permanent	51
San Andreas	Permanent	43
Sub-Total Permanent Farmworker Housing		129 Units
Buena Vista (State)	Seasonal (May-Oct)	106
TOTAL		235
Source: The Housing Authority of the County of Santa Cruz and the Planning Department of the County of Santa Cruz		

³⁸ USDA AgCensus 2012

³⁹ California Employment Development Department, Detailed Agricultural Employment and Earnings Data Tables, Central Coast Region, 2014

⁴⁰ Insight Center for Community Economic Development, Self Sufficiency Standard for California, 2014

In addition, there are 20 privately owned properties that include farm labor housing remaining in Santa Cruz County. These 20 properties house a total of 445 persons; a complete list can be found in Appendix 4.3-4.

Housing Needs of Farmworker Households

A significant recent development for housing hired farm workers in California is the increase in their reliance on unsubsidized, private-market, off farm housing, which is a shift in the responsibility and cost for housing to the workers themselves. Farmers have curtailed their on-farm housing, with only 3.6% of farm employers surveyed in the 2012 annual survey of wages and benefits indicating they provide onsite housing for seasonal employees⁴¹. This is consistent with the decline of registered farm labor camps with the state. There has not been a recent survey done on labor camps but the number has decreased from a high of an estimated 5,000 camps at the end of the Bracero Program to fewer than 1,000 remaining by 2000 (Villarejo et al. 2009). In addition there has only been a marginal increase in the number of subsidized farm labor housing units developed by government agencies or non-profit groups. The Office of Migrant Services, lists 24 Housing Centers throughout the State that provide 1883 housing units.⁴²

The duration of season farm employment has become longer, which encourages many workers to settle. Changes to agriculture that require more hand labor is needed for the hand-transplant of “starter plugs”, in addition berry production as harvested acreage has increased from 11,786 acres in 1974 to 40,471 acres in 2007 statewide. According to the 2013 Santa Cruz County Crop Report, berries (which include strawberries, raspberries, blackberries, misc. berries) account for 6,831 acres of crop with a value of \$390,086,000⁴³. More hand labor is needed every month, strawberries are now produced at least ten months of the year or longer. This results in a need for more year round housing for farm workers.

Farmworker households are often large and therefore they have the same needs as those listed above for large households. Farmworkers are likely to be found living in overcrowded houses/apartments with 5 or more individuals. Farmworkers represent a distinct population of large families with the average family size of a farmworker household being 4.33⁴⁴ persons far greater than the average 2.6⁴⁵ persons per household for Santa Cruz County. As for other types of Large Households, affordable housing units with 3 or more bedrooms are needed for farmworkers in Santa Cruz County. Farmworker families and non-family households often double up in rooms to

⁴¹ California's Hired Farm Workers Move to the Cities: The Outsourcing of Responsibility for Farm Labor Housing, Don Villarejo, Ph.D, January 24, 2014

⁴² California Office of Migrant Services, July 2015

⁴³ Office of the Agricultural Commissioner, Santa Cruz County Crop Report, 2013

⁴⁴ The seven communities in which the CAWHS was conducted were Arbuckle, Calistoga, Cutler, Firebaugh, Gonzales, Mecca and Vista

⁴⁵ 2010 Census

reduce the percentage of their income that goes to rent and other housing related costs. Based on the current affordable housing deficit for large households and the overcrowding that is associated with inadequate housing size, housing for large families and non-families is needed in Santa Cruz County in many areas. As with other types of large households, farmworker households need affordable, adequately sized housing. A big factor in budgeting of foreign-born farm workers are remittances sent back to their home country to support their family members. The amount of these remittances are frequently the largest or second largest expenditures from the workers after tax earnings, which ultimately is a trade off in their housing budget. (Villarejo et al. 2009)

ASSISTED HOUSING AT-RISK OF CONVERSION TO MARKET RATE

While most of this chapter of the Housing Element focuses on defining housing needs, it is also important to protect existing affordable housing resources. State law requires an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to the termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The analysis must include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and non-elderly units that could be lost from the locality's low-income housing stock in each year during the 10 year period. In addition, the analysis must:

- Estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate;
- Identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments; and
- Identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve for lower income households the assisted housing developments, including federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received a housing authority operating with the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

All Housing Elements must include information about the number of existing subsidized housing units that are “at risk” of conversion to other non-low income housing uses (such as market-rate housing). This requirement is in response to concerns that many

affordable housing units across the country were going to have affordability restrictions lifted because their government financing was due to expire or could be pre-paid. When the financing is pre-paid or expires, the restrictions that make the rents affordable also go away and the units can be converted to market-rate housing or other uses. The analysis of “at-risk” units is required to identify and describe the potentially “at-risk” projects, analyze the cost of preserving them as affordable housing, describe available resources which can be used for preservation, and set quantified objectives for preservation of affordable “at-risk” units.

Given the substantial need for additional affordable housing units in Santa Cruz County, as projected by AMBAG in the RHNA and documented in the needs section of this Housing Element, the County cannot afford to lose any existing affordable housing. It is much more cost-effective to preserve the existing affordable housing stock than to replace it with newly constructed units.

Over the years, both for-profit and non-profit housing developers have constructed apartments affordable to low and very low-income households with the financial assistance of the federal government. In exchange for this financial assistance, the developers/owners were required to rent the units at affordable rates for fixed periods of time (generally 20 years). When these 20-year contracts expire, the owner has the option to extend their affordable housing commitment in exchange for ongoing financial assistance from the original funding source or to “opt-out” of the assistance contract and raise rents as much as the market will bear. Figure 4.3.19 provides an overview of the “at-risk” units under these programs in the County by jurisdiction. Figure 4.3.20 provides a detailed listing of all affected projects. These units are “at risk” because the affordability restrictions are going to expire within this Housing Element's planning period of 2015-2023.

Figure 4.3.17: At Risk Units by Jurisdiction		
Jurisdiction	Number of Projects	Number of Affected Units
City of Santa Cruz	2	221
City of Watsonville	2	111
City of Capitola	1	25
Unincorporated County	4	184
Total	9	542
Source: Planning Department		

One can see that there are a significant number of units potentially at risk of conversion throughout the cities and the unincorporated area. Fortunately, over the years few projects have opted-out.

Three of the projects (including 184 units) in the unincorporated area are truly “at risk” due to being owned by for-profit entities. Casa Linda in the unincorporated area is

owned by a non-profit entity which is obligated under its non-profit charter to continue to operate housing for lower income households.

Figure 4.3.18: At-Risk Units in Unincorporated Area		
Project Name	Number of Affected Units	Status
Casa Linda	20	12/31/2015
Villa Pacifica Gardens	80	3/31/2018
Seaside Apartments – Live Oak	84	HUD contract expires 11/30/17
Total units	184	
Source: HCD Data Package: California Housing Partnership Corporation		

Each of these properties has restrictions that expire during the Housing Element's planning period.

HUD Process for Addressing Expiring Restrictions

Under the terms of their contracts with HUD, the owners of these projects have the option to extend their contracts for five-year periods providing Congress has appropriated sufficient funding for HUD to enter into contracts with all interested property owners. If an owner is interested in extending the agreement they typically submit a rent survey for HUD's review at least 120 days before the contract's expiration date. Subsequently, HUD conducts its own local rent survey and then the two parties negotiate the rent levels for the term of the five year contract extension. Under recent federal law, HUD has greater latitude in negotiating the future rent levels, but they are still limited in setting the maximum rent levels. It is typical for these negotiations to continue until the termination date of the contract before agreement is reached.

In the event that negotiations are not initiated by the owner or are unsuccessful, HUD instructs the Housing Authority to issue Section 8 vouchers to the tenants of the property which they can continue to use on the site or shift to rental unit at another location. The units themselves become market rate apartments. Without the protection of HUD's regulatory requirement, such a conversion may, over time, lead to any or all of the following: higher rent levels, more frequent unit turnover, a lower level of on-site management oversight, and a lower level of on-site maintenance. Higher rent levels can also result in unit overcrowding and a series of related issues, such as excessive demand for limited on-site parking facilities.

According to HUD, the final decision by the property owner of whether to extend the contract is generally a business decision based on which path leads to higher sustained revenues. HUD's role is simply to facilitate the termination or extension of the contract.

State Law Requirements for Projects Considering Opting-Out of Restrictions

State law requires the owners of federally assisted affordable housing projects to provide a Notice of Intent to opt out of the restrictions, at twelve and six-month intervals, prior to terminating rent subsidies or restrictions. These notices must be sent to all affected tenants, the Chairperson of the local government (the Board of Supervisors), the local Housing Authority and the State Department of Housing and Community Development.

Furthermore, the law requires owners to provide notice of the opportunity to purchase the project to HCD approved “qualified entities,” which includes non-profit and for-profit organizations that agree to maintain the long-term affordability of the projects. Qualified entities have 180 days to submit offers to purchase. Owners are not, however, required to negotiate with interested entities if they do not desire to sell their rental properties.

Although State law provides notice to tenants and local governments of impending contract cancellations, and connects willing sellers with appropriate affordable housing operators, it does not generally restrict or dictate the owner's final decision regarding preservation of affordability of their properties.

Local Options Available to Addressing Projects Opting-out of Restrictions

Some local jurisdictions have adopted regulations in an attempt to intervene in the “opting-out” process. Staff has conducted an initial review of some of these approaches has found that most programs operate similarly to the State's approach, focusing on requiring the owner to provide a more formal notification process for local agencies and potential purchasers of the project. In some parts of the country, however, more aggressive efforts have been taken to protect the long-term affordability of these units, including use of eminent domain, use of focused rent control, or requiring lease extensions for existing tenants. There are substantial questions regarding the legality of these more extreme efforts.

There are appropriate roles that local governments can play in addressing such conversions. California law provides authority for agencies to preserve the availability to lower income households of affordable housing units in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates, but available funding to do so is very limited. In cases where the owner is intending to opt-out and is interested in selling the project, local governments can partner with non-profit or for-profit housing entities in the purchase of the project, in order to provide long term affordability. Clearly, the number one priority should be to encourage the owner to extend the contract with HUD.

Cost Analysis of Preserving “At-Risk” Projects

Given the housing market in Santa Cruz County, and the recent increases in rental rates, conversion to market rate is likely to be an attractive option for owners of the expiring properties not owned by non-profit agencies. The loss of these units to the affordable housing supply in the unincorporated County could be significant.

While the cost of preserving affordable units is less than the cost of replacement, with the loss of redevelopment it will become more challenging. Preservation of at risk units can be accomplished in several ways, including acquisition of the property by qualified non-profit housing corporations, local housing authorities, or other organizations that are committed to providing long term affordable housing.

Units with Local Restrictions

Between 1980 and 1989 it was the policy of Santa Cruz County to provide 30-year restrictions on the affordable units. However, as housing prices continued to escalate, the affordable units came to be seen as an important public resource that should be protected into the future. For this reason, the County's Inclusionary Ordinance (Santa Cruz County Code Section 17.10) was amended to restrict units in perpetuity. Ninety-eight units in the County's Measure J inventory had expiring restrictions of which 55 remain. When possible, the County makes an effort to extend those restrictions.

CONCLUSION

This Section has provided an evaluation of housing needs in unincorporated Santa Cruz County. Included has been a discussion of housing needs for all income levels in Santa Cruz County, an evaluation of housing for the general population as well as populations in the County with special housing needs, and an analysis of existing affordable units that are at-risk of conversion to market rate units. The issues and needs identified this Section will be addressed in subsequent sections of the Housing Element, providing the foundation for goals, objectives and housing policies and programs presented in Section 4.7.

APPENDICES FOR THIS SECTION

- 4.3-1 County/Redevelopment Agency Projects and Programs
- 4.3-2 Affordable Housing Impact Fee Expenditure Plan Principles
- 4.3-3 Housing for the Elderly in Santa Cruz County
- 4.3-4 Private Farmworker Housing

4.4: HOUSING CONSTRAINTS

Sections 4.2 and 4.3 of the Housing Element have described the demographics of the community and the range of housing needs for various sectors of the local population. Another key aspect of the local housing market is the influence of governmental and non-governmental constraints to housing development, which will be identified and addressed in this section.

According to California Housing Element Law, this section should include “(a)n analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels... The analysis shall also demonstrate local efforts to remove governmental constraints...” Furthermore, state law recognizes that many of the pressures on housing production lie outside the influence of government, and requires that this section also include “(a)n analysis of potential and actual nongovernmental constraints... including the availability of financing, the price of land, and the cost of construction.” In this section, we will examine the County’s natural physical characteristics that dictate the location of urban-style development, the land use policies and site standards that guide new construction, and consider other outside influences on our housing market.

NATURAL ENVIRONMENT

Santa Cruz County is situated along the California coastline between the San Francisco Bay Area and the Central Coast. The Pacific Ocean and Monterey Bay to the west and south, the mountains inland, and the prime agricultural lands along both the northern and southern coasts of the county all limit the style and amount of building that can take place in these areas. At the same time, these natural features create a spectacular environment that attracts both visitors and new residents every year. The natural landscape is what sets Santa Cruz apart from the surrounding counties. Preserving this natural environment requires specific accommodations to ensure building is done in a safe, responsible and environmentally respectful manner.

The California Coastal Zone affects nearly one third of the land in the urbanized area of the unincorporated County, which means that there are special restrictions, regulations, and processing procedures required for development within that area as dictated by the Coastal Act and the California Coastal Commission. Steep hillsides in the mountainous areas of the County mean that extensive review and engineering is required in order to ensure that slopes remain stable, buildings are safe, and water quality is not impacted by increased erosion. The farmland in Santa Cruz is among the best in the world, and the agriculture industry is a primary economic sector for the County. Preserving this industry in the face of population growth requires that soils best suited to commercial agriculture remain active in crop production and agricultural land use rather than converting to other non-agricultural land uses. Considering the defining features of the Santa Cruz County landscape, the most appropriate location for more intense urban development and human activity are those areas without prime agricultural soils, that are generally flat to gently sloping along the coastline and extending inland 1 to 4 miles.

OUTSIDE GROWTH AND ECONOMIC PRESSURES

Population growth and the cost of housing in Santa Cruz County are subject to several outside influences, the most significant being the heavily weighted jobs to housing ratio of neighboring Santa Clara County, the wage imbalance with adjacent Santa Clara County, and the growth of the University of California, Santa Cruz (UCSC). In addition, the natural environment is an attraction for buyers of second homes, above-moderate income retirees, and above-moderate income households.

Historically, Santa Cruz has provided housing base for major job centers located in Silicon Valley. This relationship has been one of the major drivers of housing demand, especially for single family dwellings in the above moderate household income category. Further, jobs in Santa Clara County are significantly higher paying than jobs in Santa Cruz, at approximately \$92,000 median income in 2014 versus \$66,000 median income in Santa Cruz, and homes in Santa Cruz are less expensive than in Silicon Valley, factors that contribute to upward price pressure on for-sale homes and rental markets in Santa Cruz.

The University of California, Santa Cruz (UCSC), continues to increase both the student body and required faculty and support staff. While UCSC has increased on-campus housing, large numbers of students and staff continue to be accommodated by the surrounding community, both in the City of Santa Cruz and the unincorporated County. Over time, the growth of UCSC will continue to provide pressure on the County's rental housing stock, as well as on moderately priced for-sale housing for families as new faculty and staff positions are created to accommodate the growth of the student body.

Santa Cruz has long been a vacation destination and continues to provide many visitor-serving land uses including recreation opportunities and accommodations in hotels, bed and breakfast establishments, and private dwellings used as vacation rentals or second homes. As visitor-serving uses continue to expand, the County faces increased pressure to provide accommodation options for tourists, and also must address the needs of the local labor force working in the lower-paying hospitality industry. As households with discretionary income drive up demand and prices for single-family homes in the above-moderate income category, the ability of local families to secure and maintain affordable housing becomes more challenging.

Lastly, two of the four highest employment sectors in Santa Cruz County are hospitality and agriculture, both of which are associated with low wage jobs. As long as wages in those sectors remain low, the gap between the median wage and the cost of the median home or rental unit will persist.

COASTAL ZONE

Because land most suitable to development lies primarily along the coastal terrace between the agricultural land in the north and south County, a significant portion of the urban area lies within the jurisdiction of the California Coastal Commission. Approximately one third of the urban land area in the unincorporated County is inside

the Coastal Zone, and subject to the development requirements, restrictions and processing procedures associated with certified Local Coastal Programs and Coastal Development Permits, which will be discussed in greater detail later in this section in the context of the local land use regulatory structure. All development standards applicable in the Coastal Zone must be mutually agreed upon by the County and the California Coastal Commission, must be consistent with the Coastal Act, and must be consistent with the Local Coastal Program, adding significant complexity to the process of coastal development.

PHYSICAL CONSTRAINTS

Many physical constraints to development exist in the rural areas of Santa Cruz County. Steep slopes, landslide hazards, fault zones and extensive sensitive habitats make the inland areas of the County ill-suited to large-scale development and the provision of urban-level services such as sewer, public water, and urban fire protection very challenging. The rural areas of the San Lorenzo Valley, Boulder Creek, Bonny Doon and the Soquel and Aptos hills consist primarily of low density residential development and forests, some of which are commercial timberland. Due to the presence of these constraints and others, the rural areas often have poor road access and are difficult to serve with emergency services including ambulances and fire protection.

These constraints have led to larger lot sizes in order to accommodate the septic leach fields required by the Environmental Health Services Department and the on-site water requirements of the various fire districts. Fire districts often require that a landowner provide enough water on site to fight a house- or wildfire, up to 20,000 gallons in some locations, in order to ensure that these neighborhoods can be protected during the fires that periodically spread across the hillsides. Similarly, the Environmental Health Services Department has determined minimum lot sizes required for new development, based on the requirements of a safe and effective septic system and protection of the County's waterways and watersheds. The lack of urban level services in the mountain communities imposes tangible limits on the population that can be accommodated there, and housing densities at which that population can live.

The juxtaposition of mountains and ocean has also created a number of unique microclimates in Santa Cruz, and the biodiversity that follows has led to the high concentration of federal and state-recognized rare and endangered plant and animal species found in the County. These species require special consideration during the development review process and their presence has mandated that new development occur with the least impact possible. The Zayante Sandhills is one such unique habitat, and the County has recently entered into an agreement with a private Conservation Bank that will ensure that this unique habitat is preserved and managed in a responsible manner while still providing opportunities for landowners to responsibly develop their properties at appropriate densities.

In addition to special habitats, the microclimates also create distinct agricultural regions. Along the north coast, the farmland is influenced by high winds and coastal fog, making it a prime location for vegetables and row crops. Throughout the southern third of the

County the flats spread further inland and experience greater heat and drier summer months. These areas have historically been used to grow fruit including apples, pears, and more recently berries. Along the hillsides of Mid and South County, olive groves and vineyards take advantage of the good drainage and sun exposure, and are expanding among the rural residential developments and timber production land. Commercial agriculture is a key contributor to the local economy, providing both employment and the multiplying effect of goods brought to market locally. The agricultural soils of the Pajaro Valley are a national and global resource. For these reasons, lands suited to farming must be maintained for agricultural use over other land uses.

While limited residential development is appropriate in the rural areas, the physical features of the countryside have led to a logical concentration of development in the currently urbanized areas in the center of the County. The urban areas are located away from significant farmland, slopes, floodplains, and fault lines as much as possible, and provide a full level of urban services such as public water, sanitation, and police and fire protection. The infrastructure constraints section, below, will address these issues in greater detail.

COUNTY REGULATORY ENVIRONMENT

The Santa Cruz County General Plan is built around a core belief that the rural areas of the County are appropriate for lower density development, while the urban areas are locations where more intense land uses are appropriate and should be encouraged. Now commonly known as “smart growth,” or “sustainable development,” the concept of concentrating development in a core, delineated area in order to protect fragile and valuable rural and agricultural landscapes was enacted in Santa Cruz County by a 1978 voter initiative known as Measure J. The primary components of Measure J were:

- The preservation of Commercial Agricultural land through strict limitations on changes in use from agricultural to other land uses;
- A clear distinction between urban and rural areas through the creation of an Urban Services Line and a limitation on land divisions in rural areas;
- The creation of affordable housing through an affordable housing requirement applicable to new residential development.

By recognizing the resource constraints facing development in the County and targeting specific areas delineated by an Urban Services Line (USL) as appropriate for more intensive uses, the voters put Santa Cruz at the forefront of a movement that has only become more popular over time.

Agricultural Land Protection for Agricultural Uses

Measure J, and the implementing ordinances that followed its approval, identified prime and non-prime agricultural land throughout the unincorporated areas of the County. A series of General Plan policies and ordinances were enacted to aggressively protect

agricultural lands for agricultural uses, including limiting the size of new agricultural parcels and requiring that extensive findings be made before land zoned for commercial agriculture can be rezoned for any other land use. Agricultural buffer requirements and recorded agricultural conflict acknowledgments were required to address the conflict between new residential uses and adjacent existing agricultural operations, further protecting agricultural uses from conflicts with new development. In addition, a right-to-farm ordinance was adopted to strengthen the voter's directive that preservation of agricultural land for agricultural use and production is important for Santa Cruz County.

Urban/Rural Distinction

Urban Services Line

The creation of the USL is perhaps the most significant effect of Measure J. The USL creates a boundary on the expansion of intense land uses such as dense residential development and large commercial development, creates neighborhoods that can be served efficiently by public services including transportation, fire and police protection, pedestrian improvements, and other urban amenities, while simultaneously protecting the natural resources found in the rural areas from overdevelopment. The primary distinction between urban and rural areas is the nature and density of development that is permitted based on the availability of existing infrastructure to support it.

The concept of an urban/rural boundary for coastal development processing purposes was later expanded to the Rural Services Line (RSL). The RSL identifies areas such as the towns of Felton, Ben Lomond, Boulder Creek, Davenport, and La Selva, where existing development is at urban densities. Even though these areas may not have a full level of urban services, they constitute established locations appropriate for denser development—sometimes utilizing package treatment facilities for sanitation—and a concentration of commercial services to serve their populations that would not otherwise be permitted outside the USL.

Rural Land Divisions

Measure J placed limitations on the number of parcels that could be created through land divisions in the rural area, and specified that the number of new lots would be based on a percentage of the Rural Building Permit Allocation, which is discussed below. The tool developed by the County to implement this requirement is known as the Rural Matrix, which takes the place of a specific density attached to rural zone districts. The Rural Matrix takes into account factors such as water availability, septic requirements, fire department response time, slope and soils stability, site access, groundwater quality, timber resources, biotic resources, and fire hazards to document empirical data that leads to the determination of appropriate densities in the area. Prior to the voter approval of Measure J, rural land divisions took place to a much greater degree, and in locations that were not suitable to the dense style of development for which they were approved, as evidenced by existing problems with road access, sanitation, and drinking water services in these rural neighborhoods.

Affordable Housing

One of the sections of the Measure J initiative that has also been successful is the provision for affordable housing. By requiring affordable housing within new housing developments through an inclusionary program, Santa Cruz County was one of the pioneers in the nation in recognizing that growth management is only sustainable for a community when affordable housing is part of the package.

The Measure J requirements state that 15% of housing units built must be made available to households of moderate-, low-, or very low-income. For the most part, these Inclusionary Housing units are indistinguishable from the surrounding homes and fully integrated into the project.

Under Measure J, ownership projects with five or more units are subject to the Inclusionary Housing Program to provide on-site affordable units. Over the past few years, the Board of Supervisors has eliminated the on-site inclusionary requirement for rental units and substituted an impact fee. The County has also created more flexibility and options for developers to fulfill affordable housing requirements. The current methods available to developers of housing projects with 5 or more units include:

- *On Site Inclusionary Housing* - This option requires that 15% of the ownership units built in projects with 5 or more units be sold to moderate- or low-income households.
- *Impact fee payment* – For at least the next two years, developers can be relieved from building an on-site inclusionary unit by paying an impact fee, which was set at \$15 per square foot of all units in the project in 2015, with the amount to be annually adjusted based on cost increases.
- *Existing unit conversion program* - Developers can acquire existing housing in the community at the rate of two homes for each one-unit obligation. In other words, a developer with a one-unit obligation could fulfill their requirement by acquiring a duplex and reselling each unit to an income-qualified purchaser. The developer could then convert their one on-site inclusionary unit to an additional market rate unit.
- *Partnership with affordable housing developer* - This approach allows for-profit developers to partner with developers of affordable housing projects. These projects may either contain more than the required number of affordable units or units at a greater level of affordability.

The pricing formula is included in the County's Affordable Housing Guidelines and requires that units are priced at a level that is *affordable to households earning 100% of the County median income*, as adjusted by household size and number of bedrooms, and assuming a household spends no more than 30% of their income on housing. For example, a three bedroom home is priced at a level affordable to a household with an income at 100% of the County median income for a family of four, which is \$514,000 in 2015.

County's Affordable Housing requirements have been in place for about 35 years and land values have adjusted to reflect this requirement and, as a result, the program has not constrained development in the community. Each of the cities in the County also has affordable housing programs. All the housing units that are created through the County's affordable housing program are encumbered with affordability requirements in perpetuity, ensuring that the County will continue to build a solid base of housing for future generations. Since the inception of Measure J, 550 inclusionary affordable units have been constructed.

Building Permit Allocation

The final piece of Measure J was a building permit allocation system, governed by an annual growth goal adopted by the Board of Supervisors each year. This system generated controversy in the past due to the impression that it creates an artificial limit on housing construction. In fact, permit demand has exceeded permit availability only in 2 out of 37 years (1978 and 1979, the first years of the program). Additionally, the Board of Supervisors has the discretion to carry over any unused permits from one year to the next, meaning building permits have always been easily available. As illustrated by the table in Appendix 4.4-6, the available building permits has exceeded demand in all but 2 of the last 37 years, 1978 and 1979, and in those years the Board of Supervisors authorized the use of permits that had been carried over from prior years in order to meet the demand. Today, the allocation of building permits applies only to market-rate housing, and affordable housing is not subject to the allocation. Allocations are granted upon request from developers, and no additional requirements or process applies.

For 2015, the Board of Supervisors adopted a growth goal of 0.5% and allocated 253 building permits. The building permits are broken down into both urban (67%) and rural (33%) allocations: 169 Urban, and 84 Rural. By allowing more growth in the urban as opposed to the rural areas, Measure J promotes urban-centered growth, discourages sprawl, preserves agricultural and open space lands, and supports the creation of affordable housing.

Overall, the growth management system initiated by Measure J has created a relatively compact urban area while maintaining the rural landscape for both agriculture and resource protection values. The addition of inclusionary housing to the equation created a system that has worked well for over three decades. The principles of Measure J, including limiting urban expansion, protecting valuable rural and agricultural resources, and concentrating development in existing urban areas, are the backbone of a planning process that limits greenhouse gas emissions and minimizes environmental impacts. By concentrating the bulk of development in a defined area, the County ensures that urban amenities like grocery stores and restaurants are accessible, and walkable neighborhoods are possible, while still being close to protected open space and recreational areas.

INFRASTRUCTURE CONSTRAINTS

The infrastructure provided to development in the unincorporated County has been designed to reinforce the principles of urban-centered development. To that end, public water and wastewater agencies are limited in extending services beyond the USL. With some limited exceptions, addressed below, rural development relies on well water and septic systems, and is essentially self-sufficient in terms of these utilities. Road maintenance resource limitations and highway capacity are further limiting factors for both urban and rural development.

Water

Santa Cruz County is fortunate to have several local sources of water generating supplies for residential, commercial, and agricultural uses in the County. With the exception of 200-300 parcels in the Summit area that are served by the San Jose Water Company, Santa Cruz County is served exclusively by local water sources. This situation is unusual in California – most communities rely to some extent on imported water to support their populations. Reliance on local water sources has several advantages, the first being direct control over the use of the water supply. For example, through land use choices the County is able to support groundwater recharge – the General Plan designates certain areas as primary groundwater recharge areas—which places additional restrictions on development in these areas, primarily as they relate to lot size, in order to ensure that the groundwater aquifers are maintained. The disadvantages of relying on local water sources are enumerated later in this section.

Water supplies in Santa Cruz County are provided by a variety of water purveyors: municipal water systems, County water districts, private water companies, mutual water companies, and individual well-water systems. Within the Urban Services Line (USL), water is primarily supplied by three agencies: The Live Oak and Carbonera planning areas are supplied by the City of Santa Cruz Water District, the Soquel and Aptos planning areas are supplied by the Soquel Creek Water District and the Central Water District, and the Pajaro Valley planning area is supplied by the Watsonville Water Department. Agricultural water use is a significant portion of water demand, especially in the southern portion of the County, and is usually provided by independent groundwater pumping. The Pajaro Valley Water Management Agency (PVWMA) was created by State legislation and approved by voters in 1984 to manage water resources within the Pajaro Valley Basin. The PVWMA collects pumping fees from all pumpers to fund supplemental water supply projects and delivers a blend of recycled water and supplemental water to growers in the coastal area that is subject to seawater intrusion. .

The drought from 2012-2015 has further emphasized the continued deficiencies in County water supplies and has focused public attention on the ongoing efforts to increase water supply and improving water management. Water supply planning and integrated regional water management have been of primary concern to the County and to the various water agencies. As required by state law, each of the County's water districts/departments serving urban areas must update their Urban Water Management Plans every five years, with the next updates due in 2015. These updates demonstrate

how the agency intends to meet projected increases in water demand based on population projections for their service area. Also required by the State, the Santa Cruz Integrated Regional Water Management Plan was updated in 2014.

All groundwater aquifers in the County, the primary source of residential and agricultural water supply for the southern two-thirds of the County, are in some degree of overdraft. Overdraft is manifested in several ways including declining groundwater levels, degradation of water quality, diminished stream base flow, and/or seawater intrusion. Surface water supplies, which are the primary source of supply for the northern third of the County, are inadequate during drought periods, and will be further diminished as result of regulatory directives and the need to increase stream baseflows to restore endangered salmonid populations.

Santa Cruz and Live Oak: The City of Santa Cruz Water Department provides drinking water to the City of Santa Cruz and surrounding unincorporated urban areas, primarily utilizing surface water from the San Lorenzo River and its tributaries and north coast watersheds. During normal years there is adequate supply, but during a severe drought only about 55% of current demand can be met. The City completed an Integrated Water Plan and spent many years pursuing a desalinization project that would meet current and projected demand (in conjunction with long term water conservation and 15% use curtailment during severe drought periods). This project was put on hold due to significant public concern over cost and impact of the project. The City is now actively engaged in an expanded water supply planning process, utilizing a Water Supply Advisory Committee and technical consulting team. This process is resulting in substantial revisions of projected demand and consideration of various water supply options necessary to meet projected demand through at least 2030. This planning effort is scheduled to be completed in 2015.

Santa Margarita Basin: The Santa Margarita groundwater basin provides water supply to Scotts Valley and parts of the San Lorenzo Valley. The basin has experienced significant overdraft, particularly in the Scotts Valley area, as indicated by a significant decline in groundwater levels, and decline in stream base flow from 1980 to 2010. In 2015, an updated groundwater model of the Santa Margarita Basin has been completed, which give a more accurate picture of the basin's capacity and sustainable yield.

The overdraft of this basin is being addressed in several ways. The SVWD is steadily expanding the list of subscribers to switch to reclaimed wastewater. Beginning production in 2002, it is currently one of two tertiary treated wastewater facilities in the county. The use of treated wastewater, used for irrigation and landscaping, offsets an equivalent amount of potable water pumping and therefore is a valuable component in a water portfolio. As a result of recycled water use, water conservation, and discontinued operation of sand quarries, groundwater pumpage has recently declined and further groundwater decline has stopped. Efforts are now underway to seek additional water sources to promote recovery of the groundwater levels. Funding through the integrated regional water management program was used to complete two phases of a feasibility study of the conjunctive use of surface and groundwater to increase groundwater

storage in the basin. It is hoped that the conjunctive use project can generate a thousand acre-feet or more of water supplies in an average year, increasing the reliability and efficiency of the water supply for existing customers. However, completion of a conjunctive use project is likely to take 5-10 years once it is initiated. Further work is underway to evaluate the feasibility of additional recharge with advanced purified wastewater.

Water quality in the Santa Margarita Basin has been impacted by various contaminant sources including gas stations, industrial sites and dry cleaners. The occurrence of these contaminants in the groundwater supply has constrained both the use of the impacted water as well as efforts to enhance groundwater storage. These constraints have diminished as clean-up of two of the largest sites has been completed.

Mid-County: In the mid-county area, overdraft is manifested by groundwater levels below sea level, the first signs of seawater intrusion into parts of the aquifer systems and the probable decline in stream base flows. Water is extracted from the mid-county aquifers by the City of Santa Cruz Water Department (SCWD), the Soquel Creek Water District (SqCWD), Central Water District (CWD), small water systems and individual users. Only the smaller CWD, located in the recharge area of one of these aquifers, appears to have sustainable groundwater supplies for its current customer base. Groundwater quality impacts from contaminants have been minimal in the mid-county area. There are several gas station leaks in this region but none of the leaks has impacted major water supply wells.

SqCWD was participating with the City of Santa Cruz in the joint development and operation of the desalinization plant, but is now actively evaluating other supplemental supply options. In the meantime, SqCWD has instituted a water demand offset program for all new water connections. This program requires new customers to minimize new water use and fund provide water saving retrofits for existing customers that more than offset the demand caused by new development. With these and other water conservation measures in place future water demand is expected to remain flat through 2030, even with the projected increase in new connections. Water conservation measures have been effective and all the major water agencies have reported declining usage since 2004. During the recent drought, all agencies have successfully achieved further reductions of over 20% from usage in 2013.

South County: Overdraft in the south county aquifers is manifested by depressed water levels, seawater intrusion, and reduced stream flows. Water levels are below sea level in more than 78% of the basin and elevated chloride levels have been detected in wells near the Pajaro River, more than two miles from the coast. Segments of Corralitos Creek have been dry earlier in the summer than in previous years.

The PVWMA completed a project at Harkins Slough that provides ground water storage and recovery in the shallow aquifer in that area. PVWMA and the City of Watsonville operate an advanced tertiary treatment facility that provides recycled water for agricultural irrigation on coastal farms, significantly reducing groundwater pumping in the coastal areas. PVWMA also recently completed the update of their Basin

Management Plan, which calls for a combination of conservation and supplemental supply to reduce pumpage by the 12,000 af/yr needed to stop further seawater intrusion. In 2015 PVWMA will complete the process of raising the pumpage rates necessary to fund implementation of the BMP.

The County requires, as specified in its General Plan policies, a firm commitment of water availability in order to approve new development, and to date all major water suppliers continue to provide such commitments for new development under the County General Plan, usually with offsets or other water demand mitigation measures. The major water purveyors in the County (City of Santa Cruz Water Department, Soquel Creek Water District, Scotts Valley Water District, San Lorenzo Water District, City of Watsonville Water Department) have developed no new potable water supplies in over 20 years, and have instead relied on offset programs, relocation of pumping stations, conservation of existing resources, and wastewater reuse to continue to meet the demands of a growing population. These efforts have had some success, but development of supplemental supply is still needed to meet current and future demand and to provide additional resiliency with the projected impacts of climate change.

Transportation

Transportation constraints to development result from issues with road capacity, particularly along the primary north-south linkage of Highway 1. On local streets in the urban areas, major transportation corridors are lined with existing businesses and homes, leaving little room for road widening. In the rural areas, steep slopes and streams greatly constrain the location and width of roadways. Public roads in the rural area require nearly constant maintenance due to the slope, soil, and landslide hazards, making any expansion of the existing network exceedingly costly and potentially environmentally disruptive. Road maintenance in the rural area can be disproportionately expensive in light of the low population density served by rural roads.

The County continues to work with California Department of Transportation (CalTrans) and the Santa Cruz County Regional Transportation Commission (SCCRTC) on the planned improvements to Highway 1 through the County. As the major north-south connection in the County, Highway 1 is an important feature of the County's transportation system and experiences major delays during peak travel times in both the morning and evening on weekdays and on summer weekends. The highway is lined by development along the urban area frontage, and in certain places crosses wetlands and riparian areas that are subject to special protections under both State and local regulations. The opportunities for expanding the highway are limited, and the SCCRTC has worked with CalTrans over the years to identify those improvements.

A ballot measure to fund the widening of the highway (in addition to several alternative transportation projects) though a sales-tax increase was defeated at the polls in November 2004. While other proposals to increase capacity have been discussed by Caltrans and the SCCRTC, and improvements to sections of Highway One are implemented as resources allow, it remains unclear as to when identified improvements to each segment will occur. As of 2015, auxiliary lanes have been added to Soquel

Drive, and the next segment to be improved would be from Soquel Drive to 41st Avenue/Bay Avenue.

The completed improvements at the Highway 17 interchange have generally improved travel times for this road section. CalTrans has also completed additional improvements to Highway 17, and will continue to make improvements to the county's highways contingent on obtaining a secure source of funding. The phasing of these improvements has targeted the most congested sections of roadway first in an effort to improve the overall level of service provided.

The SCCRTC is also considering other transportation alternatives as part of its long-range transportation plan for the County. In May, 2015 the SCCRTC completed a draft feasibility study of passenger service on the rail line that runs south from the town of Davenport to the City of Watsonville⁴⁶, which is currently used for transporting freight. The study found that passenger service is feasible and two possible implementation scenarios were recommended for further study. The rail corridor is also used for seasonal tourist excursions, and is being developed with a bicycle and pedestrian trail facility as funding allows.

Transportation issues and road congestion pose legitimate limitations on development, and, along with the USL, lead to the conclusion that major development in the County should take place in existing urban neighborhoods. The Sustainable Santa Cruz County Plan⁴⁷ identified areas that would be suitable locations for residential, mixed use, and commercial development that are on or in proximity to transportation corridors. Efforts to implement the Sustainable Santa Cruz are expected to begin in 2016.

Sanitation

A number of special districts are responsible for providing sanitary sewer services in the County and for maintaining and operating local wastewater collection systems. Wastewater in the urban portions of the County is conveyed to a wastewater treatment plant in the City of Watsonville, or the City of Santa Cruz. Neither the County Sanitation District nor the Freedom Sanitation District operate a wastewater treatment plant, rather, both share treatment capacity in the other plants through Joint Powers Agreements.

The City of Watsonville Wastewater treatment Plant has a total capacity of 12.1 million gallons per day (Mgd). This treatment capacity is shared among the Freedom County Sanitation District, Salsipuedes Sanitation District, Pajaro County Sanitation District (in Monterey County), and the City of Watsonville. The Watsonville Plant provides advanced secondary treatment and some tertiary treatment as well. Through the Freedom, Salsipuedes, and Pajaro County Sanitation Districts, the County has wastewater treatment entitlement to 2.56 Mgd at the City of Watsonville Treatment

⁴⁶ "Passenger Rail Feasibility Study, Draft Report", SCCRTC, May, 2015

⁴⁷ "Sustainable Santa Cruz County", Santa Cruz County, 2014 available at www.sustainablesantacruzcounty.org.

Plant, of which it currently uses 2 Mgd. Sufficient capacity exists to meet the future growth of the County General Plan.

The City of Santa Cruz Wastewater Treatment Plant provides full secondary treatment and has a total capacity of 17 Mgd. The total treatment capacity at the Santa Cruz Wastewater Treatment Plant is shared between the Santa Cruz County Sanitation District and the City of Santa Cruz.

Through the Santa Cruz County Sanitation District, the County has an entitlement to 8 Mgd of the City of Santa Cruz treatment plant's capacity. The County currently uses almost 5 Mgd from its allocation, and the remaining capacity is designated for future development in the unincorporated area. The increase in population projected in the County General Plan could be served by the remaining capacity of the Santa Cruz Wastewater Treatment Plant. General Plan policies require that a written commitment be received from the service district guaranteeing that the required level of service is available prior to issuance of building permits. The Sanitation District is implementing a plan for the replacement of older sewer lines to reduce stormwater inflow, eliminate constrictions and improve service.

In the rural areas of the County, wastewater disposal is through septic systems or community wastewater disposal systems, also called package treatment plants. The County has implemented the Regional Water Quality Control Board requirements by the adoption of a Wastewater Disposal ordinance. As mentioned earlier, this ordinance establishes specific minimum parcel sizes for the installation of residential septic systems. These minimum parcel sizes are based on the technical limitations of the soils and include factors related to the site characteristics such as slope, high groundwater and the proximity to water wells. In certain areas of the County, such as the San Lorenzo River Watershed and the water supply watersheds of the North Coast and Bonny Doon Planning Areas, new development is constrained to a one-acre density. In the water supply watersheds of the North Coast and Bonny Doon Planning Areas, development is limited to 2½ acres/unit within one mile of a water system intake. In other rural areas, development may occur on smaller properties if all technical requirements for the installation of the septic system can be met.

Summary of Infrastructure Constraints

In summary, Santa Cruz County faces several significant infrastructure limitations that may soon pose genuine constraints to residential expansion. Land use planning in the County is limited by the infrastructure and public facilities that are managed by various other public agencies that are beyond the authority of the County government to address, e.g. water districts, fire districts and sanitation districts not controlled by the County. The County is working with the many responsible agencies to improve infrastructure to serve existing and future residents. Santa Cruz citizens are well informed on these issues and at times object to proposed development on the basis of many of the issues addressed in this section. Trepidation over the future of the County and the quality of life for all residents, both existing and future, commonly bring

concerned citizens into the development review process. The issues raised by these citizens are important and create an added challenge for potential developers.

LOCAL LAND USE REGULATIONS

Unlike most counties in California where urban development occurs within incorporated city boundaries, the unincorporated area of Santa Cruz County has a disproportionate share of the County's urban development and, therefore, must regulate a wide variety of development ranging from high density residential housing to timber production and agricultural lands.

Zoning standards

Zoning districts in Santa Cruz County are consistent with General Plan policy, and with Local Coastal Program policies as is required by State law. The zoning district provisions govern the type, density, mix, and other site related restrictions that apply to development. The zoning ordinance contains a number of features intended to promote affordable housing including density bonuses, accessory dwelling units, density minimums, and other features such as flexible application of height and parking standards for affordable housing projects.

The basic uses allowed in the County's residential zoning districts are described below. Site standards and other requirements for the residential districts are further illustrated in Appendix 4.4-1 and 4.4-2. Development standards, such as building height, parking requirements, lot coverage and setbacks, are typical of those applied in other suburban California jurisdictions. In Santa Cruz County, mixed use projects are currently subject to the site and development standards of the commercial zone districts, at the highest density of the RM zone district (one unit per 2,500 square feet of site area). In mixed use developments, currently up to 50% of the total building square footage may be residential if the units are being sold or rented at market rate, or up to 67% if the units are affordable housing units made available to households of moderate or low income. These current density and square footage maximums are being studied for amendments to further support mixed use development in appropriate commercial areas, which are usually found along transportation and transit corridors.

In the urban areas, residential districts permit single-family housing, attached housing, accessory dwelling units, dwelling groups, community care facilities, day care facilities and transitional housing. Urban residential districts also permit housing projects utilizing the State Density Bonus law. The basic use allowed in each of these districts is residential; the basic difference among the zones is the allowed density and type of housing (i.e. attached or detached). Development proposals within the USL are normally required to meet the minimum density designated in the County's General Plan. The urban residential zone districts are:

- R-1 (single family residential)
- RB (single family residential, oceanfront)

- RM (multi family residential)

In the Rural Area, residential districts permit single-family housing, dwelling groups, accessory dwelling units, and day care facilities, at densities consistent with the carrying capacity of the land and infrastructure limitations. The rural residential zone districts are:

- RA (single family residential and agriculture)
- RR (single family residential)
- R-1 (single family residential for existing developed neighborhoods)

A detailed description of the purpose of each zone district can be found in Appendix 4.4-1.

The Special Use (SU) and Agriculture (A) zoning districts, two primarily rural districts that cover wide areas of the County, also allow single family dwellings, dwelling groups and second units.

The height limit in the residential zone districts is 28 feet (with the exception of the RB district which has a height limit of 25 feet and 17 feet), but taller structures can be permitted through several discretionary permit avenues ranging from an administrative design review, administrative minor exception and administrative approval based on additional setbacks, through a public hearing for a Variance approval. Lot coverage in most urban residential zones ranges from 10% on acreage lots to 40% on lots less than 16,000 square feet in size with exceptions allowed for additional lot coverage in some circumstances. Setbacks vary among zone districts from 5 to 40 feet. The Site and Structural Dimensions Charts can be found in Appendix 4.4-2.

Parking

Parking standards are based on bedroom counts, and are similar to other suburban jurisdictions. Multifamily development must provide sufficient guest parking in addition to the required parking based on the bedroom count in the project. Developers may reduce the parking requirement through the approval of a Parking Accommodation Plan, however, as the County considers new strategies to encourage development of more, smaller units within a development, rather than fewer larger units, the parking requirements may need to be amended to support feasible small unit projects. The current residential parking standards can be found in Appendix 4.4-2.

Any project can be considered for a reduction in the required parking on the basis of an approved Parking Accommodation Plan that may include transit passes, carpool programs, documentation of reduced need, and other demand reduction measures. For mixed use projects, because it is assumed that prime times for commercial use and residential use do not typically overlap, the County's Parking Ordinance includes a provision that parking can be shared between these two uses. Projects for the elderly are routinely granted a reduced parking requirement equivalent to about 1 space per

unit. The County is considering adopting a new parking requirement specifically for senior and small unit developments.

Open Space

The basic open space requirement for all multi-family development is either 200 sq. ft./unit of private or 300 sf/unit of group open space. Most multi-family developments use a combination of the two to meet the requirements. These standards are similar to those required in other jurisdictions. As the County considers implementation strategies consistent with the principles of the Sustainable Santa Cruz County plan, it will look at these open space requirements to ensure that they are not constraining the type of development that is desired along transportation corridors.

Housing for People with Disabilities

The County has worked hard over the years to eliminate constraints on housing for people with mental, physical, and developmental disabilities. The County Code contains no definition of “family”, requires no special spacing requirements between homes or facilities serving the disabled population, permits group homes for 6 or fewer individuals as residential uses, and allows homes for 7 or more disabled individuals with a conditional use permit approved by the Zoning Administrator. A reasonable accommodation ordinance provides relief from zoning and land use policies that could hinder the ability of a disabled person to live comfortably in their home. Reasonable accommodation does not require discretionary review, however the following findings must be made:

- That the person be found to be disabled, as defined by the Federal Fair Housing Act or the California Fair Employment and Housing Act;
- That the requested accommodation be necessary to allow a disabled individual to occupy the property in question;
- That the requested accommodation will not impose an undue burden on the County;
- That the accommodation will not require fundamental alteration of building and zoning laws; and
- That the requested accommodation will not deprive adjacent properties of light, air and open space consistent with the Zoning Ordinance.

Reasonable accommodations approved in the County have included reduced setbacks for accessibility ramps, increased height and reduced setback provisions for elevators, and other accommodations.

Permit Processing

The average time for processing a discretionary permit, including CEQA review, for a Minor Land Division (creation of 4 or fewer lots) or a subdivision (creation of more than

4 lots) varies considerably due to project complexity, Planning Department staffing levels and, most importantly, the promptness of information submittal on the part of the applicant. The average processing time for subdivision applications processed between 2011 and mid-2015 was 12 months. All subdivisions of more than 19 lots must be approved through public hearings before both the Planning Commission and the Board of Supervisors. All Minor Land Divisions and subdivisions of 19 lots or fewer must be approved through public hearings before the Planning Commission.

The processing time for development projects on existing lots of record depends on site constraints, engineering requirements, neighborhood involvement, and promptness of applicant submittals. A single family home on an existing lot in a residential zone district outside the Coastal Zone is allowed by-right, and building permits for these homes can be processed in several weeks. Single Family Dwellings in the Coastal Zone may require a discretionary Coastal Development Permit prior to building permit processing, depending on the project location. The time for Coastal Permit issuance is 6 months, again factoring in the promptness of the applicant in submitting required information. Multi-Family Residential Development, for either rental or ownership housing, must be approved through public hearings by the Zoning Administrator for projects of 2–4 units, the Planning Commission for projects 5-19 units or the Board of Supervisors if the project is 20 or more units. Development entitlements are approved simultaneously with tentative maps as applicable. Typical timelines for approval of these types of projects range from 14 to 18 months, again, recognizing that much of this time is spent awaiting responses and information from developers.

The County Planning Department provides priority processing for all residential projects with a minimum of 25% of the units as affordable housing. These projects, which tend to be multi-family affordable housing developments, can be processed in as little as 6 months and rarely require more than 12 months between the time of application and the time of final approval by the hearing body. Again, the wide range in processing time is due to differing response times from different applicants.

Design Review

The design review criteria are set forth in Chapter 13.11 of the County Code. Design review is conducted at the initial stages of application review. Projects that do not include construction of the dwellings as part of the application are not required to submit architectural plans, only the guidelines that will govern the future construction.

Design review is required for residential construction projects of 3 or more units, and for single-family dwellings that exceed 5,000 square feet in size. Design review is typically performed at the staff level—rather than by a design review committee or board—as part of evaluation of the overall project. Because design review is integrated into the overall review process it adds little additional time or complexity to the processing of development applications.

The purpose of design review is to ensure that projects enhance the quality and functionality of County communities. The design standards in Chapter 13.11 address

site and building design, access, circulation, parking and landscaping. Criteria are described in sufficient detail to give developers the ability to prepare compliant projects that are easily approved. A series of design brochures is available at the zoning counter and on the Planning Department's website to provide guidance to designers and property owners about the design review process.

Planners are readily available to discuss the design criteria and assist developers. Prospective applicants receive free counter consultations and may apply for pre-submittal assessments including Project Review Consultation, Predevelopment Site Review and technical assessments processed by planning staff. The inter-departmental Development Review Group is a pre-submittal review available for large, complex projects. Building plan checkers offer free appointments to discuss accessibility requirements and other building code mandates.

In general, the permitting process has been facilitated by the development of an online Geographic Information System that enables staff and the public to obtain parcel information more readily. Written requirements for all building and discretionary permit applications are now available at the planning counter and on the County website; the presence of which has improved quality of applications and improved plan check efficiency. Additionally, permit status is also available online to members of the public. The County's public notification and hearing standards exceed those required under state law. Development projects regularly attract significant attention from neighbors, and projects that go to public hearing often generate a large amount of interest from nearby residents.

Building Permit Process

Building code requirements related to engineering standards, energy conservation, parking, materials, seismic safety, and sanitation add to the cost of housing production in Santa Cruz County, however such costs must be considered in the context of the public health and safety objectives they address. These codes do not appear to be a significant constraint, and are similar, where not identical, to codes throughout the State.

Building permits for single family dwellings and accessory dwelling units, once any discretionary permit has been obtained, are usually processed in about six weeks. Accessory dwelling units are processed as ministerial permits and, consistent with State law, do not require a public hearing, even within the Coastal Zone. The Department's brochure explaining How to Obtain a Building Permit is included in Appendix 4.4-3.

Fees

The County and other local agencies impose development impact fees to fund infrastructure improvements including schools, child care, parks, affordable housing, traffic and roadside improvements. Each of these fees is directly linked to the provision of services and facilities necessary to support residential development as well as affordable workforce housing. (An Affordable Housing Impact Fee was adopted in 2015

that applies to all new residential units and all new non-residential space). The County also charges fees for zoning and building plan checks, building permits, sewer and some water connections, driveway encroachments, and drainage reviews. Many of the reviews are in place to comply with State law. Other public agencies charge fees for water connection, sewer connection, fire review and schools. Fees vary by location in the unincorporated areas of the County.

Typical building permit and impact fees for urban and rural single-family dwellings and a typical Urban Multi-family project in Santa Cruz County are shown in Appendix 4.4-4. Typical fees for a multi-family unit are lower than for a single family unit, whether rural or urban.

Historic Resources

The County's Historic Resources Ordinance requires that exterior development on parcels where a designated historic structure exists be evaluated by the Historic Resources Commission. There are 330 structures in the County designated as historic resources. It is conceivable that design constraints related to a historic structure could impact a proposed housing project or prevent demolition of a structure to allow higher residential density development; however, there have been no known instances of this to date. Additionally, historic structures are subject to the Historic Building Code.

Coastal Permits

As shown in Appendix 4.4-5, the Coastal Zone encompasses a large land area in Santa Cruz County. One third of the urban land is located within the Coastal Zone and subject to the requirements of the Local Coastal Program Land Use Plan, as approved by the California Coastal Commission. In certain circumstances, such as when a General Plan/LCP amendment is part of a project application, final approval of a development rests with the Coastal Commission and not with the County. Generally, however, single-family homes on appropriately zoned residential lots are not subject to Coastal Commission approval, and the County serves as the state-designated authority in issuing a Coastal Development Permit. All houses in the rural areas of the Coastal Zone and some in the urban areas require approval of a Coastal Permit. The added permitting required to build on land in the Coastal Zone can add both time and expense to any development project near the Coast, especially when a public hearing is required. In 2014 the County updated Chapter 13.20 of the County Code, which governs administration of coastal permits, to implement the portion of the Coastal Act that allows minor coastal permits, which allow certain development applications to be processed without a public hearing.

EFFORTS TO REMOVE CONSTRAINTS

Administrative Practice Guidelines

County staff actively pursues opportunities to clarify, simplify and improve the predictability of development review. For the past several years, the Planning

Department has addressed code interpretation questions through a process known as the Policy Forum. The Policy Forum allows staff to raise issues and ask for clarifications of the County Code. A focused conversation then occurs to clarify the intent of the policy language in question, and to provide all staff with a written administrative practice guideline on proper administration of that language. By ensuring that all staff use the same interpretation of the County's regulations the Department improves the consistency of development review for developers and property owners. Completed "Administrative Practice Guidelines" are published on the Planning Department website. When a Policy Forum discussion identifies a need for a change to the County Code, staff brings the issue to the attention of the Board of Supervisors for their discussion and direction.

Examples of administrative practice guidelines issued or modified over the past few years include:

- A new "What Counts" guidelines was issued in 2011 to guide what types of square footage to include when calculating Floor Area Ratio (FAR) in the zoning districts with an FAR standard, and when calculating habitable square footage, and floor area, when those terms apply. The County Zoning Code includes an FAR standard for those zoning districts that have a minimum lot size standard of less than 16,000 square feet. Zoning districts with a minimum lot size of 16,000 square feet or greater are NOT subject to an FAR standard, and therefore the "FAR Calculation" does not apply.
- "Level One Change of Use" procedures have been streamlined; further improvements are being evaluated for inclusion in the set of code amendments involving updates of the use charts, development standards and Chapter 18.10 permit process provisions.
- New "Attics" document outlining what level of improvements may be made to an attic and what level will cause the attic to no longer be considered an attic.
- There is no longer any policy or requirement to have a height survey be prepared if your home is within two feet of the height limit; such surveys would only required in unusual circumstances such as difficult topography.
- There is no longer any policy or requirement to submit house designs when applying for a lot split, parcel map or tentative map.
- As an alternative to having a variety of technical reports prepared to prove that each of the two lots involved with a lot line adjustment are developable; a Lot Line Adjustment may be processed with a deed restriction recorded for any lot that is in question, so that the technical reports would be prepared to demonstrate that the lot meets standards such as access, septic suitability and geologic suitability only at the time development may be proposed in the future.

Code Modernization

In addition to needed code amendments that are identified through the Policy Forum process, over the past several years the County has also adopted many amendments to the County Code in order to clarify, modernize and simplify the discretionary approval process and reduce costs for applicants, particularly small-scale home builders and homeowners.

The following code modernizations have been completed, which pertain to development standards and permit processes applicable to residential and mixed use projects:

- New Nonconforming Uses and Structures Ordinance and related changes to remove the “altered wall” approach from the County Code. New ordinance based on new General Plan policies that are more accommodating of work on and improvements to existing legally nonconforming structures and structures occupied by nonconforming uses.
- Changed parking requirement for general retail, professional office and medical office uses to modern industry standards (went from one space per 200 sq.ft. to one parking space per 300 sq. ft. for retail/office and changed medical office calculation method).
- Expanded opportunity for greater reductions in parking requirements through use of shared parking and Transportation Demand Management strategies.
- Created opportunity to intensify uses or change parking lots at existing sites and NOT need to increase parking supply, if the increased parking requirement or change in parking supply is 2 spaces or less, or less than 10%. This facilitates changes of commercial uses as well as retrofits of existing parking lots to accommodate ADA accessible parking spaces.
- Expanded height exception provisions to allow commercial structures to request up to five-foot increase in height limit, with a discretionary development permit. Also, height exceptions are allowed without any zoning permit to screen parapets and mechanical equipment.
- Minor Exceptions provisions added to code so that minor deviations from development standards (such as setbacks, height and lot coverage) can be considered by planning staff administratively rather than at a public hearing, as “minor variances”. Within nearly all zoning districts (but not within Planned Unit Developments (PUDs -- which have specifically tailored standards), the following may be considered without a public hearing:
 - Up to a 5% increase in allowed height. For example, the usual 28-foot single- family residential height limit may (if administrative permit is approved), be increased by 16.8 inches, for a limit of almost 29-1/2 feet. The usual 35-foot commercial height limit may (if approved), be increased by 1-3/4 feet through this mechanism, to 36.75 feet.

- Up to a 15% reduction in front, side and rear setback requirements. For example, if a Minor Exception is approved a 5-foot side setback may be reduced by 9 inches to 4 feet, 3 inches, or a 20-foot front setback may be reduced to 17 feet.
- Up to a 15% reduction in the 10-foot separation between structures requirement, which could allow for an 8-1/2 foot separation to be approved.
- Up to a 7.5% increase in Floor Area Ratio (FAR) on smaller lots of 4,000 square feet or less, such that the usual 50% FAR standard may increase to 57.5%.
- Up to a 15% increase in total lot coverage (ground floor site coverage), which results in the following possible lot coverage standards:
 - For lots with a usual 40% maximum lot coverage – up to 6% additional (46%) through the Minor Exception process.
 - For lots with a usual 20% maximum lot coverage – up to 3% additional (23%) through the Minor Exception process.
 - For lots with a usual 10% maximum lot coverage – up to 1.5% additional (11.5%) through the Minor Exception process.
- Modified setback standards to provide greater flexibility to placing garages at rear of properties.
- Provided an exception to reduce certain setbacks to protect environmental resources.
- Modified permit processing requirements to allow greater use of administrative approvals with public notice but not public hearings, which allows buildings of 5,000 square feet or less to be processed administratively, rather than the former 2,000 square foot limitation for administrative permits.
- Increased opportunities for public appeals of administrative decisions, to allow for local consideration by Zoning Administrator, Planning Commission and/or Board of Supervisors rather than the court system.
- New Water Efficient Landscaping Ordinance (WELO) more tailored to conditions within the unincorporated area, to replace the State standards that had been in effect.
- New fence ordinance that updated standards more consistent with current practices observed throughout the County. New, simplified, and low-cost “Over Height Fence Certification” permit established as a mechanism to obtain approval for increased heights in acceptable locations.
- New Vacation Rental ordinance that allows single-family units to operate as vacation rental units, within established parameters, with a low-cost vacation rental permit. In the coastal Live Oak/Harbor designated area (the “LODA”) and the Seacliff/Aptos designated area (the “SADA”) there are

limitations on concentration of vacation rentals within any given block, and within each of those designated areas as a whole.

- Modification of Large Dwelling Unit design permit requirements, to require discretionary permit for homes 5,000 square feet or larger, rather than the existing threshold of 7,000 square feet or larger.
- Amendments to Chapter 13.20, the Coastal Permit Regulations: Comprehensive update to present regulations more clearly. Includes refinements (retractions) to the boundaries of “highly scenic areas” and “special communities” to better reflect existing conditions and simplify permit requirements for some property owners. Also, a Coastal Permit can now be processed administratively for certain types of projects, meaning a less expensive and quicker process with no required public hearing.
- Modernization of select development standards related to hotels to reflect current industry standards.
- Provision of a sign exceptions process to allow greater flexibility for certain types of signage on buildings.
- A comprehensive re-structuring and modernization of the County Codes relating to development (“Volume II”) is a major priority of the Department. This effort involves a modernization of the “use charts” of each existing zoning district, as well as certain updates to applicable development standards. Also, amendments to Chapter 18, dealing with the permit processes, have been drafted. It shifts from a “Level 1 through Level 7” permit nomenclature to a more standard approach that descriptively names the types of discretionary permit processes, and what types of entitlements/permits (e.g. “conditional use permits”, “rezoning”) go with what type of review and decision-making process. Drafts of each part of the Code Modernization will be completed by the end of December 2015 at which time an Environmental Impact Report will be prepared. Time needed to complete the EIR and public hearings by the Planning Commission, Board of Supervisors and Coastal Commission mean that this comprehensive amendment of Volume II is not likely to be adopted and in effect until the end of 2016 at the earliest, and likely sometime during 2017.
- Updates to the geologic hazard, floodplain, grading and erosion control ordinances along with the General Plan Safety Element have been completed and are going through the public hearing process for adoption by the Board of Supervisors and California Coastal Commission. Updates of the Noise Element and noise ordinance are also included in this package, as well as General Plan policies related to Airport Safety regulations (to comply with Airport Land Use Handbook).
- New code provisions regulating temporary uses and structures, and amendments to accessory uses/structures and home occupation regulations, are being prepared. It is expected that environmental review of

this package will commence in Fall 2015, with amendments adopted sometime in 2016.

Other Streamlining or Practice Changes:

- The County completed a comprehensive “re-codification” of the entire County Code, which incorporates all ordinance amendments and is presented in a more readable format. This is providing greater certainty for anyone using the Code; that the most current regulations are available at the public zoning counter and on the website. The re-codification was effective in early February 2013.
- Modified “milestone” approach for building permits to offer greater flexibility and more realistic timeframes for inspection of framing, electrical, mechanical etc.
- A new “CUREC” cost recovery fee has been adopted by the Board of Supervisors, which is an acronym for “Construction Unpermitted – Recover Enforcement Costs”. The fee doubles the usual amount of building plan check, processing and inspection fees. Building Inspectors or other staff out in the field who notice unpermitted construction (no permit has been applied for or issued but construction activity is occurring), will post a “Stop Work” notice and will not wait for a citizen complaint. This practice is reducing the level of unpermitted construction, as owners and contractors realize that there will be a consequence of taking the risk, even though neighbors do not complain.
- An expanded “Over The Counter” (OTC) process is available for obtaining building permits, with the service available during all hours the public counter is open (Monday through Thursday until 3:00 PM but closed for lunch between 12 noon and 1 PM). Some building permits will indeed be processed on the same day, while others may take a few days, depending on the application.
- A “plan sheet template” has been prepared and is available for applicant use, in order to assist non-professionals with preparing simple plans for submittal to the County.
- A “Legalization Assistance Permit Program” (LAPP) has been implemented, which offers technical assistance and other incentives to assist property owners with legalization of existing unpermitted improvements.

NON-GOVERNMENTAL CONSTRAINTS

Housing development in Santa Cruz, as in other coastal communities, is highly influenced by the cost of land and construction. As these costs have risen over time, housing prices have risen accordingly. The economic downturn temporarily reduced land costs, but the cost of labor and materials remained relatively steady. Discussion of costs and financing follow.

Land and Construction Costs

The cost of land varies considerably between jurisdictions. Market factors, especially the desirability of the location and level of existing improvements such as access, play an important role in setting property values. Many infill lots are larger than the zoning minimum size lot but too small to subdivide. Some of these can be targeted for development with Accessory Dwelling Units (ADUs).

Labor costs in Santa Cruz County, as in many places in the San Francisco Bay Area, are higher than other areas due to the cost of living. The hourly wage of the construction workers, subcontractors, and general contractors in Santa Cruz will likely be higher than the hourly wages of similar workers in other parts of the state that have a lower overall cost of living.

The scarcity of easily developed land, combined with the steady demand, suggests that housing construction costs are likely to remain high in the future. The County will likely continue to follow this trend that is occurring throughout the Bay Area and in neighboring Silicon Valley.

Financing

Financing for new housing construction can be a significant cost, and has become more difficult to obtain after the Great Recession. Even in strong markets and for market-rate housing, private lenders frequently require pre-leasing or pre-sales for housing development loans as an assurance of revenue. In addition, housing developers are frequently required to provide higher levels of equity contributions to reduce the lenders' risk. Many potential developers are unable to meet this requirement. As housing and rental costs have gone up so significantly in the past year or two the level of risk is somewhat less, but lenders remain cautious. In addition, many developers are continuing to postpone the recording of subdivision maps after entitlement, which delays the arrival of new lots into the market.

Development Financing

When compared to market rate developers, the developers of affordable housing face additional financing constraints. Opportunities for financing through traditional private sector sources are limited, as private lenders and investors typically seek financial returns that cannot be realized by affordable housing. Because the costs to produce affordable housing typically exceed the returns that will be achieved through sale or rental of the units, gap financing must be secured. While a variety of local, State, and Federal programs are available to address gap financing needs (e.g., CDBG, HOME, RDA Successor Agency Housing Asset Fund, Affordable Housing Impact Fees, tax credits, etc.), the local programs have limited funds, and the State and Federal sources are typically highly competitive. The State notes that the high levels of risk associated with land development make it difficult for land developers to find investors and financing. Potential land investors typically require large premiums over and above other types of real estate investments. Lenders who make land development loans

impose lower loan-to-value ratios, charge higher rates, and/or require the loan to be a recourse loan.

Although the County seeks all available sources of financing for housing, over the past ten years the amount of available funding has either been reduced or remained stagnant, even though the cost of developing housing has increased. As a result, it is not uncommon to find new affordable housing developments with numerous sources of financing in order to make the project financially feasible. This financing structure adds to the overall costs of development, as it can take a significant amount of time to receive funding approval from so many sources.

Home Purchase Financing

The collapse of the global credit markets during 2008 and the subsequent Great Recession had a major impact on the ability of local households to qualify for home loans under the stricter credit approval guidelines that continue to be in place. Where down payment requirements were extremely low not too long ago, now potential homebuyers must have the ability to make a minimum 20% down payment, which represents a major hurdle for moderate or lower-income households. This lending requirement is not unique to Santa Cruz, but does have a significant effect on the local housing market due to the generally high home prices. Tighter lending restrictions have also affected the purchasing power of households that a few years ago would have been able to qualify for many of the sub-prime loan programs. Mortgage interest rates also clearly have an influence on homebuyers, especially at the lower incomes.

The availability of financing can sometimes constrain the development or conservation of housing. According to the Statewide Housing Plan, land developers purchase raw land, entitle and subdivide it, and sometimes, depending on the developer and market, install on-site services (e.g., streets, sewers, drainage) and pay for off-site improvements. These activities are generally carried out several years ahead of unit construction. The long lead times and high costs associated with these activities create a considerable risk for the developer—one few are willing to take in uncertain housing markets. The County has undertaken many initiatives to increase certainty and reduce developer risk related to new housing projects, which is beginning to have an effect now that the economy and housing market have improved.

Down payment/Move-in Costs

High up-front costs affect the ability of lower income households to secure housing. Most market rate homes in Santa Cruz County have become affordable only to households in the higher income brackets with more accumulated wealth. Moderate-, lower-, very low-, and extremely low-income households are generally unable to save money at a significant rate and often do not benefit from inherited wealth or other gifts from family members. Low accumulated wealth combined with high market rates and high up-front costs make it difficult for lower income groups to procure housing, either as homeowners or renters.

The ability to accumulate enough funds for a down payment remains a significant obstacle to many potential homebuyers. Lower-income homebuyers may have a difficult time transitioning from the rental housing market to homeownership because of the difficulty accumulating the required down payment, while concurrently paying high rents. In the same way, lower income households may not be able to find appropriate rental housing because they struggle to accrue the required security deposits as well as first and last month's rent. Without significant savings for a down payment, moderate- and low-income households may never have the means to enter the home ownership market without the assistance of County housing programs.

Santa Cruz County continues to rank as one of the 10 least-affordable places to rent housing. A major factor affecting is the perpetually low vacancy rate for rentals. A five percent rental vacancy rate is considered necessary to permit ordinary rental mobility. With less than five percent vacancy rates, tenants have difficulty locating appropriate units and the strong market pressure has inflated rents beyond the reach of County residents with extremely low, very low, low, and moderate incomes. See also Sections 4.2 and 4.3 for a discussion of factors affecting rents and renters.

Foreclosures

Foreclosures on home mortgages dominated the housing market between about 2008 and 2011/12, but are now a much lower component of housing sales.

Some low- and moderate-income buyers have utilized the County's First Time Homebuyer Program to purchase foreclosed homes. In the past, these homes were priced at a level making it difficult for these households to purchase them, but by utilizing the First Time Homebuyer Program, not only can these households purchase a new home, but the County can increase its stock of permanently affordable housing.

The County also continues to operate a Preservation of Affordable Housing Program, whereby the County purchases deed-restricted affordable housing units in order to preserve the deed-restriction which would otherwise be lost through the foreclosure. The County then re-sells the affordable unit to an income-qualified buyer.

Loss of Redevelopment

The loss of Redevelopment in California has further constrained availability of local affordable housing monies. As housing supply becomes more and more strained, housing costs for both purchase and rent have been increasing rapidly over the past couple of years. The high potential revenue is generating interest from developers in generating rental and mixed use developments, and the County continues to seek ways to encourage this type of development in appropriate areas such as along transportation areas and in certain commercial areas.

CONCLUSION

The landscape and location of Santa Cruz is unique and desirable, and as such it creates certain difficulties for development in the County. The mountainous areas are a landscape of steep slopes, riparian areas, and landslide and fault zone hazards. The agricultural lands to the north and south are a precious resource, and they provide the basis for one of the County's most important economic generators and so must be preserved for farming. These constraints dictate that most development be focused in the urban area in the center of the County, more or less along the coast. This area is within the Urban Services Line, enjoys the greatest level of urban services and is able to support the most intense land uses and residential densities. The fact that about one-third of this urban area is located in the Coastal Zone can pose an additional challenge to housing development due to state-approved Local Coastal Program policies and the requirements for Coastal Development Permits.

The infrastructure capacity of the county's urban service providers is finite, and in some cases reaching capacity. Water supplies are affected both in quantity and quality and all County aquifers are in overdraft conditions. The capacity of Highway 1 is currently limited to two lanes in each direction through most of the County, with addition of auxiliary lanes proceeding segment by segment as funds allow. The future growth of the County's urban areas will depend on the cooperation of all the responsible agencies to develop joint solutions to common problems.

The land use system in Santa Cruz County has successfully directed development into the urban area, but it is a system that has resulted in a housing stock that is 72% single family dwellings on moderate and large size lots⁴⁸, and there is room for improvement. Ongoing efforts to streamline and simplify the development approval process continue to be a priority for the Board of Supervisors. There is adequate land under the current General Plan and current zoning to accommodate housing needs, as documented in Section 4.2 the housing inventory. However, to realize that potential, assistance in the form of continued encouragement for accessory dwelling units, multi-family housing, mixed use, and other categories of infill housing will be necessary.

APPENDICES FOR THIS SECTION

- 4.4-1 Residential Zone District Purposes
- 4.4-2 Residential Site and Structural Dimensions Charts
- 4.4-3 How To Obtain A Building Permit Brochure
- 4.4-4 Typical Building Permit Fees for Single-Family Dwellings
- 4.4-5 Map of Urban Services Line and Coastal Zone
- 4.4-6 Measure J Building Permit Allocations and Number of Permits Issued, 1979 – 2015

⁴⁸ State of California Department of Finance, E-5 Population and Housing, 2011 – 2014, May, 2014

4.5: OPPORTUNITIES FOR ENERGY CONSERVATION

Santa Cruz County has been working for decades to promote energy conservation at both the community level and the level of individual structures. The creation of an urban services line, the adoption of local building standards that encourage energy efficient construction and the development of alternative sources of energy for residences, a Green Building program, and many other projects have been part of this effort over the years. More recently the County completed the Sustainable Santa Cruz County Plan⁴⁹, which lays out recommendations for increased efficiency in the land use pattern and increased transportation choices, both of which increase opportunities to reduce energy use. The County also adopted a Climate Action Strategy in 2013⁵⁰ that identifies specific strategies to reduce green house gas emissions in general and energy consumption in particular. This section of the Housing Element provides information on the newer programs that promote energy conservation and outlines long-standing County policies that continue to be implemented.

LAND USE PATTERN, AVAILABILITY OF TRANSPORTATION CHOICES AND STYLE OF RESIDENTIAL DEVELOPMENT ARE CLOSELY RELATED TO ENERGY CONSERVATION

To the extent that creation of new housing occurs in compact-style, infill developments in the urban area, energy conservation and reduced green house gas emissions, which are a proxy for non-renewable energy use, is built into the benefits of creating that housing. To the extent that the County provides opportunity for compact development and mixed use, and residences close to job centers, those housing policies and actions are also energy conservation policies and actions. Retrofit of existing structures is also a piece of the puzzle, in that older structures were built to lower standards and therefore residents of older dwellings use more energy and are disproportionately affected by high utility costs.

The Sustainable Santa Cruz County Plan, 2014

County applied for and was awarded a grant by the California Strategic Growth Council to prepare the Sustainable Santa Cruz County (SSCC) Plan, a planning study that first identified the community's vision of sustainability through a community process, and then identified land use and other tools that could be applied in the urban unincorporated area to promote sustainability. The Plan identified the need to increase the range of available housing products, including more small units and units close to activity and job centers.

⁴⁹ "Sustainable Santa Cruz County Plan", Santa Cruz County, 2014, available at www.sustainablesantacruzcounty.org

⁵⁰ Climate Action Strategy, County of Santa Cruz, 2013, available at: <http://www.sccoplanning.com/PlanningHome/SustainabilityPlanning/ClimateActionStrategy.aspx>

The recommendations of the plan included new zoning districts and/or overlays for mixed-use development, residential development in appropriate locations where the number of units is determined by site standards rather than by a fixed density standard, live/work, and new employment districts. The plan also suggested road standards that could accommodate active transportation options, improve safety for pedestrians and cyclists, and improve commute predictability.

All of these tools promote energy efficiency. The SSCC was approved by the County Board of Supervisors in October of 2014, and the process of implementation will begin in 2016.

Climate Action Strategy, 2013

In 2013 the Board approved the County of Santa Cruz Climate Action Strategy (CAS), which includes greenhouse gas emissions inventories, sets greenhouse gas emissions reduction targets, and outlines strategies and implementing actions to achieve the targets. The CAS is focused on reducing the emission of greenhouse gases, which is dependent on increasing energy efficiency and use of renewable energy.

Sample CAS Strategies and Actions that the County is implementing or is in the process of implementing include:

- Participating in the Joint Powers Authorities that make two Property Assisted Clean Energy (PACE) programs, CaliforniaFirst and California HERO, available in Santa Cruz. Santa Cruz was a Phase 1 community when CaliforniaFirst was initially formed;
- Initiating the Monterey Bay Clean Energy consortium that is evaluating Community Choice Aggregation (CCA) in the Monterey Bay area, and winning grant funding for a technical feasibility study of CCA. CCA has the potential to vastly increase residential production and use of renewable energy. The study is underway as of June, 2015;
- Considering updating the building code to address pre-wiring to accommodate photovoltaics and electric vehicle charging in residences, and potentially cool roof technology.

The Planning Department prepares annual reports on implementation of the CAS. The most recent report is available online.⁵¹

Ongoing Sustainable Land Use and Development Strategies

By maintaining the urban services line, which was initially adopted in 1978, the County has maintained a distinction between urban and rural areas, directing most residential development to urban areas and discouraging rural land divisions. From an energy

⁵¹ www.sccoplanning.com/PlanningHome/SustainabilityPlanning/ClimateActionStrategy.aspx

conservation standpoint, this strategy reduces vehicle miles traveled and helps support development of an efficient public transit system.

In 2008 and 2009 the County rezoned over 26 acres of land for housing at a density of 20 units per acre, to allow for the development of 530 affordable housing units. Located throughout the County near public transit and urban services, these high density sites provide an opportunity for the development of affordable housing that is efficient on multiple levels: residents will use less energy in their compact homes, and will need to travel fewer miles in their daily lives. Thus far, 154 units have been constructed or permitted, in three projects.

ENERGY CONSERVATION IN RESIDENTIAL BUILDINGS

Incorporating energy efficient design and the use of alternative energy sources in residential and commercial structures can significantly reduce energy usage in a community. The County participates in two programs, CaliforniaFirst and California HERO, which help property owners to finance renewable energy, energy and water efficiency improvements, clean biomass heating systems, and electric vehicle charging infrastructure on their property. Property owners who wish to participate in the program agree to repay the amount borrowed through the voluntary contractual assessment together with their property taxes. These programs are referred to as Property Assessed Clean Energy, or PACE programs.

The County also has several programs to improve the energy efficiency of older homes. For mobile homes, the County has a program to rehabilitate or even replace existing mobile homes with new manufactured homes. In addition to improving the quality of life for lower-income residents, the program also improves the energy efficiency of older mobile homes, or replaces the older homes with newer homes that are much more energy efficient.

The County has adopted CALGreen, California's green building code. CALGreen includes both mandatory and voluntary measures involving planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality in residential and non-residential construction. CALGreen is updated on a three-year cycle allow for gradual evolution of the standards toward the goal of "net zero energy" buildings by the year 2020. In other words, the code would require a new home constructed in 2020 to offset annual energy consumption with an equal amount of on-site energy generation.

SUMMARY OF OPPORTUNITIES FOR ENERGY CONSERVATION

Santa Cruz County has historically placed a priority on "smart growth" by focusing growth in urban areas, promoting energy efficient designs and assisting rehabilitation of older less efficient residences. The County continues to move toward greater residential energy conservation at the community level by looking at the land use pattern (and related transportation issues) as laid out in the Sustainable Santa Cruz County plan, by implementing the Climate Action Strategy, and by actively pursuing the highest priority

energy strategy in the CAS, which is evaluating the feasibility of a Community Choice Aggregation model for providing energy to the community.

Specific programs to reduce residential energy usage are also discussed in Section 4.7, Housing Objectives, Goals, Programs and Policies.

APPENDICES FOR THIS SECTION

- No Appendices for this section.

4.6: HOUSING SITES INVENTORY

State housing law requires California communities to show how they can meet their assigned Regional Needs Housing Allocation (RHNA) during the housing element period, which for this Element is 2016 through 2023. The RHNA is assigned to the community through a process in which the State assigns a regional goal to AMBAG, our regional planning organization. AMBAG then apportions the number of units among the cities and the unincorporated area in Monterey and Santa Cruz Counties, and specifies the number of units that are required for each jurisdiction in each income category⁵². This process is discussed in more detail in Section 4.7.

The first step in conducting an analysis of whether the County has adequate land available to meet the RHNA is developing an inventory of land suitable for residential development. The inventory includes vacant sites and developed but underutilized sites that have potential for additional development. This Section inventories all those available sites within the unincorporated area of Santa Cruz County, and determines the number of housing units that could reasonably be developed under the current General Plan and zoning ordinance land use regulations. (The second portion of the analysis, which focuses on infrastructure and other constraints to potential housing development, is provided in Section 4.4).

The inventory, which appears in detail in the Appendices for this section, provides important information for long-range planning by identifying the vacant and underutilized land. It points to the properties where there is opportunity to develop housing of the type that can meet the needs documented in Section 4.3 and throughout this document. The programs that would assist in realizing the full potential of these properties are discussed in Section 4.7.

The inventory demonstrates that for this Housing Element cycle the County has adequate space in which to accommodate our RHNA allocation. It is important to note that the inventory documents property on which units that would meet the RHNA could be constructed; it does not address market and other conditions that determine whether the units will actually be built and in what time frame they may be built. As noted, discussion of the policies, programs and projects that can contribute to the potential housing being realized is found in Section 4.7.

DEVELOPING THE INVENTORY

Consistent with the previous Housing Element, the inventory relies upon a detailed survey of the dwelling unit potential of vacant land and underutilized land (parcels with existing units, but with potential for additional units) within the County's designated Urban Services Line. The survey was originally conducted in 2008 and has been updated to account for the limited development activity that has taken place since the

⁵² See Final Regional Housing Needs Allocation Plan 2014-2023, AMBAG, adopted June, 2014.

inventory was prepared. Also included is an estimate of the development potential for housing units on vacant rural properties.

In addition to traditional single family and multi-family housing, the inventory evaluates the potential for residential units created as part of mixed-use developments, and the potential for accessory dwelling units.

The level of affordability of each potential unit is estimated, based on the type of development, size of the unit, recent experience with similar projects, and rural or urban location. A detailed discussion of how the County will meet the RHNA requirement for each income level is included in Section 4.7.

EXISTING HOUSING CAPACITY

The analysis of housing unit potential, summarized in Figure 4.6.1., indicates that there are a substantial number of units and a variety of housing types that could be built in the unincorporated area of the County under current General Plan and Local Coastal Program policies and zoning. The analysis is based on a site-specific analysis of the housing capacity of each vacant and underutilized urban parcel in the unincorporated area of the County, and an estimate of available land in rural areas.

The total build-out capacity for all types of housing is 17,271 units. This includes a capacity of over 2,300 housing units in urban areas and 2,715 in rural areas. Additional housing can be developed in the urban and rural areas of the County as accessory dwelling units (7,838 units), housing for agricultural employees in agricultural areas (2,423 units), and as mixed-use projects in commercial areas (1,916 units).

Figure 4.6.1: Potential Capacity Under Existing County General Plan/LCP	
Type of Development	Existing Capacity at the beginning of the Planning Period
Urban Housing: < 14.5 units/acre 14.5-17.5 units/acre 20 units/acre Subtotal:	1,779 224 376 2,379 units
Rural Housing	2,715 units
Mixed Use on Existing Commercial Sites: Vacant sites Underutilized sites Subtotal:	155 1,761 1,916 units
Accessory Dwelling Units	7,838 units
Agricultural Employee Housing	2,423 units
TOTAL New Units	17,271 units
* Capacity estimates are based on a combination of parcel-specific GIS analysis and an update of prior inventories using building permit data.	

Urban Sites – Single Family and Multi-Family Less Than 14.5 Units per Acre

This analysis focuses on potential sites inside the Urban Services Line zoned for single-family development or low-density Multi-Family Development. For these development types, it is anticipated that developers will meet their 15% affordable housing obligation by contributing impact fees to the County's affordable housing impact fee fund rather than by pursuing the option to build the affordable units. (Note that the policy of allowing developers to pay the impact fee rather than building units will be revisited and possibly revised by decision makers in 2017, and therefore this is a conservative assumption). The remaining units will be available as market-rate housing. The total number of units, without any density bonus, is 1779.

These parcels are located in areas where public water and sewer service are available. These locations have generally flat topography, although some parcels are adjacent to riparian corridors. Access, geologic instability and flood plain issues do not constrain development. Non-developable land, including rights-of-way and riparian corridors, has been factored into the analysis of the potential development of these parcels (see Appendices 4.6-1 and 4.6-2).

Urban Sites – Multi-Family 14.5 to 17.4 Units per Acre

Pursuant to State law, densities of 20 units per acre are presumed to accommodate low, very low and extremely low-income households. Given that legislative requirement, it is reasonable to assume that development densities of approximately 15 units per acre would be affordable to moderate income households.

There are 29 vacant sites and 48 underutilized sites in the Urban Services Line zoned RM-3.5 through RM-2.5 (Multi-Family Residential, 3,500 through 2,500 square feet of developable land per unit) as listed in Appendix 4.6-3. The sites listed in the inventory allow for the development of at least 1 residential unit on the vacant properties, and 2 additional units on each underutilized property, for a total of 224 additional units, not considering any density bonus.

Urban Sites – Multi-Family 20 Units per Acre

Created in June of 2007, the Regional Housing Need Combining District (or "R-Combining District") was established to address the need for a zoning category to accommodate lower income housing needs at the state-established default density of 20 units per acre. This combining district was applied to 5 sites located throughout the urban portion of the County, resulting in rezoning a total of 26.5 acres of land with a capacity of 530 housing units into the high density district. These sites are located within the Urban Services Line and are served by urban level sewer, water, and drainage infrastructure by their respective sanitation, drainage, and water agencies. Two of the sites have been fully developed, and one is currently planned for partial development. The remaining sites with a combined capacity of 376 units are available for future development. Development of these sites is "by-right" – meaning that the use and

density are not subject to discretionary review or permit, and the only discretionary permit that may be required is for design review. See appendix 4.6-4.

Rural Sites

The total residential build-out capacity of the General Plan Land Use Plan for the rural areas of the County (areas outside the Urban Services Line) is estimated at 2,796 housing units. The analysis is based on the potential development that could occur on all existing rural residential properties greater than 1 acre in size. The analysis does not include additional development capacity of smaller existing rural parcels or of additional parcels that could be created through minor land divisions. The basis for this analysis is the analysis for the previous Housing Element, adjusted for the rural housing development that occurred during the previous planning period (see Appendix 4.6-5).

Because full urban services are not available for development on rural parcels that are not within the Rural Services Line, development of affordable housing is not generally expected in the rural areas. Therefore, the 2,796 units are expected to be affordable to households with above moderate incomes.

Commercial Mixed Use

There are more than 250 suitably zoned and sized sites in the County with the potential for commercial/residential mixed-use development. Mixed-use development is allowed in PA (Professional and Administrative Office), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zones. In these zones, the current zoning code allows residential uses in 50% of the square footage of the structure(s), or in 67% of the structure if the units are deed restricted as 100% affordable. Including both vacant and underutilized sites, there is the potential for a total of 1,916 housing units in conjunction with the development or redevelopment of commercial properties, or more if some of the sites are developed under the more generous standards for deed-restricted affordable housing.

Appendix 4.6-6 Table V lists vacant properties that could support both commercial and residential development. The group of vacant parcels that are most likely to develop mixed-use projects could create as many as 155 residential units, based on assumptions for building floor area ratio, unit size, and ratio of residential to commercial square footage.

In addition to vacant parcels, underutilized commercial sites also hold potential for mixed-use development, particularly those sites that are significantly under-developed and/or contain older commercial development that is likely to be replaced with updated commercial and residential space. Appendix 4.6-6 Table U contains an inventory of developed commercial properties with the greatest potential for mixed-use developments drawn from two pools of data: the first, included in the prior housing element, consists of developed commercial properties greater than 20,000 square feet in size with assessed improvement valuations of \$200,000 or less (indicating structures likely to need improvements in the near future); the second is based on the sites that

were identified as opportunity sites in the Sustainable Santa Cruz County (SSCC) Plan⁵³. The SSCC identified these properties based on zoning in the C-1, C-2, or PA zone districts, a low ratio of improvement value to land value (according to assessor's records) and proximity to major transportation corridors. On these underutilized or older commercial sites, potential future mixed-use projects could create as many as 1,761 residential units.

Residential units in future mixed-use development projects should be available to households at varying income levels due to the smaller size of units and densities. However, based on the likely locations of these projects and experience with current projects under development, it is anticipated that mixed use residential units under current General Plan and zoning policies and standards will generally be affordable to moderate and above moderate income households. In the future, as new policies and tools are adopted to implement the SSCC, then unit sizes may decrease and the numbers of units per site would be expected to increase, which would make some portion of those mixed use developments affordable to lower income households.

Accessory Dwelling Units

The County has aggressively pursued accessory dwelling units (ADUs) as a strategy to provide affordable housing in the community. To this end, ADUs are allowed in rural residential areas on lots greater than 1 acre, in all urban residential zone districts, and on agricultural parcels outside the Coastal Zone. In conformance with AB 1866, the County requires only a building permit for ADU construction. Current efforts to further increase ADU construction are described in the programs in Section 4.7.

A calculation of possible ADU capacity has been developed (see Appendix 4.6-7). The estimated capacity for new ADUs in the unincorporated area of the County under existing zoning regulations is 7,838 units. This number includes 3,001 units in the urban area and 4,837 units in the rural area.

The 4,837 units in the rural area represent 75% of the total number of properties meeting the minimum requirement of one acre in a residential General Plan land use designation. The 25% reduction accounts for those properties that may be located within floodplains, near geologic hazards or have septic system constraints that would preclude development of an ADU.

The number of potential ADUs in the urban area (3,001 units) is a conservative estimate that includes only parcels that are greater than 6,000 square feet, meet the minimum lot size for the zone district, and are zoned R-1 (single family residential). Although existing County ordinances allow ADUs on all urban properties that meet the minimum parcel size in any residential zone district, it is estimated that resource or other site constraints will limit the development potential of residential lots as illustrated in Figure 4.6.2:

⁵³ "Sustainable Santa Cruz County", County of Santa Cruz Planning Department, 2014, available at <http://sustainablesantacruzcounty.org/>.

Figure 4.6.2: Accessory Dwelling Unit Capacity	
Parcel size (square feet)	Percentage of parcels able to accommodate an ADU
6,000 – 8,999	30%
9,000 – 9,999	50%
10,000 – 14,999	70%
15,000 or larger	90%

Due to their smaller size and configuration, ADUs should be affordable to moderate, low, and very-low income households, as well as to those with above moderate incomes. Many households maintain ADUs for use by family members with lower incomes, such as older adult relatives (ADUs have traditionally been known as “granny units”).

Because ADUs increase the availability of rental housing, and the production and retention of rental housing is a priority for the County, policies and programs for further encouragement of ADUs are an important component of the housing policy agenda over the planning period for this Housing Element. See also Section 4.7.

Housing for Agricultural Employees

State Law, under the Employee Housing Act, requires the County to allow for the “by-right” development of up to 12 agricultural employee housing units, or 36 employee beds in dorm-style housing, on agricultural properties as an agricultural use. Development of Agricultural Employee housing seems most likely on larger agricultural parcels operating for commercial production. For the purposes of the inventory analysis, only properties larger than 20 acres in size were counted, even though smaller parcels have the same development potential. Within the unincorporated areas of the County, there are approximately 404 properties of 20 acres or more in size zoned for agricultural use (CA, A, or AP properties). Conservatively, it is estimated that half of these properties, or 202 parcels, could be developed with housing for agricultural employees. It is likely that units would be available for lower income households, given the income levels of the population the units serve.

The County is currently considering adding a process for allowing agricultural employee housing projects of more than 12 units/36 beds through a discretionary approval, also as an agricultural use. This may have a stimulating effect on the production of this type of housing. See also Section 4.7.

Emergency Shelters

As discussed in Section 4.3: People Who Are Homeless, Santa Cruz County has a large homeless population. The County has approximately 322 emergency shelter beds available between April 16 and November 14 each year, and an additional 100 beds available between November 15 and April 15 when the temporary winter shelters open. These shelters are located within the cities of Watsonville and Santa Cruz.

Emergency shelters are a discretionary use (requiring a Use Permit approval) in several zone districts and are a principally permitted use in the County's PF (Public Facilities) zone district.

Transitional and Supportive Housing

Countywide, there are approximately 279 transitional housing beds available. Many of the transitional housing programs serve targeted populations such as people with mental illness, substance abuse or histories of domestic violence. In accordance with State law, the County Code allows group homes, including those providing supportive services and transitional housing, in all residential zones as "Residential Care Homes". There are no geographical spacing or siting requirements for residential care homes serving six or fewer residents, and they are subject to the same site standards and processing procedures as other residential uses in these districts. For residential care homes with seven or more residents, a conditional use permit, including a public hearing before the Zoning Administrator, is required. Family Day Care Homes may also provide for the care of disabled persons for periods of less than 24 hours. These are permitted in all residential zone districts pursuant to California Health and Safety Code Section 1597.30 et seq.

Single Room Occupancy (SRO) Units

SRO units are currently an allowed principal use in the RM (Multi-Family Residential) zone district. They are allowed as ancillary to commercial uses (up to 50% of the floor area for market rate, or up to 67% of the floor area for 100% affordable units) in the PA (Professional and Administrative Office), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zone districts. These requirements are identical to the requirements for other types of multi-family housing units. In addition, SRO units are an appropriate form of housing to be included in mixed use developments.

The County encourages SRO units by providing priority processing for projects containing a minimum of 25% affordable units, the possibility of reduced parking requirements based on an approved Alternate Transportation and Parking Program, and the use of density bonuses, incentives and concessions for qualifying projects.

Further, as described in Section 4.7, the County will soon begin considering General Plan and County Code changes based on the recommendations of the Sustainable Santa Cruz County Plan. This will include exploring zoning tools such as mixed use and residential overlays that have density and site standards that encourage smaller units, or which calculate the number of possible units based on site standards such as parking, building height, floor area ratio, and setbacks. These tools would allow developers to maximize the development potential of appropriate sites and provide smaller-size housing options for County residents seeking housing that is affordable by design.

SUMMARY OF HOUSING SITE INVENTORY

This Section has presented the housing capacity inventory, which quantifies the capacity for new housing in the unincorporated areas of the County under the existing General Plan/LCP and current zoning designations, and has characterized the potential units by the income category of household for which they are expected to be affordable. The inventory shows capacity for a large number of housing units of varying types, affordable to households of varying income levels, to support the housing needs of the community in the current Housing Element planning period and into the future.

The following section, Section 4.7, analyzes sites from the inventory and identifies those that can reasonably be expected to develop in the current planning period, and therefore can contribute to meeting the County's RHNA and the community's housing goals. It also lays out a framework for programs and policies that would facilitate the development of housing that is affordable to households of various income levels and that meets the housing needs of our diverse community.

APPENDICES FOR THIS SECTION

- 4.6-1 Table V - Vacant Single-Family Sites
Table U - Underutilized Single-Family Sites
- 4.6-2 Table V - Vacant Multi-Family Sites Less than 14.5 Units per Acre
Table U - Underutilized Multi-Family Sites Less than 14.5 Units per Acre
- 4.6-3 Table V - Vacant Multi-Family Sites 14.5 – 17.5 Units per Acre
Table U - Underutilized Multi-Family Sites 14.5 – 17.5 Units per Acre
- 4.6-4 Vacant Sites with a Minimum Density of 20 Units per Acre
- 4.6-5 Summary of Rural Vacant Land Development Potential
- 4.6-6 Table V - Vacant Commercial Mixed Use Sites
Table U - Underutilized Commercial Mixed Use Sites
- 4.6-7 Accessory Dwelling Unit Potential

4.7: QUANTIFIED HOUSING OBJECTIVES, GOALS, POLICIES, AND PROGRAMS

State law requires that housing elements contain quantified objectives of how the community plans on accommodating the housing units required by the Regional Housing Needs Allocation (RHNA). More importantly, a housing element should go beyond broad numeric goals to focus more closely on unique local housing needs. Therefore, the first portion of this Section, “Quantified Objectives, Regional Housing Needs”, presents the quantified objectives related to meeting the County’s RHNA. The second portion, “Quantified Objectives, Local Housing Needs”, suggests local objectives to address local housing needs — objectives that aren’t generally recognized numerically in the RHNA process. As a result, the Housing Element sets forth goals and objectives that go considerably beyond what is required by State law.

In order to develop a path for meeting these objectives, this Section establishes goals, policies, and programs that become part of the General Plan. The policies serve to guide land use decisions and are addressed in “findings” made for individual land use decisions. The programs include a range of activities that, taken together, will enable the County to achieve the quantified objectives identified herein and address anticipated housing challenges during the planning period for this Housing Element.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

According to the State Department of Housing and Community Development (HCD), the entity responsible for certifying that housing elements are in compliance with State law, the quantified objectives for the various programs described in a housing element should equal or surpass the housing needs as defined through AMBAG’s Regional Housing Needs Assessment process and the County’s RHNA. This section describes the RHNA requirements and sets realistic numeric objectives for those requirements.

Affordable Housing Objectives

Figure 4.7.1 lays out quantified objectives for affordable housing production to address the RHNA requirements. It was prepared through a conservative assessment of housing capacity under existing zonings and existing/proposed housing policies and programs, as well as of expected availability of local, state and federal resources and anticipated partnerships with non-profit housing organizations. This figure illustrates that the County can accommodate the RHNA quantified objectives within the context of existing zoning, policies, and programs for all income categories for the planning period from 2014 through 2023. To facilitate understanding these numbers in the context of potential housing capacity, a column has been included in Figure 4.7.1 to recognize the capacity for housing units under existing zoning, as described in Section 4.6 of this document.

Figure 4.7.1: Summary of Housing Objectives to Address Regional Housing Needs, by Affordability Level, for RHNA Planning Period 2014-2023

Permits Issued (1/1/14 – 12/31/14)							
	Land Use Capacity	2014 Total Units	Distribution of Units by Income Category				
			Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate
Market Rate units - permits issued	N/A	132					132
Accessory Dwelling Units (ADUs)– permits issued	N/A	45		5	5	10	25
Corte Cabrillo		4				4	
Los Esteros (Habitat for Humanity)		7			7		
Aptos Blue		40	13	26		1	
Lotus Apartments		12		6	6		
St Stephens Apartments		40			40		
Pippin Apartments		26	5	13	7	1	
Aptos Village		69				10	59
SUBTOTAL		375	18	50	65	26	216
Available sites for planning period (2016 – 2023)							
	Land Use Capacity	Total Units Forecast	Distribution of Units by Income Category				
			Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate
1. Urban sites < 14.5 u/acre	1,779	350					350
2. Urban sites 14.5-17.4 acres	224	100				50	50
3. Urban sites (20 u/acre)	376	376	125	126	125		
4. Rural Units	2,715	135					135
5. Mixed Use , Vacant Sites	155	50				35	15
6. Mixed Use - Underutilized Sites	1,761	100				65	35
7. ADUs - urban	3,001	214		15	15	30	65
8. ADUs - rural	4,837	106		22	23	45	75
9. Agricultural Employee Housing	2,423	75	50	25			
SUBTOTAL		1506	175	188	163	225	725
TOTAL POTENTIAL UNITS	17,271	1881	193	218	228	251	941
UNITS REQUIRED BY RHNA	N/A	1,314	159	158	207	240	550
(OVER)/UNDER GOAL	N/A	(567)	(34)	(60)	(21)	(11)	(391)

A review of Figure 4.7.1 indicates that capacity exists within the County's zoning and other land use regulations to accommodate far more units than is required to meet the RHNA goals for the 2014-23 planning period. In addition to total potential units, assumptions were made with regard to the level of affordability that could be realized for the various land use capacities. Those are discussed below.

- **Available Sites – Urban Less Than 14.5 units/acre.** Projected development on these sites was assumed to be primarily affordable to above-market households. The number of units that could be constructed was based on permits being issued consistent with a projected 0.5% growth rate (growth has not exceeded 0.5% for many years, and has been below that which the County's growth management system would have allowed). Based on historic distributions, those projected units were spread among urban and rural sites. Finally, it was assumed that 15% of projects of seven or more units would be priced at levels affordable for moderate income households, and that projects of 5 or 6 units would be contributing financially to the County's affordable housing impact fee (AHIF) fund. This pattern is supported by historic construction figures, and in fact is relatively conservative, given that some 100% affordable projects have been built at these densities over the years. In fact, an affordable 19-unit 100%- moderate income, for-sale project was completed in 2013 in the Seacliff/Aptos area.
- **Available Sites – Urban 14.5-17.4 units/acre.** As discussed in Section 4.6, given that State law presumes that sites with densities of 20 units per acre are affordable for lower income households, it is reasonable to assume that units in this density range just below that density would be affordable to moderate income households. Nonetheless, the Housing Element conservatively assumes that only 50% of such units at this urban density would be affordable to moderate income households, with the balance priced for above moderate-income households.
- **Available Sites – Urban 20 units/acre.** Created in June of 2007, the Regional Housing Need Combining District was adopted in conjunction with a prior Housing Element as the tool for Santa Cruz County to meet its goal of providing land for housing at a density of 20 units per acre. This combining district was applied to 5 sites located throughout the urban areas of the County, which resulted in a total capacity of 530 housing units. Of those sites, two have been developed and part of another site has been approved, has an allocation of local funding, and is applying for additional funding from other sources. A total of 376 units can be accommodated on remaining sites that have not yet obtained design permits. The actual income levels of the occupied developments is reflected in the chart above, and it is assumed that within the remaining sites 50% of the units would be available for housing affordable to low-income households, with the balance split between the very low and extremely low income categories.
- **Available Sites – Rural Areas.** The total residential build-out capacity of the General Plan Land Use Plan for the rural areas of the County (outside the Urban

Services Line) was estimated at 2,715 housing units in Section 4.6. The projected units for the planning period are consistent with historic building permit allocations for the rural areas. Because there are not full urban services available for development on these parcels, development of affordable housing is not generally expected in the rural areas. Additionally, the lack of services, amenities and conveniences often desired by residents in affordable housing are scarce in the rural area. As such, all units are conservatively assumed to be above moderate income pricing.

- **Available Sites – Commercial Mixed Use Projects.** As is discussed in Section 4.6, mixed-use development is allowed in PA (Professional and Administrative Office), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zones. In these zones, residential use is allowed in 50% of the square footage of the structure(s), or in up to 67% of the structure if the units are deed restricted as 100% affordable. There are more than 275 suitably zoned sites in the County with the potential for mixed-use development, including both vacant and underutilized properties. Based upon recent and planned changes to the mixed use regulations, it is safe to anticipate the development of 15-20 residential units per year as part of mixed-use projects, projected at 150 residential units during the remainder of the planning period (see Figure 4.7.1). The estimate of 150 potential units is well below the potential overall capacity in the County for 1,916 residential units in mixed-use projects. Of the units projected as part of mixed-use development projects during the planning period, it is presumed that 2/3 or 100 units, would be affordable to moderate-income residents, with the balance for above moderate-income households.
- **Available Sites – Accessory Dwelling Units (ADUs).** The County has aggressively pursued accessory dwelling units (ADUs) as a strategy to provide affordable housing in the community. To this end, ADUs are allowed in rural residential areas on lots greater than 1 acre, in all urban residential zone districts, and on agricultural parcels outside the Coastal Zone. In conformance with AB 1866, the County requires only a building permit for ADU construction. Additionally, in 2008 the County removed rent and occupancy restrictions on ADUs. It is anticipated that, now that the Great Recession is easing and the housing and financial markets have improved, these policy changes will increase the rate of ADU construction in the planning period. Because of the proposed regulatory changes, at least a 10% increase in the rate of development of ADUs is expected during the remainder of the planning period. Given the average of 36 ADU permits that were issued each year in 2007 and 2008, prior to the recession, it is assumed that an average of 40 ADU permits issued annually in 2016 through June of 2023. Due to their smaller size and configuration, ADUs should be affordable to all income levels. Therefore, ADUs are divided among from the very low to above moderate income levels. Figure 4.7.1 reflects this distribution.
- **Agricultural Employee Housing.** Based on recent applications and landowner inquiries, is projected that, through the efforts of the proposed programs in this Section, 75 agricultural employee housing units will be created in the planning

period. It is assumed that these will address housing needs for extremely low and very low-income farmworker households.

LOCAL HOUSING OBJECTIVES FOR LOCAL PROGRAMS

The RHNA primarily focuses on making land available at appropriate densities and with appropriate development standards so that land may be developed to accommodate a variety of housing types. Unincorporated Santa Cruz County is overwhelmingly developed with single family dwellings, and a diversity of housing types will be needed to accommodate the projected needs of households of a range of income levels.

There are also currently underway, and new initiatives that are anticipated over the planning period, that are not reflected in the RHNA numbers. The RHNA objectives therefore are not a direct reflection of the real housing needs of a community or active local measures that can be taken to address our housing challenges. As a result, while not required by Housing Element law, this section attempts to create additional local housing objectives, focused on the need for expanded affordable housing opportunities to serve the general population as well as the special needs populations discussed in Section 4.3. This section recognizes that there are significant housing needs in the community that can best be addressed through activities that State law does not recognize in the RHNA process and objectives.

At the time the last Housing Element was approved the County's Redevelopment Agency had substantial resources that it committed to affordable housing projects and programs. Project funds were used to leverage state and federal resources to build affordable housing. When redevelopment was eliminated in 2011 (see Chapter 4.3 for further information) the County invested remaining redevelopment Low and Moderate Income Housing funds (LMIHF) in seven projects and a variety of programs that are summarized below.

- Projects:
 1. Lotus Apartments is a 12 unit acquisition rehabilitation project located in Live Oak targeting people with disabilities and former foster youth, completed in 2015;
 2. Aptos Blue Apartments, completed in 2014 is a 40 unit new construction rental project located in Aptos targeting families and people with disabilities;
 3. Schapiro Knolls is an 88 unit new construction rental project located outside the City of Watsonville, completed in 2013 targeting families, seniors and single adults.
 4. Canterbury Park Townhomes is a 19 unit affordable homeownership project located in Aptos completed in 2013 serving families;
 5. Los Esteros is a 7 unit homeownership project targeting low income families. Subdivision improvements are complete and the first 2 units went into service in 2015;

6. Saint Stephens Senior Apartments (40 units outside the City of Santa Cruz); and
7. Pippin Apartments (26 units outside the City of Watsonville, project includes 20 units within the City limits that will serve families and people with disabilities.

Programs funded included Homeless Action Partnership activities, Affordable Housing Preservation including preserving affordability of Measure J homes at Swan Lake Gardens, Senior and Disabled Property Tax Postponement Program, Homeless Prevention Programs through community agencies.

Affordable housing resources are expected to be limited for the 2014-23 planning period, compared to the prior period, but the County will utilize local resources as they are available from the Low and Moderate Income Housing Asset Fund, consisting of repayments from redevelopment investments, the Affordable Housing Impact Fee fund, generated through residential and commercial development in the unincorporated area and state and federal grants as they become available. In addition, the Planning Department will work with developers to maximize efficient use of available land and to provide affordable units using the density bonus and planning projects that will be competitive for outside funding sources such as low income housing tax credits and cap and trade proceeds through the Affordable Housing and Sustainable Communities program. Further information regarding the source of funds and their constraints can be found in Chapter 4.3

Local objectives for housing funds can be summarized as follows:

1. **Affordable rental housing.** County funds will prioritize projects serving low and very low income households with an emphasis on workforce housing;
2. **Preserving Affordability Restrictions.** The County continues to provide funding for its Affordable Housing Preservation Program to protect the deed restrictions that ensure affordable units remain in the program.
3. **Housing Assistance Programs.** The County continues to fund housing assistance programs to assist lower income and special needs populations.
4. **Single Family Affordable Units.** The County maintains a portfolio of approximately 900 single family units deed restricted for affordability. The Planning Department oversees transactions for each unit ensuring the homes are purchased by qualifying homeowners at an affordable cost.

GOALS, POLICIES, AND PROGRAMS

In order to meet the objectives contained in Figures 4.7.1 it is necessary to define clear policies to guide land use decisions. This section articulates goals, policies, and programs to guide Santa Cruz County over the course of this Housing Element. For example, support for agricultural employee housing, for additional development of

ADUs, efficient utilization of RM property, and for mixed-use projects within appropriate commercial areas can be found in the policies contained in this section.

Additionally, many of the County's objectives will be met through continued actions in current program areas and through development of new programs as feasible to assist affordable housing activities. These ongoing activities are also discussed in detail in this Section.

The policy framework sets forth six primary housing goals, organized around the State's required programs, as follows:

- **Goal 1:** Ensure land is available to accommodate an increased range of housing choices, particularly for multi-family units and smaller-sized units
- **Goal 2:** Encourage and Assist in the Development of Housing
- **Goal 3:** Remove Unnecessary Governmental Constraints to Housing
- **Goal 4:** Preserve and Improve Existing Housing Units and Expand Affordability Within the Existing Housing Stock
- **Goal 5:** Promote Equal Opportunity and Production of Special Needs Housing Units
- **Goal 6:** Promote energy efficiency in existing and new residential structures

GOAL 1: ENSURE LAND IS AVAILABLE TO ACCOMMODATE AN INCREASED RANGE OF HOUSING CHOICES, PARTICULARLY FOR MULTI-FAMILY UNITS AND SMALLER-SIZED UNITS

Earlier sections of the Housing Element have described the inventory of sites that are available to accommodate the identified housing needs for the 2014-23 planning period. There are adequate sites available to meet the County's RHNA. The following policies and programs protect those designated sites and also identify other measures that will increase the feasibility of developing those sites to accommodate the needed housing. Programs are proposed to expand housing opportunities in both the urban and rural unincorporated areas.

The following policies are intended to implement Goal 1:

- Policy 1.1 Ensure that currently available sites that are able to accommodate a range of housing types continue to be zoned appropriately for housing and mixed use developments, so that opportunity to develop projects and provide affordable housing choices for all income levels is maintained throughout the planning period.
- Policy 1.2 Property zoned RM-2-R (Multi-family residential, 20 DU/acre, also known as the R-Combining District) shall only be rezoned if substitute property

is concurrently rezoned from lower density to at least 20 DU/acre, or a mixed-use project that would supply the same number of rental dwelling units is concurrently approved.

- Policy 1.3 Properties that are currently zoned RM multi-family residential, other than the RM-2-R ("R-Combining District) properties which are addressed by Policy 1.2, shall be maintained in RM to encourage construction of attached housing units, unless a mixed-use project that would supply the same number of rental dwelling units is concurrently approved.
- Policy 1.4 Ensure that design and site standards for RM districts support the feasibility of using RM property for development of multi-family, attached housing project types.
- Policy 1.5 Explore a General Plan policy amendment to remove the existing density limit, and the existing 50% maximum residential square footage.

The following programs are intended to implement Goal 1 and Policies 1.1 through 1.5:

- Program 1.1 Explore opportunities to rezone appropriate urban sites to RM zoning, and also to increase densities on current RM zoned sites to densities more appropriate for attached housing, including parcels identified as opportunity sites in the Sustainable Santa Cruz County (SSCC) Plan⁵⁴(2014).
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2016-2018, in conjunction with SSCC implementation effort
- Program 1.2 Explore options for preserving affordable housing in the rural portions of the County, and for creating accessory dwelling units on existing lots of record that are already developed with single family homes, consistent with sewage disposal regulations.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2016
- Program 1.3 Evaluate floor area ratio, height, stories, parking and density standards in the RM districts to ensure that they appropriately support feasible development of multi-family housing and pursue code updates as needed.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2016 in conjunction with Code Modernization effort, and also 2016-2018 in conjunction with SSCC implementation effort

⁵⁴ "Sustainable Santa Cruz County", County of Santa Cruz, 2014 available at www.sustainablesantacruzcounty.org/documents/project-documents/

GOAL 2: ENCOURAGE AND ASSIST IN THE DEVELOPMENT OF HOUSING

In order to increase the opportunities for housing production, the County must actively promote housing production and, where appropriate, provide financial assistance. Given reduced financial resources due to dissolution of the redevelopment agency, it is projected that most housing production will occur through private sector efforts. In order to encourage sustainable housing projects created with private funds, the County will need to further refine existing zoning standards, or develop new land use tools such as mixed use, live/work, permanent room housing and flexible residential zoning districts and/or overlay districts, as discussed below and in the Sustainable Santa Cruz County plan (2014).

The following policies are intended to implement Goal 2:

- Policy 2.1 In order to maximize housing generation on RM sites, require that developments that are proposed on RM zoned sites be designed and permitted as attached housing projects, unless unusual site conditions are found to exist on the site that render such designs impractical and housing production cannot still be maximized through alternate designs.
- Policy 2.2 Amend the County Code to remove the opportunity to develop below the minimum density that is specified for each of the General Plan land use designations.
- Policy 2.3 Encourage and support housing development proposals that include accessory dwelling units (ADUs). Require developers of subdivisions on R-1 zoned properties (designated for single family detached housing) to demonstrate that the proposed site plans or structural design of proposed structures do not preclude future development of well located ADUs on the new lots. For example, single-story garages should be engineered and constructed so that second story ADUs can be added in the future without new foundation or structural wall work needed to the first floor garage.
- Policy 2.4 Require that developers meet the County's Affordable Housing Program requirements, as provided by Chapter 17.10 of the County Code, which was updated in 2015.
- Policy 2.5 Implement the State's Density Bonus Program for projects providing additional affordable units through compliance with Chapter 17.12 of the County Code, which was updated in 2015.

The following programs are intended to implement Goal 2:

- Program 2.1 Use funds generated by the Affordable Housing Impact Fee (AHIF) to create new deed-restricted, affordable rental opportunities, and to support the administration and maintenance of the County's Measure J

portfolio of deed restricted homes. See Appendix 4.3-2: AHIF Expenditure Plan Principles, April 21, 2015.

- Responsible Entity: Board of Supervisors, Planning Department
 - Timeframe: Ongoing
- Program 2.2 Continue to leverage available County affordable housing funds by collaborating with both for-profit and non-profit developers of affordable housing projects to maximize long-term affordability restrictions and to promote the development of a variety of housing types, including those that serve Extremely Low-Income households, which will require consideration of additional local subsidies. Local funds include but are not limited to RDA Successor Agency Housing Asset Funds (as former RDA loans are re-paid) and the County Affordable Housing Impact Fee (AHIF) Fund. Funds will continue to be leveraged from federal, state, and private sources, thereby maximizing the impact of County dollars.
 - Responsible Entity: Board of Supervisors, Planning Department
 - Timeframe: Ongoing
- Program 2.3 Improve community understanding of the relationship between affordable housing, environmental protection, and the community and economic vitality benefits of compact communities. Develop a community-based outreach program, building on the extensive program associated with the Sustainable Santa Cruz County Plan that was completed in 2014, to be undertaken in conjunction with efforts to implement that SSCC Plan.
 - Responsible Entity: Planning Department
 - Timeframe: 2016-2018 in conjunction with SSCC implementation effort
- Program 2.4 Explore expanding local funding sources to assist in the financing of affordable housing, including transfer taxes, bonds for affordable housing projects and other opportunities.
 - Responsible Entity: County Administrator (CAO), Board of Supervisors, Planning Department
 - Timeframe: 2016-2023
- Program 2.6 In order to encourage the development of single-room occupancy (or “permanent room housing”) and to enable new units that are 500 square feet of habitable area or smaller to be developed, explore implementation of 1) a flexible residential zone (RF) district, and 2) a mixed use housing approach; for both of which the number of allowable units would be based on site standards rather than prescribed density ranges.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2016-2018

- Program 2.7 In order to encourage a wider range of housing types, create opportunities for mixed use through the creation of a mixed-use zone district or overlay zone.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2016-2018
- Program 2.8 Identify opportunities to assemble parcels for multi-family housing projects.
 - Responsible Entity: Board of Supervisors, Planning Department
 - Timeframe: Ongoing

GOAL 3: REMOVE UNNECESSARY GOVERNMENTAL CONSTRAINTS TO HOUSING

Santa Cruz County has integrated sustainable development principles in its land use planning for decades, through protecting agricultural lands and encouraging the majority of development to occur within defined urban service areas. Additionally, a significant portion of the urban area lies within the Coastal Zone, subjecting development to special coastal permit review processes. Because of the fragile environment and heightened level of community participation in the land use review processes, the County has over the years adopted extensive regulations to govern land use permitting processes. It is valuable to revisit those regulations from time-to-time to ensure that the regulatory system is not creating unintended outcomes with regard to overly cumbersome processes and regulations. Additionally, it is critical to take appropriate actions needed to support the existence of adequate infrastructure to support reasonable housing growth.

The following policies are intended to implement Goal 3:

- Policy 3.1 Maintain current policies that require affordable housing projects to receive priority processing through both the discretionary and building permit processes.
- Policy 3.2 Implement the Measure J growth management building permit allocation system in a manner that always “rolls forward” any unused Measure J building permit allocations, so that they are made available in the following year along with that year’s new allocation. Allow that “rolled forward” permit allocations would expire at the end of the year.

The following programs are intended to implement Goal 3:

- Program 3.1 Continue to revise procedures and regulations to streamline and simplify building and development permit processes and regulations, particularly for accessory dwelling units, agricultural employee housing, permanent room or

SRO housing, mixed use projects, and other types of housing that increase the diversity of the housing stock.

- Responsible Entity: Planning Department, Board of Supervisors
- Timeframe: Ongoing
- Program 3.2 Revise land use regulations to encourage accessory dwelling units (ADUs) through modifications to existing standards, and promote public awareness of those changes through the zoning counter and public brochures.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2016
- Program 3.3 Explore options to reduce the costs of infrastructure requirements for ADUs by working with water and fire agencies. Recognize that ADUs are accessory to single family homes and are considered a single family use, and oftentimes do not result in more people living on the site that would otherwise be accommodated by the primary unit without the ADU, and hence do not necessarily increase demands on sewer and water systems.
 - Responsible Entity: Planning Department, Utility & Fire Districts
 - Timeframe: Ongoing
- 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.
 - Responsible Entity: Planning Department, Utility Districts
 - Timeframe: Ongoing
- Program 3.5 Create a Mixed-Use zoning district or overlay-zone as described in the Sustainable Santa Cruz County Plan, and apply to specific areas in major activity nodes or transportation corridors within the urban area. Promote Mixed-use development with additional incentives including expanding the Planned Unit Development (PUD) Ordinance to facilitate such uses, and considering reduced or shared parking requirements, as well as other updated site standards for mixed use projects.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: 2016-2018
- Program 3.6 Explore modifications to the existing Legalization Assistance Permit Program (“LAPP”), and add incentives to legalize existing unpermitted Accessory Dwelling Units and other existing residential structures.
 - Responsible Entity: Board of Supervisors, Planning Department
 - Timeframe: 2016-2017

- Program 3.7 Based on the principles of the regional Metropolitan Transportation Plan/ Sustainable Communities Strategy⁵⁵ and the Sustainable Santa Cruz County Plan, and in cooperation with the County's cities and AMBAG, promote and support more intensive housing development near existing job centers and near transportation corridors.
 - Responsible Entity: Board of Supervisors, Planning Commission, Housing Advisory Commission, Planning Department,
 - Timeframe: Ongoing
- Program 3.9 Collaborate with the County's cities and other public agencies in resolving regional infrastructure capacity issues including transportation, water supply, and sewage treatment.
 - Responsible Entity: Board of Supervisors
 - Timeframe: Ongoing

GOAL 4: PRESERVE AND IMPROVE EXISTING HOUSING AND EXPAND AFFORDABILITY WITHIN THE EXISTING HOUSING STOCK

It is more efficient to preserve and improve existing affordable housing than it is to construct a similar number of new units. Actions to help residents attain and retain affordable housing may include retaining affordability protections for single units and housing complexes, pro-actively preventing loss of Measure J units, and encumbering market rate units with long-term affordability covenants.

Providing funding to assist residents in attaining, retaining and improving their housing is a critical aspect of the County's housing strategies. As rents and housing prices continue to exceed the reach of many households, it is important for the County to utilize its available housing resources to help residents attain, retain and improve affordable housing. Through a number of programs, the County strives to be able to provide resources to members of the community seeking affordable housing opportunities. This includes retaining affordability protections for single units and housing complexes, and encumbering market rate units with long-term affordability covenants using the Density Bonus Program and other available tools.

The following programs are intended to implement Goal 4:

- Program 4.1 Retain existing ordinances and regulatory programs regarding manufactured homes, including: mobile home rent control, land use restrictions to limit conversion of mobile home parks to other uses, and regulations that prevent conversion intended to transfer value from coaches to property.
 - Responsible Entity: Board of Supervisors

⁵⁵ "Moving Forward 2035 Monterey Bay", AMBAG, June 2014

- Timeframe: Ongoing
- Program 4.2 Retain the Condominium Conversion Ordinance (County Code Chapter 14.02) to protect rental housing stock.
 - Responsible Entity: Board of Supervisors
 - Timeframe: Ongoing
- Program 4.3 Continue to implement programs intended to assist low income households to maintain quality units in mobile home parks through the County's CalHome funded manufactured home replacement program.
 - Responsible Entity: Planning Department
 - Timeframe: Ongoing
- Program 4.4 Work with interested parties in the community to maintain a central database that includes an inventory of affordable housing, affordable housing stock characteristics, 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.
 - Responsible Entity: Planning Department
 - Timeframe: Ongoing
- Program 4.5 Explore regulatory options for recognizing and legalizing hotels/motels that have over time been converted to permanent occupancy, including through implementation of a flexible residential zone district (RF) and/or overlay district in which the number of units is based on site standards rather than prescribed density ranges, and/or through creation of a Permanent Room Housing (PRH) Combining District that could be used to legalize permanent residential status of existing obsolete hotel/motel properties that are no longer in use as transient lodging or visitor accommodation facilities.
 - Responsible Entity: Board of Supervisors, Planning Department
 - Timeframe: 2016-2018
- Program 4.6 Continue to develop strategies to preserve all affordable units with expiring restrictions, including Measure J units and HUD-assisted affordable housing units.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: Ongoing
- Program 4.7 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.
 - Responsible Entity: Planning Department, Board of Supervisors

- Timeframe: Ongoing
- **Program 4.8** Continue the County First Time Homebuyer Loan Program/ Mortgage Assistance Program and Resale Subsidy Program.
 - Responsible Entity: Planning Department,
 - Timeframe: Ongoing
- **Program 4.9** 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.
 - Responsible Entity: Board of Supervisors
 - Timeframe: Ongoing
- **Program 4.10** Maintain programs to assist lower income residents in securing housing entry costs (rental security deposits) 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 using the Low and Moderate Income Housing Asset Fund.
 - Responsible Entity: Board of Supervisors, Planning Department,
 - Timeframe: Ongoing
- **Program 4.11** Maintain the existing requirements that owners of units deemed uninhabitable must pay relocation assistance to affected tenants.
 - Responsible Entity: Board of Supervisors
 - Timeframe: Ongoing
- **Program 4.12** Maintain the Vacation Rental Ordinance that limits conversion of existing housing units to vacation rentals in order to minimize the impact of such conversions on the stock of housing.
 - Responsible Entity: Planning Department, Board of Supervisors
 - Timeframe: Ongoing

GOAL 5: PROMOTE HOUSING EQUAL OPPORTUNITY AND PRODUCTION OF SPECIAL NEEDS HOUSING UNITS

Addressing the particular housing needs of people with special needs is an important component of the County's housing efforts. Persons served by special needs housing include those who are homeless, elderly, disabled, farmworkers, female headed households, and large households.

The following policies are intended to implement this goal:

- **Policy 5.1** Maintain the provisions in County Code (Title 18) which provide for reasonable accommodation for persons with disabilities seeking fair access to housing in the application of the County's zoning regulations.

- Policy 5.2 Continue to implement County Code provisions (currently in Section 13.10.631(c)4), which allow existing substandard farm worker housing to be reconstructed or rebuilt and maintained as affordable units for low and very low income households.
- Policy 5.3 Continue to implement County Code Section 13.10.685 relating to the conversion of Recreational Vehicle (RV) parks to permanent occupancy.
- Policy 5.4 Continue to promote programs and projects that create rental housing using a “Housing First” model.

The following programs are intended to implement Goal 5:

- Program 5.1 Continue to collaborate with organizations pursuing “Housing First” goals for assistance to the homeless population.
 - Responsible Entity: Planning Department, Health Services Agency, Human Services Department.
 - Timeframe: Ongoing
- Program 5.2 Continue to seek all available sources of financing for affordable housing opportunities for special needs households. Specifically target the following sources:
 - Community Development Block Grants
 - Affordable Housing and Sustainable Communities program (AHSC)
 - Joe Serna, Jr. Farmworker Housing Grant Program
 - Mobile home Park Resident Ownership Program (MPROP)
 - Multifamily Housing Program (MHP)
 - CalHome Program
 - Home Investment Partnerships Program (HOME)
 - Other emerging financing tools
 - Responsible Entity: Planning Department
 - Timeframe: Ongoing
- Program 5.3 Review policies that affect group homes, transitional housing, and the full range of licensed healthcare programs and facilities in order to:
 - 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.
 - Ensure that local requirements conform to State law regarding transitional housing and shelters, especially the number of beds triggering a discretionary permit.
 - Responsible Entity: Planning Department
 - Timeframe: Ongoing.

- Program 5.4 Continue support of programs that address the needs of the homeless population, including:
 - Supporting and funding the Emergency Winter Shelter Program which provides shelter to homeless persons during the winter months;
 - 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, permanent housing and rapid re-housing programs, as well as supportive services such as employment support, case management, and treatment for health, substance abuse, and mental illnesses; and
 - 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 *ALL IN* the Santa Cruz County Strategic Plan to Address, Reduce, and Eventually End Homelessness.
 - Responsible Entity: Board of Supervisors, County Administrative Office, Human Services Department, Housing Authority, Planning Department, Health Services Agency.
 - Timeframe: Ongoing
- Program 5.5 Explore options for increasing the supply of permanent, affordable, and accessible housing for people with disabilities, including:
 - 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;
 - Encouraging housing developers, including developers of affordable housing projects, to build units that meet the needs of physically disabled households; and
 - Encourage developers to partnering with the Housing Action Partnership to explore potential funding to target rental subsidies to extremely low income households.
 - Responsible Entity: Health Services Agency, Human Services Department, Planning Department, Commission on Disabilities
 - Timeframe: Ongoing
- 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.
 - Responsible Entity: Human Services Department, Housing Authority, Health Services Agency
 - Timeframe: Ongoing

- Program 5.7 Continue to support programs that address the needs of the local elderly populations through:
 - Consider collaborating with a shared housing program for matching seniors for shared housing in Santa Cruz County;
 - Analyzing the zoning code and approving amendments as needed to accommodate all types of senior housing, including but not limited to independent living, assisted living, congregate care, group homes and other senior housing types.
 - Exploring options for retaining existing housing for the elderly in nursing homes and options for expanding the inventory of nursing homes and assisted living;
 - 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; and
 - Pursue implementation of Program 2.6 in order to encourage development of smaller units suitable for seniors.
 - Responsible Entities: Non Profit Housing Developers, Board of Supervisors, Planning Department
 - Timeframe: Ongoing
- Program 5.8 Support programs that serve the housing needs of people living with mental illness, including:
 - 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;
 - Continuing to support the newly constructed Behavioral Health Center facility completed in 2013, and 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; and
 - Support policies and programs that increase opportunities for adding housing options for people living with mental illness.
 - Responsible Entity: County Health Services Agency, Planning Department
 - Timeframe: Ongoing
- Program 5.9 Pursue code updates to regulate agricultural employee housing as an agricultural use not subject to density standards, and provide a pathway for discretionary approval of projects that exceed the size granted by-right processing by State law.

- Responsible Entity: Board of Supervisors, Planning Department
- Timeframe: 2017
- Program 5.10 Encourage developers of affordable housing projects to pursue funding sources that would allow incorporating units that meet the needs of farmworker households. Accomplish this by continuing to provide local matching funds for projects that have HCD funding through the Joe Serna Jr. Farmworker Housing Grant Program.
 - Responsible Entity: Planning Department
 - Timeframe: Ongoing
- Program 5.11 Consider supporting housing rehabilitation or new construction projects for farm worker or agricultural employee housing.
 - Responsible Entity: Planning Department
 - Timeframe: 2016-2023
- Program 5.12 Support services and programs that address the needs of the physically disabled population, regardless of income level:
 - Continue to implement CalGreen, which incorporates extensive accessibility requirements.
 - 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.
 - Responsible Entities: Planning Department, Commission on Disabilities
 - Timeframe: Ongoing

GOAL 6: PROMOTE ENERGY EFFICIENCY IN EXISTING AND NEW RESIDENTIAL STRUCTURES

The need for energy efficiency has grown over the years as a national priority, particularly as concerns have grown about green house gases and global warming. The County has the opportunity to encourage energy-efficient designs for new homes to accomplish this goal. But equally important, given the large number of older homes in the community, is the need to retrofit existing homes for greater energy efficiency. Besides being an urgent issue from an environmental perspective, energy efficiency is an important economic issue. Lower income residents of older, high-energy consuming residences end up paying a disproportionate amount of their income for utility costs, something that they can ill afford.

The following programs are intended to implement Goal 6:

- Program 6.1 Continue membership in the Joint Power Authorities that make two Property Assessed Clean Energy (PACE) programs, California First and HERO, available in Santa Cruz County.
 - Responsible Entity: Planning Department
 - Timeframe: Ongoing
 -
- Program 6.2 Continue to implement energy efficiency standards in CalGreen, and continue to implement and extend strategies for local energy production and conservation in the Climate Action Strategy⁵⁶.
 - Responsible Entity:, Board of Supervisors, Planning Department
 - Timeframe: Ongoing

APPENDICES FOR THIS SECTION

- No Appendix Items

⁵⁶ "Climate Action Strategy", County of Santa Cruz, 2013, available at: www.sccoplanning.com/Portals/2/County/Planning/Policy

4.8: CONCLUSION

Housing needs in general, and the unique needs of lower income and special needs populations in our community, are complex. This document contributes to the community's overall efforts to address housing issues by providing a snapshot of the housing challenges facing the unincorporated Santa Cruz County community – demographics, housing needs, constraints and opportunities, and by proposing a direction for County land use policies and programs that will contribute to solutions.

Many of the factors that contribute to the large numbers of households unable to afford housing as a reasonable proportion of their incomes are outside the control of County government – the jobs/housing imbalance of Santa Clara County, the growing student and faculty populations at UCSC and Cabrillo College, and the worldwide attraction of the area as a place to settle down. But there are things that can be accomplished at the local level to at least partially address some of the resulting housing challenges.

In past years there has been considerable concern about how the County would meet the State-imposed RHNA objectives for the planning period. Largely because the high density residential properties that were created by the rezoning that was completed in 2009 have not built out, and changes in State law and local land use regulations have also increased the reservoir of sites that can accommodate more affordable types of housing, the RHNA objectives are not the primary focus of this Housing Element. Over the past year or two, community concern has shifted somewhat from a focus on the RHNA number itself, to the effects that a lack of housing supply is having on the economy of the area and community quality of life. Increasingly, the discussion is: "What kind of community are we, do we want to be, and who can or should be able to live here?"

Increasing the range of the type of homes that are available, and integrating housing with environmental sustainability and economic perspectives, are central considerations of this Housing Element. This Housing Element includes a set of local housing activity goals and programs that are intended not only to demonstrate ability to accommodate the RHNA, but also to support development of housing types that accommodate workforce housing needs, and support availability of housing for special needs populations. A healthy and balanced community must strive to achieve a balance of housing options that create housing choices for all residents.

APPENDICES FOR THIS SECTION

- No Appendix Items

APPENDIX 4.1-2: PUBLIC PARTICIPATION DETAILS

Housing Element Update Community Workshops

- Meeting Announcements -

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Santa Cruz County Planning Department is scheduled to hold public community workshops with the Housing Advisory Commission on the Housing Element Update on the following dates:

- **Wednesday, March 4th, 3:30 – 5:00 pm**
Simpkins Family Swim Center, Community Room A,
979 17th Ave, Santa Cruz
- **Thursday March 12th, 6:30 – 8:00 pm**
Temple Beth El Community Room
3055 Porter Gulch Road, Aptos
- **Monday, March 16th, 6:30 – 8:00pm**
Watsonville Civic Plaza Community Room
250 Main Street, Watsonville

About the Housing Element:

- California law requires cities and counties to update the "Housing Element" of their General Plan approximately every seven years and citizen participation is an essential part of defining the policies and implementation measures for the next cycle of the Housing Element.
- Housing Elements include information about population, household income data, and housing cost figures.
- Housing Elements play a key role in charting out the future direction of housing policy in the County.
- The Housing Element update process includes an opportunity for public input to solicit ideas about new housing initiatives to address the community's wide range of housing needs. The public is encouraged to participate, observe, and make inquiries and present testimony on relevant issues to be addressed at the workshops.

Further information regarding these meetings can be obtained at the County Planning Department 701 Ocean Street, or by telephoning (831) 454-3290. Spanish translation will be available at all meetings.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall by reason of a disability, be denied the benefits of its services, programs, or activities. All meeting rooms are located in an accessible facility. If you require special assistance in order to participate, please contact the ADA Coordinator at 454-3055 (TTD no. is 454-2123) at least 72 hours in advance of the meeting to make arrangements. As a courtesy to those persons affected, please attend the meeting smoke and scent free.

Talleres comunitarios para actualizar el Elemento de Vivienda del Condado

- Anuncio de reuniones -

AVISO PÚBLICO

POR ESTE MEDIO SE NOTIFICA que el Departamento de Planificación del condado de Santa Cruz tendrá talleres comunitarios abiertos al público conjuntamente con la Comisión de Vivienda acerca de la actualización del Elemento de Vivienda como a continuación se refiere:

- **El martes, 4 de marzo 3:30 – 5:00 pm**
Simpkins Family Swim Center, Community Room A,
979 17th Ave, Santa Cruz
- **El jueves, 12 de marzo, 6:30 – 8:00 pm**
Temple Beth El Community Room
3055 Porter Gulch Road, Aptos
- **El lunes, 16 de marzo, 6:30 – 8:00pm**
Watsonville Civic Plaza Community Room
250 Main Street, Watsonville

Acerca del Elemento de Vivienda:

- La ley de California les exige a las ciudades y condados que actualicen el "Elemento de Vivienda" de su Plan General cada siete años aproximadamente y, la participación de sus ciudadanos es una parte esencial para definir la política y medidas de implementación para el próximo ciclo del Elemento de Vivienda.
- El Elemento de Vivienda incluye información sobre la población, datos sobre los ingresos de la familia y sobre el costo de la vivienda.
- El Elemento de Vivienda juega un papel muy importante para trazar los planes futuros en la política de la vivienda del Condado.
- El proceso para actualizar el Elemento de Vivienda incluye la oportunidad del público de solicitar ideas sobre nuevas iniciativas de vivienda para tratar con las necesidades de vivienda de la comunidad. Se le pide al público que participe, observe, haga preguntas y presente testimonio sobre los asuntos relevantes a tratarse en estas reuniones.

Puede obtener más información sobre estas reuniones en el Depto. de Planificación del Condado en el 701 Ocean Street, o por teléfono (831) 454-2523. Habrá traducción en español en todas las reuniones.

El condado de Santa Cruz no discrimina contra personas con discapacidades y a ninguna persona, debido a su discapacidad, se le negará acceso a sus servicios, programas o actividades. Todas las reuniones se llevan acabo en lugares accesibles. Si necesita ayuda para asistir a la reunión y participar, llame a la coordinadora al 454-3055 por lo menos 72 horas antes de la reunión para hacer arreglos. El número de teléfono para personas sordomudas (TDD) es 454-2123. Como cortesía se le pide que asista a estas reuniones sin olor a tabaco o fragancias.

Above The Line

Above The Line operates a nine-bed, therapeutic group home for teen girls; two foster care programs for children ages 3-18; and a collaborative, on-site, alternative, all-girls high school.

Acting Executive Director: Suzanne Stone
2617 Freedom Blvd., Corralitos, CA 95076
Phone: 724-3077; Fax: 724-7642
Email: ssone@abovetheline.org
Website: www.abovetheline.org

Advocacy Inc.

Advocacy, Inc. (Long-Term Care Ombudsman Program and Patients' Rights Advocate Program). A two program nonprofit agency providing rights protection and advocacy to residents of skilled nursing and residential care facilities for the elderly and all mental health consumers in Santa Cruz and San Benito counties.

Director: Kathleen Johnson
525 Laurel Street, Suite 140, Santa Cruz, CA 95060
Phone: 429-1913; Fax: 429-9102
Email: kathleenj@cruzio.com
Website: www.advocacy-inc.org

Big Brothers Big Sisters

provides mentoring services to at risk youth throughout Santa Cruz County. Children are matched with screened and trained adult volunteers who offer guidance, fun and positive role modeling. Also provides an after school enrichment and mentoring program in Watsonville.

Director: Marie Cubillas
1500 41st Ave., Suite 250, Capitola, CA 95010
Phone: 464-8691; Fax: 464-8693
Email: postmaster@santacruzmentor.org
Website: www.santacruzmentor.org

Boys & Girls Club of Santa Cruz

The Boys & Girls Club is a youth guidance organization dedicated to promoting the educational, vocational, social, and character development of girls and boys ages seven to 18. Our 20,000 square foot facility in downtown Santa Cruz is open to all youth and offers a variety of programs and services. The Club's facilities include a swimming pool, gymnasium, music recording studio, computer lab, arts, crafts, woodshop, theatre program, games room, garden and much more at an affordable annual membership.

Director: Alex Fey
543 Center St., Santa Cruz, CA 95060
Phone: 423-3138 x21; Fax: 423-6771
Email: alex@boysandgirlsclub.info
Website: www.boysandgirlsclub.info

The Cabrillo College Stroke and Acquired Disability Center

provides a classroom-based approach to rehabilitation, designed for adults with physical disabilities.

Director: Debora Bone
501 Upper Park Rd., Santa Cruz, CA 95065
Phone: 425-0622; Fax: 425-0223
Email: debone@cabrillo.edu

California Grey Bears

Grey Bears utilizes resources in the County that would otherwise go to waste for the benefit of seniors and the community. We supply seniors with Brown Bags of fresh produce; at two locations, we recycle everything taken at curbside; we run a thrift store and have an extensive volunteer program.

Director: Lynn Francis
2710 Chanticleer Ave., Santa Cruz, CA 95065
Phone: 479-1055; Fax: 479-8465
Email: greybears@greybears.org
Website: www.greybears.org

California Rural Legal Assistance

provides free legal assistance to low income residents of Santa Cruz County. Our law firm assists qualifying residents with housing, public benefit, education, Medical Advocate Program and farm worker labor problems.

Director: Gretchen Regenhardt
21 Carr Street, Watsonville, CA 95076
Phone: 458-1089; Fax: 458-1140
Email: gregenhardt@crla.org
Website: www.crla.org

Central Coast Center for Independent Living (CCCIL)

is an advocacy and information center organized by and for people with disabilities that strives to make our communities more accessible and to empower people with disabilities with information and skills to live fulfilling lives in our communities.

Director: Elsa Quezada
1350 41st Ave., Suite 101, Capitola, CA 95010
Phone: 462-8720; Fax: 462-8727
234 Capitol St., Suite A, Salinas, CA 93901
Phone: 757-2968; Fax: 757-5549
Email: equizada@cccil.org; msalas@cccil.org; jramirez@cccil.org
Website: www.cccil.org

Child and Family Development Programs (Santa Cruz Community Counseling Center)

provides an array of programs serving low-income children, ages birth to five, pregnant women and their families. Programs include: Head Start, Early Head Start, State Pre-Kindergarten, Starlight Infant/Toddler Program, Families Together and PAPAS/Father Involvement.

Director: Cynthia Wells
408 E. Lake Avenue, Watsonville, CA 95076
Phone: 724-2885; Fax: 724-3534
Email: cynthia.wells@scccc.org
Website: www.scccc.org

Child Care Food Program/Community Bridges

CACFP is a federally funded nutrition assistance program designed to provide healthful meals to children and adults receiving day care. Our services play a vital role in improving the quality of day care by providing reimbursements for meals, making childcare more affordable. We also offer training and ongoing technical assistance to day care providers to ensure that all children ages 0-12 years who attend licensed daycare, receive nutritious well-balanced meals. We work with families and daycare providers to help create the nutritional foundation for good health.

Director: Elena Moya
236 Santa Cruz Ave, Aptos, CA 95003
Phone: 688-8840 x290; Fax: 479-8465
Email: elenam@cbridges.org
Website: www.communitybridges.org

Child Development Division/Community Bridges

We provide young children with educational environments, in partnership with families and the community. Our quality childcare program is NAYEC accredited. Fees are based on a sliding fee scale. We offer subsidized care for families who qualify.

Our three centers:

Sycamore St. Child Development Center
Serving children ages 3-5 years
121 Sycamore Street, Santa Cruz 95060
(831) 454-9920
License #444400415

Nuevo Dia Child Development Center
Serving children ages 3-5 years
135 Liebrandt Street, Santa Cruz 95060
(831) 426-1236
License #444407562

Vista Verde Child Development Center
Serving children ages 3-5 years
1940 Freedom Blvd., Watsonville 95076
(831) 724-3929
License #444406684

Director: Marilyn Moore
121 Sycamore St., Santa Cruz, CA 95060
Phone: 454-9920; Fax: 454-9926
Email: marilynm@cbridges.org
Website: www.communitybridges.org

Child Development Resource Center

Coordinator: Sita Moon
400 Encinal St., Santa Cruz, CA 95060
Phone: 466-5826; Fax: 466-5846
Email: smoon@santacruz.k12.ca.us
Website: www.cdrc4info.org

Children's Center of San Lorenzo Valley

Director: Kelli Polite
P.O. Box 135, Ben Lomond, CA 95005
Phone: 336-2857; Fax: 336-3860
Email: ccslv@ccslv.org
Website: www.ccslv.org

Community Action Board of Santa Cruz County

Founded in 1965, CAB conducts, administers and coordinates community programs to combat poverty and the causes of poverty.

Director: Chris Johnson-Lyons
406 Main Street, Suite 207, Watsonville, CA 95076
Phone: 763-2147 Ext 203; Fax: 724-3447
501 Soquel Ave., Suite E, Santa Cruz, CA 95060
Phone: 457-1741; Fax: 457-0617
Email: chris@cabinc.org
Website: www.cabinc.org

Community Bridges

One of the largest human service providers in Santa Cruz County, the Community Bridges family of programs has been serving local children, families and seniors since 1976. Our range of services include parent education, community building, transportation for disabled and elderly, nutrition education and food coupons, home-delivered meals for seniors, quality childcare and more. Our programs include: Meals on Wheels, Lift Line, Live Oak Family Resource Center, La Manzana Community Resources, WIC, Child & Adult Care Food Program, and our three Child Development Centers.

CEO: Sam Storey
236 Santa Cruz Avenue, Aptos, CA 95003
Phone: 688-8840 x201; Fax: 688-8302
Email: sams@cbridges.org
Website: www.communitybridges.org

Community Children's Center

Provides quality year-round child care for children ages 2 years 6 months, to 5 years.

Director: Ellen Richter
301 Center St., Santa Cruz, CA 95060
Phone: 425-8668; Fax: 429-8295
Email: communitycc@cruzio.com

Community Recovery Services (Santa Cruz Community Counseling Center)

provides counseling, prevention and intervention services for chemically dependent individuals, countywide, in outpatient (ALTO) and residential treatment settings (Si Se Puede, Hermanas, Santa Cruz Residential Recovery).

Director: Will O'Sullivan
740 Front Street., Santa Cruz, CA 95060
Phone: 423-2003; Fax: 459-6504
Email: will.osullivan@sccccc.org
Website: www.sccccc.org

Community Support Services (Santa Cruz Community Counseling Center)

provides services to adults with psychiatric disabilities, co-occurring chemical dependency, and also foster and former foster youth. Services include: emergency shelter, dual diagnosis residential treatment, crisis residential treatment, outpatient crisis support, money management, permanent supported affordable housing, peer support, and independent living services and transitional housing for foster youth.

Director: Betsy Clark
290 Pioneer Street, Santa Cruz, CA 95060
Phone: 459-0444; Fax: 459-0665
Email: betsy.clark@sccccc.org
Website: www.sccccc.org

Conflict Resolution Center (CRC)

CRC provides affordable, accessible mediation to address a wide range of conflicts, including neighborhood, family, workplace, and landlord-tenant disputes. We also provide training in conflict resolution and mediation skills.

Director: Nancy Heischman
Conflict Resolution Center
P.O. Box 187, Soquel, CA 95073
Phone: 475-6117
Email: info@crcsantacruz.org
Website: www.crcsantacruz.org

Court Appointed Special Advocates (CASA)

CASAs are volunteer lifelines of support and a powerful voice in court for abused and neglected children.

Director: Nancy Sherrod
294 Green Valley Rd., Suite 326, Watsonville, CA 95076
Phone: 761-2956; Fax: 761-2913
Email: nancys@casaofsantacruz.org
Website: www.casaofsantacruz.org

Davenport Resource Center (Community Action Board)

DRC is a multiservice community center providing outreach, transportation, information and referral, translation, form assistance, food distribution, senior and children's services, a Teen Center and other assistance.

Program Director: Francisco Serna
100 Church St., Davenport, CA 95017
Phone: 425-8115; Fax: 425-8156
Email: drsc@cruzers.com
Website: <http://www.cabinc.org/DRSC/index.htm>

Defensa de Mujeres/Women's Crisis Support

Director: Laura Gallardo
233 East Lake Ave., Suite 326, Watsonville, CA 95076
Phone: 722-4532; Fax: 722-4990
Email: laura@wcs-ddm.org
Website: www.wcs-ddm.org

The Diversity Center

We exist to educate, enlighten, inform, initiate and facilitate a better understanding for ourselves and our allies of what it means to be a member of the lesbian, gay, bisexual and transgender community.

Interim Director: Jim Brown
1117 Soquel Ave., Santa Cruz, CA 95062
Mail: PO Box 8280 Santa Cruz, CA 95061
Phone: 425-5422; Fax: 425-0743
Email: info@diversitycenter.org
Website: www.diversitycenter.org

Emeline Child Care Center

Emeline Child Care Center provides childcare for children ages 2-5 years, M-F, 7:30am-5:30pm

Director: Laura Knechtel
1030 Emeline Ave., Building O, Santa Cruz, CA 95060
Phone: 459-8866

Email: ecccc@got.net

Website: www.emelinechildcare.org

Familia Center

A family resource center in Santa Cruz providing advocacy, youth and food programs.

Director: Yolanda Henry

711 East Cliff Drive, Santa Cruz, CA 95060

Phone: 423-5747; Fax: 423-5922

Email: yhenry@familiacenter.org

Website: www.familiacenter.org

Families in Transition

Provides opportunities for housing, money management and social service support for homeless and at-risk families with children throughout Santa Cruz County.

Director: Desiree V. Sanchez

15 East Beach St., Suite 201, Watsonville, CA 95076

Phone: 728-9791; Fax: 728-9793

Email: fitsantacruz@yahoo.com

Website: www.fitsantacruz.org

Family Service Agency of the Central Coast

Provides counseling, crisis, education and outreach services through our programs:

Counseling Services, First Step, PEAKS, Senior Outreach, Suicide Prevention, I-You Venture, Renaissance, and Continuing Education.

Director: David Bianchi

104 Walnut Ave., Suite 208, Santa Cruz, CA 95060

Phone: 423-9444; Fax: 423-1532

Email: famservsc@aol.com

Website: www.fsa-cc.org

Front St. Inc.

Front St. Inc. provides a variety of housing opportunities and supportive services for individuals with severe mental illness.

President: Ann Butler

303 Portrero St., Suite 42-103, Santa Cruz, CA, 95060

Phone: 420-0120; Fax: 420-0136

Email: jmendez@frontst.com; gbutler@frontst.com

Website: www.frontst.com

Glen Arbor School

Glen Arbor School is a parent cooperative pre-school that focuses on children's social and academic skills for ages 2.5 to 6 years. We offer quality child care at a discounted rate for low income parents interested in working positions at our center as well as regular tuition paying slots for child care and pre-school on a daily basis.

Administrative Director: Ingrid Stevison

Site Director: Tanya Fuentes

9393 Glen Arbor Rd., Ben Lomond, CA 95005

Phone: 336-2932; Fax: 336-8694

Email: glenarborschool@sbcglobal.net

Website: www.glenarborschool.com

Health Projects Center

Health Projects Center exists to meet the special and emerging health needs of family caregivers and the health professionals who serve them. Health Project Center sponsors the Del Mar Caregiver Resource Center, serving family caregivers of people with brain impairments.

Executive Director: John Beleutz, MPH
1537 Pacific Ave., Suite 300, Santa Cruz, CA 95060
Phone: 459-6639; Fax: 459-8138
Websites: www.hpcn.org; www.delmarcaregiver.org

Homeless Services Center

HSC provides both emergency and transitional services to homeless individuals and families in Santa Cruz County.

Director: Ken Cole
115 Coral, Santa Cruz, CA 95060
Phone: 458-6020; Fax: 458-6023
Email: kcde@scshelter.org
Website: www.scshelter.org

Homeless Garden Project

provides job training and transitional employment to people who are homeless in Santa Cruz County. The training and employment programs take place in an organic farm and related enterprises.

Director of Programs: Darrie Ganzhorn
P.O. Box 617, Santa Cruz, CA 95061
Phone: 426-3609; Fax: 423-8026
Email: darrieg@homelessgardenproject.org
Website: www.homelessgardenproject.org

Hospice of Santa Cruz County

provides compassionate presence and professional expertise for individuals and their families confronted with the end of life and ensuing loss. Essential to this mission are the core values of dignity, comfort and self-determination. Throughout a continuum of care, we embrace the needs of family members and caregivers by offering clinical insight into the changing physical condition of their loved one, practical support, end-of-life education, referrals to community resources, and grief support specific to the needs of children, adults and seniors -- during the course of care and after death.

Director: Ann Carney Pomper
940 Disc Drive, Scotts Valley, CA 95066
Phone: 430-3000; Fax: 4530-9272
E-mail: info@hospicesantacruz.org
Website: www.hospicesantacruz.org

Janus of Santa Cruz

Janus of Santa Cruz provides cost-effective treatment and recovery services for adults suffering from alcoholism or other chemical dependencies. Since its founding in 1976, Janus has successfully assisted thousands of individuals in their efforts toward building new lives filled with self-respect, personal dignity and freedom from the compulsive use of illegal drugs and alcohol. Janus staff are licensed and highly skilled professionals. Janus provides a safe and confidential environment in which clients achieve lasting recovery.

Janus of Santa Cruz
200 7th Ave., Suite 150, Santa Cruz, CA. 95062
Phone: 462-1060; Fax: 462-4970
Website: www.januscc.org

La Manzanita Community Resources/Community Bridges

We are a bilingual, bicultural community resource center serving mostly low-income residents of Watsonville and Pajaro Valley. La Manzanita Community Resources connects people and services. Our activities respect all cultures and support families in creating a strong, safe, and healthy community.

Director: Celia Organista
18 W. Lake, Suite E, Watsonville, CA 95076
Phone: 724-2997; Fax: 724-2915
Email: celiao@cbridges.org
Website: www.communitybridges.org

Lift Line/Community Bridges

Lift Line is committed to broadening opportunities for all individuals by providing and coordinating the most accessible transportation possible. Lift Line has been providing the Santa Cruz County community with daily accessible transportation for over 20 years. We provide county residents who are disabled, elderly or frail with over 30,000 rides per year. In need of low-cost transportation, but can't take the bus due to a disability or frailty? You may qualify for Lift Line. Our fleet of vehicles provide comfortable trips for eligible riders who are ambulatory or use wheelchairs or other mobility aids. Our professional drivers offer door-to-door assistance from origin to destination. Escorts, Personal Care Attendants and a limited number of traveling companions are welcomed.

Director: Catherine Patterson-Valdez
236 Santa Cruz Ave., Aptos, CA 95003
Phone: 688-8840 x225; Fax: 688-8302
Email: catherine@cbridges.org
Website: www.communitybridges.org

Live Oak Family Resource Center/Community Bridges

Our center helps to strengthen families living in the greater Live Oak area through Parent Education, Home Visiting, Information & Referral, Youth programs and Civic Engagement services.

Co-Directors: Elizabeth Schilling and Erika Hearon
1438 Capitola Rd., Santa Cruz, CA 95062
Phone: 476-7284; Fax: 476-2769
Email: ElizabethS@cbridges.org or ErikaH@cbridges.org
Website: www.communitybridges.org

Meals On Wheels/Community Bridges

Meals on Wheels for Santa Cruz County enhances the lives of older adults by offering quality meals and caring human contact. A home-delivered meal and friendly visit help support independence for vulnerable elders and disabled residents. Additionally, five senior dining centers located in Capitola, Live Oak, Ben Lomond, Santa Cruz and Watsonville offer a daily nutritious meal to adults 60 years of age or older.

Director: Lisa Berkowitz
1777 Capitola Rd., Santa Cruz, CA 95062
Phone: 464-3180x15; Fax: 464-1633
Email: lisab@cbridges.org
Website: www.communitybridges.org

Mental Health Client Action Network

Mental Health Client Action Network provides safe drop-in activities, computers, and peer support groups for adults with schizophrenia, bi-polar disorder, major depression, and

obsessive-compulsive disorder.

Executive Director: Linda Kiva
1051 Cayuga St., Santa Cruz, CA 95062
Phone: 469-0462 ; Fax: 469-9160
Email: lindakiva@yahoo.com
Website: www.mhcan.org

Mid-County Children's Center

Provides NAEYC accredited childcare for both toddlers and preschool children including developmentally appropriate curriculum, parent support, community building and healthy needs.

Executive Director: Cheryl Devlin
305 Alturas Way, Soquel, CA 95073
Phone: 476-8890; Fax: 476-8256
Email: midcountyycc@yahoo.com

Mountain Community Resources

is a centralized gathering of services, experienced professionals and volunteers offering referrals, personalized support and emergency services to all segments of the San Lorenzo Valley and Scotts Valley communities.

Interim Director: Ken Goldstein
P.O. Box 105, Ben Lomond, CA 95005
Phone: 335-6600; Fax: 335-8223
Email: ken@mountaincommunityresources.org
Website: www.mountaincommunityresources.org

Neighborhood Child Care Center

Director: Cherie Crandall
904 Western Drive, Santa Cruz, CA 95060
Phone: 423-9073; Fax: 423-9073
Email: ncc@cruzio.com

New Life Community Center

Director: Steve Stiles
707 Fair Ave., Santa Cruz, CA 95060
Phone: 427-1007; Fax: 454-0545
Email: newlifehope@hotmail.com

O'Neill Sea Odyssey

O'Neill Sea Odyssey (OSO) was founded in 1996, creating a living classroom on board a 65-foot catamaran sailing the Monterey Bay National Marine Sanctuary. Students receive hands-on lessons about the marine habitat and the importance of the relationship between the living sea and the environment. The program is conducted on board the catamaran with follow-up lessons at the shore-side Education Center at the Santa Cruz Harbor. It is free of charge, enabling low-income youth - the vast majority of our clients - to participate. Students earn their way into the program by designing and performing a project to benefit the community.

The curriculum is taught in a stimulating and intimate learning environment, which provides a learning experience that lasts a lifetime. "The objective of Sea Odyssey is to teach kids about our living ocean and emphasize that we must take care of it," says founder Jack O'Neill. Since its inception, OSO has served more than 25,000 students in the 4th-6th grade. Not only has the interest of these students been stimulated in marine science and

environmental conservation, they have also contributed directly to their community through their environmental community service projects.

Director: Dan Haifley
2222 East Cliff Dr., Suite 222, Santa Cruz, CA 95062
Phone: 465-9390; Fax: 425-0959
Email: dhaifley@oneillseaodyssey.org
Website: www.oneillseaodyssey.org

Pajaro Valley Children's Center

Director: Rosa Mendoza
234 Montecito Ave., Watsonville, CA 95076
Phone: 722-3737; Fax: 722-3737
Email: PajaroValleyChC@aol.com
Website: www.pvchildrenscenter.com

Pajaro Valley Shelter Services

Provides emergency and transitional shelter and case management for homeless families.

Director: Susan Olson
115 Brennan, Watsonville, CA 95076
Phone: 728-5649; Fax: 722-6177
Email: susan@pvshelter.org
Website: www.pvshelter.org

Parents Center

The Parents Center is a low-cost counseling center focusing on the prevention and treatment of child abuse.

Director: Celia Goeckermann
530 Soquel Ave., Santa Cruz, CA 95062
Phone: 426-7322; Fax: 426-2803
Email: selah_selah@yahoo.com

Planned Parenthood, Mar Monte

Full service community clinics provide reproductive health care for women and men, plus primary family health care for people of all ages.

Overall Administrative questions:

Cathy Bright, Area Services Director Monterey/Santa Cruz Counties
Phone: 784-1109 x105
Email: cathi_bright@ppmarmonte.org
Website: www.ppmarmonte.org

Site/Clinic specific contacts:

Clinica Mariposa/Watsonville Clinic
40 Penny Lane, Watsonville, CA 95076
Phone: 724-7616
Theresa Ontiveros, Center Manager

Westside Clinic/Santa Cruz
1119 Pacific Ave. Santa Cruz, CA 95060
Phone: 426-5550
Debbi Saint John, RN, Center Manager

Project SCOUT (Seniors Council)

Project SCOUT volunteers provide free tax assistance to elderly and low-income residents of Santa Cruz County.

Program Coordinator: Jan Shirchild
Phone: 724-2606 or toll-free 1-877-373-8297(FRE-TAXS)

Salud Para la Gente

is a federally qualified health center serving the medically underserved and low income populations in the Watsonville and Monterey Bay area. We provide primary services including: family practice, internal medicine, OB/Gyn, pediatrics, vision, dental, and Elderday services. We have eight locations throughout Santa Cruz County, including school based clinics, with well over 100,000 visits per year.

President/CEO: Sister Julie Hyer, OP
45 Nielson St., Watsonville, CA 95076
Phone: 728-8250; Fax: 728-8266
Email: jhyer@splg.org
Website: www.splg.org

San Lorenzo Valley Senior Center

Promotes and provides opportunities for education, recreation and social services, and to promote the good and public interest of the community.

Director: Pattie Smith
P.O. Box 136, Ben Lomond, CA 95005
Phone: 336-8900; Fax: 336-2188
Email: seniorcenterslv@cruzio.com

Santa Cruz AIDS Project

The Santa Cruz AIDS Project provides compassionate care, advocacy, support and HIV prevention education to those infected and affected by HIV.

Interim Director: Merle Smith
P.O. Box 557, Santa Cruz, CA 95061
Phone: 427-3900; Fax: 427-0398
Email: merles@scapsite.org

Santa Cruz Community Counseling Center (SCCCC)

SCCCC has been "Changing Lives, Building Community" since 1973. We serve over 6,000 people annually through four services components:

Community Recovery Services provides counseling, prevention and intervention services for chemically dependent individuals in outpatient and residential treatment settings.

Child and Family Development Programs (formerly Head Start) provides an array of programs serving low-income children, ages birth to 5, pregnant women and their families, including: Head Start, Early Head Start, State Pre-Kindergarten, Infant/Toddler Program, Families Together and PAPAS.

Community Support Services provides housing, treatment, case coordination and peer support services that support and educate mental health consumers and their families.

Youth Services offers a comprehensive range of counseling and prevention services to adolescents and families throughout the county. Services include: crisis counseling; substance abuse education; intervention and treatment; individual, family, and group counseling; delinquency prevention/diversion services; emergency placement for foster care youth; community outreach and collaboration.

Executive Director: Carolyn Coleman
195 Harvey West Blvd., Santa Cruz, CA 95060 o:p>
Phone: 469-1700 x115; Fax: 425-1905
Email: carolyn.coleman@scccc.org

Website: www.sccccc.org

Santa Cruz Community Ventures (SCCV),

the nonprofit affiliate of Santa Cruz Community Credit Union (SCCCU), equips people with the resources they need to achieve lasting economic security through financial education, matched savings accounts, free tax assistance, and technical assistance. Through its affiliation with the Credit Union, SCCV is uniquely positioned to provide effective tools for increasing long-term financial security, furthering our joint mission of promoting economic justice.

Program Manager: Ellen Murtha
Community Development and Outreach
P.O. Box 1877, Santa Cruz, CA 95061
Phone: 460-2345; Fax: 426-6669
Email: emurtha@scruzccu.org

Santa Cruz County Immigration Project - SCCIP (Community Action Board)

provides immigration legal services including naturalization, appeals, waivers, information and referral, outreach, and community education and advocacy for persons legalizing under IRCA and related immigration programs.

Director: Douglas Keegan
406 Main St., #217, Watsonville, CA 95076
Phone: 724-5667; Fax: 724-3447
Email: sccip@cruzers.com

Santa Cruz Hillel

contact: Rick Zinman
Email: rick@santacruzhillel.org
Website: www.santacruzhillel.org

Santa Cruz Toddler Care Center

provides full day, year-round quality child care and parent education for children ages 1-3 years and their parents who work or attend school.

Director: Sandy Davie
1738 16th Ave., Santa Cruz, CA 95062
Phone: 476-4120; Fax: 476-4277
Email: sandy@sctcc.org
Website: www.sctcc.org

Second Harvest Food Bank of Santa Cruz and San Benito Counties

The mission of Second Harvest Food Bank is to educate and involve individuals to end hunger and alleviate malnutrition in our communities.

Programs and Services:

Second Harvest's food distribution programs include:

- Agency Distribution Programs: provides food to pantries, soup kitchens, shelters, child care, senior centers, group homes and rehabilitation programs. Non-perishables, donated fresh fruits, vegetables and other foods are distributed to qualifying families and individuals.
- USDA Emergency Food Assistance program (EFAP): distributes USDA commodities and fresh produce to five locations a month.
- Food For Children Program: provides healthy child-friendly food to hungry families with children in Santa Cruz County.
- Partners in Need (PIN): allows low-income individuals to volunteer their time at Second Harvest Food Bank and receive a box of food each week for their families.

- **Agency Delivery Program:** saves time and money for member agencies by Second Harvest delivering pre-selected quantities and types of food in refrigerated trucks and enables more fresh fruits and vegetables to be distributed and reduces the spoiling of perishable foods.

In addition to our food distribution programs, Second Harvest maintains an active role in outreach and advocacy. Our Education and Outreach department provides information on hunger and nutrition to low-income area residents through public education, policy advocacy, media, marketing and special projects. Some of the programs include Dominican Hospital Nutrition Education program, Food for Work, the Food Stamp Outreach program and a critical linkage to the community, Community Food Hotline. The Hotline provides free referrals to individuals and families in need, offering information on Food Stamp eligibility, and locations of food pantries and other human service agencies to address the various needs of our clients.

Director: Willy Elliot-McCrea
800 Ohlone Pkwy., Watsonville, CA 95077
Phone: 722-7110; Fax: 722-0435
Email: willy@thefoodbank.org
Website: www.thefoodbank.org

Senior Citizens Legal Services

provides legal assistance to help poor, frail and minority seniors obtain or preserve critical medical services, housing, food, income and freedom from abuse.

Director: Terry Hancock
501 Soquel Ave., #F, Santa Cruz, CA 95062
Phone: 426-8824; Fax: 426-3345
Email: terryhancock@seniorlegal.org

Senior Network Services

A multipurpose senior community resource agency providing information and assistance, case management, in-home help, shared housing, employment services, respite registry, health insurance counseling, and money management.

Director: Brenda Moss
1777-A Capitola Rd., Santa Cruz, CA 95062
Phone: 462-1433; Fax: 476-4396
Email: BrendaMoss@cruzio.com
Website: www.seniornetworkservices.org

Seniors Council

maximizes the quality of life and independence of seniors by operating direct services, providing funding for non-profit agencies serving seniors, and by advocating for and providing leadership in the development of community-based systems of care.

Director: Clay Kempf
234 Santa Cruz Ave., Aptos, CA 95003
Phone: 688-0400 x15; Fax: 688-1225
Email: clayk@seniorscouncil.org
Website: www.seniorscouncil.org

Shared Adventures

Founded on the belief that recreation, fun, challenge, and access to the outdoors are an essential part of a healthy and fulfilling life, Shared Adventures is a non-profit organization dedicated to improving the quality of life of people living with disabilities. We offer a year-round calendar of activities, including our largest annual events: Day on the Beach and Day in the Sky.

Director: Foster Anderson
90 Grandview St., B101, Santa Cruz, CA 95060
Phone: 459-7210; Fax: 459-7210
Email: info@sharedadventures.org
Website: www.sharedadventures.org

Shelter Project (Community Action Board)

provides motel vouchers for homeless persons with medical emergencies, eviction prevention (rent assistance), operation of The Shelter Hot-Line, and voice mail for homeless persons.

Shelter Project Program Director: Paul Brindel
501 Soquel Ave., #E, Santa Cruz, CA 95062
Phone: 457-1742 x160; Fax: 457-0617
Email: paul@cabinc.org

Suicide Prevention (Family Service Agency of the Central Coast)

Director: Diane Brice
P.O. Box 1222, Santa Cruz, CA 95061-1222
Phone: 459-9373; Fax: 459-6617
Email: diane@fsa-cc.org
Webpage: www.fsa-cc.org/programs/suicide_prev.html

Survivors Healing Center

For twenty years, **SHC** has been serving Santa Cruz County, and is the only organization dedicated to the issues of child sexual abuse (CSA). **SHC** provides intensive therapy groups for youth and adult survivors and delivers community CSA training and education programs in prevention and early intervention. **SHC** also sponsors community events: the annual *Art of Healing* in Santa Cruz, the annual *Walk To Stop The Silence* in Watsonville, and a Latina speaker series.

Executive Director: Bonita Mugnani
2301 Mission, #C-1, Santa Cruz, CA 95060
Phone: 423-7601; Fax: 469-8615
Email: info@survivorsh healingcenter.org
Website: www.survivorsh healingcenter.org

Vista Center Santa Cruz

Vista Center (formerly Doran Center) provides services and equipment to the visually impaired and blind community in Santa Cruz County.

Director: Pam Brandon
413 Laurel St., Santa Cruz, CA 95060
Phone: 458-9766; Fax: 426-6233
Email: pbrandin@vistacenter.org
Website: www.vistacenter.org

Volunteer Center

Executive Director: Karen Delaney
1010 Emeline Ave., #C, Santa Cruz, CA 95060
Phone: 427-5070; Fax: 423-6267
Email: kd@scvolunteercenter.org
Website: www.scvolunteercenter.org

Watsonville Law Center

Director: Dori Rose Inda

521 Main Street, Suite H, Watsonville, CA 95076
Phone: 722-2845; Fax: 761-3295
Email: dorir@watsonvillelawcenter.org
Website: www.watsonvillelawcenter.org

WELISN (Welfare and Low Income Support Network)

Director: Elaine Parker
509-C Broadway, Santa Cruz, CA 95060
Phone: 458-9070; Fax: 458-8077
Email: welisin@cruzio.com

WomenCARE

Co-directors: Allison Titley and LaVerne Coleman
1001 41st Avenue, Santa Cruz, CA 95062
Phone: 457-2273; Fax: 457-2278
Email: office@womencaresantacruz.org
Website: www.womencaresantacruz.org

Women Ventures Project (Community Action Board)

provides training, workforce preparation, job referral and case management in non-traditional careers for women.

Program Director: Helen Ewan-Storey
406 Main Street, Suite 202, Watsonville, CA 95076
Phone: 724-0206; Fax: 724-0200
Email: wvp@cruzers.com

Women's Crisis Support/Defensa de Mujeres

Director: Laura Segura Gallardo
233 East Lake Ave., Watsonville, CA 95076
Phone: 722-4532; Fax: 722-4990
Email: postmaster@wcs-ddm.org
Website: www.wcs-ddm.org

WIC/Community Bridges

provides easy access to a safe, family-friendly, and participant centered program that provides education to promote good nutrition, health and breastfeeding in a respectful and culturally-competent manner. What You Can Get at WIC: Special checks to buy healthy foods at local grocery stores and farmer's markets; Information about nutrition and health to help you and your family eat well and be healthy; Support and information about breastfeeding your baby; Help in finding health care and other community services.

Director: Cathy Cavanaugh
18-A W. Lake Ave., Watsonville, CA 95076
Phone: 722-7949; Fax: 722-8532
Email: cathyc@communitybridges.org
Website: www.communitybridges.org

YMCA - Watsonville Family YMCA

The YMCA is an agency that builds strong kids, strong families and strong communities through programs designed to develop leadership skills, self-confidence, and the values of caring, honesty, respect and responsibility.

Director: Barbara McGaughey
27 Sudden St., Watsonville, CA 95076
Phone: 728-9622; Fax: 728-3422

Email: bmcgaughey@watsonvillemca.org
Website: www.watsonvillemca.org

YWCA Watsonville

The YWCA Watsonville draws together members who strive to create opportunities for women's growth, leadership and power in order to attain a common vision: peace, justice, freedom and dignity for all people. Our services include low cost childcare programs and after school care, and teen programs that promote safe and healthy lives. The YWCA facility is a beautiful old estate that we rent to community members for celebrations and events.

Director: Marcia Stein
340 E. Beach St., Watsonville, CA 95076 o:p>
Phone: 724-6078; Fax: 724-3245
Email: mail@ywcawatsonville.org
Website: www.ywcawatsonville.org

Youth Services (Santa Cruz Community Counseling Center)

offers a comprehensive range of counseling and prevention services to adolescents and families throughout the county. Services include: crisis counseling; substance abuse education; intervention and treatment; individual, family and group counseling; delinquency prevention/diversion services; emergency placement for foster care youth; community outreach and collaboration. Programs include: Tyler House and Crossroads group homes, STRANGE services for queer youth, YES (in Santa Cruz) and Esquela Quetzal (in Watsonville) clean and sober classrooms in coordination with the County Office of Education.

Director: Clare Wesley
241 East Lake Ave., Watsonville, CA 95076
Phone: 728-2226 x110; Fax: 728-3629
Email: clare.wesley@scccc.org
Website: www.scccc.org

Workshop Invitees

The following Commissions and Organizations were invited and/or participated in the three Public Workshops:

Housing Advisory Commission
First 5 Commission
Childcare Planning Council
Mobile Home Commission
Commission on Disabilities
Latino Affairs Commission
Mental Health Advisory Board
Seniors Commission
Women's Commission
Long-Term Care Interagency Commission
Homeless Services Center
Board of Realtors
Housing Authority
Sierra Club

Making Connections: Economic Vitality Strategy

- Workforce housing is identified as key to economic success for the County. Recommendations include:
 - Review Affordable Housing guidelines
 - Program for Successor Agency Housing Reuse Funds (post-RDA)
 - Partner with Housing Authority and non-profit housing developers.
 - Consider high-density overlay zoning for small units
 - Incentivize second units and small rental units

Income Categories

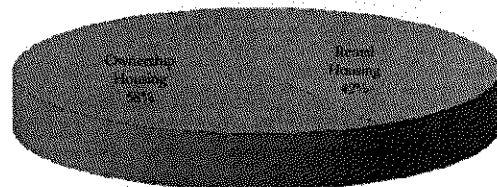
Income limits, 4 person household

Extremely Low (30% AMI)	\$30,250
Very Low (50% AMI)	\$50,400
Low (80% AMI)	\$80,650
Median (100%)	\$87,000
Moderate (120% AMI)	\$104,400

Making Connections: Sustainable Santa Cruz County and Climate Action Strategy

- These plans suggest tools to support and encourage infill development
- Recommend compact housing choices
- Prioritize neighborhood integrity and the environment
- Recognize the connection between housing choices, employment options, commutes, and the natural environment – Environment, Equity, and Economy

Housing Challenges Housing Rented vs. Owned



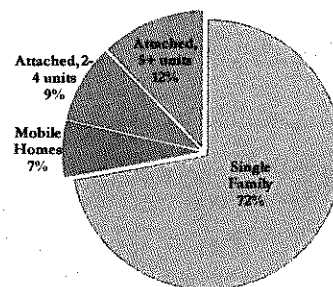
What is the Housing Element? Regional Housing Need Allocation

RHNA for 2016 - 2023:

Extremely Low (10%)	131
Very Low (14%)	186
Low (16%)	207
Moderate (18%)	239
Above Moderate (42%)	551
TOTAL	1,314

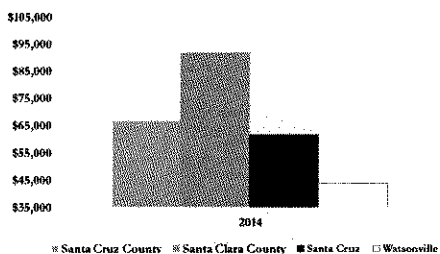
Housing Challenges Type of Housing Available

104,476 housing units in Santa Cruz County

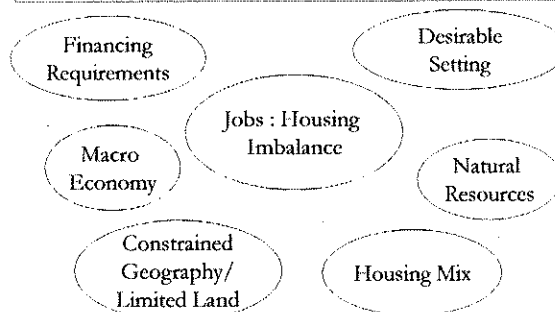


Housing Challenges Regional Income Disparities

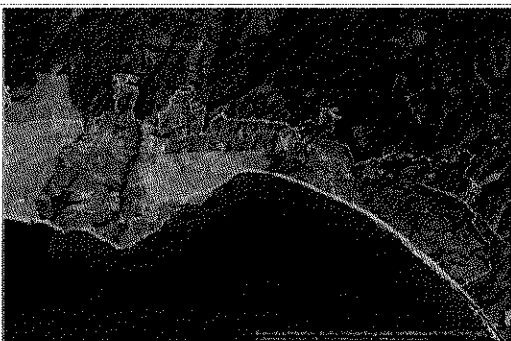
Area Median Incomes



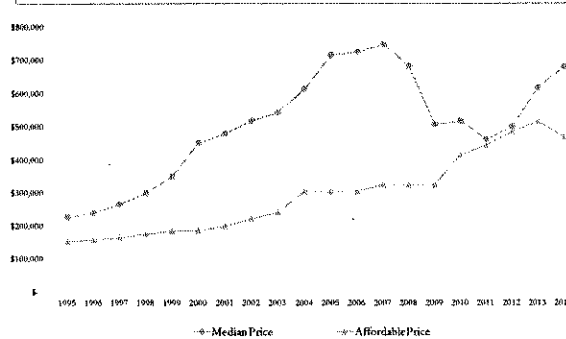
Housing Challenges Influences on Affordability



Housing Challenges Limited Urban Land



Housing Challenges Sale Price Trends



Housing Challenges Natural Resource Constraints



Housing Challenges Affordability Gap

- Maximum Home purchase price for Santa Cruz County household earning median income:
\$514,000
- Median Santa Cruz County Home Price (Jan 2015):
\$665,000
- Affordability Gap:
\$151,000

Down Payment Required in Today's Market: **\$133,000**

Housing Challenges Affordability Gap



Challenges Extreme for Special Populations



Proposed Goals for Housing Element Update

1. Ensure land is available to accommodate an increased range of housing choices.
2. Encourage and assist in the development of housing.
3. Remove unnecessary governmental constraints.
4. Preserve and improve existing housing units and expand affordability within the existing housing stock.
5. Promote equal opportunity and production of special needs housing units.
6. Promote energy efficiency in existing and new residential structures.

Highlights: Current Programs

- Measure J
 - Construction of new units, maintaining affordability of existing units
- Mobile Home Assistance
- 1st time Home Buyer
- Homeless Services

Possible New Policies/Programs

- Focus on widening the variety of housing options, especially smaller units and rental housing.
 - Serve the 3 S's: Seniors, Singles, Students
 - Promote Second Units
- Create new zoning districts to promote "affordability by design", such as Mixed Use zoning or overlay
- Incentivize new rental projects
- Continue permit process streamlining efforts.

County Initiatives Inventory of Affordable Units

Total Affordable Units in Santa Cruz County:
2,189

Rental: 1,421

Ownership: 768

Seniors: 359

Farm Worker: 203

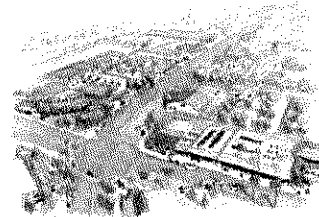
Homeless & Disabled: 100

Large Families: 197

General: 1,525

Tools to Foster Greater Diversity in Housing Options

- New zonings and zoning overlays to promote mixed use, smaller single family lots, multi family and smaller units
- Review site standards and parking requirements
- Review standards for accessory dwelling units ("second units")



Next Steps

- Community input
- Draft Housing Element update to HAC, PC, Board of Supervisors (August)
- Draft to State Housing and Community Development Dept. (September-October)
- Environmental Review (September-October)
- Final to Board and HCD (December 2015)

Discussion

- What are the biggest housing challenges you see in our community?
- What solutions would you like to see included in the Housing Element?
- What concerns do you have about Housing over the next 20 years?

Upcoming Meeting: Monday, 3/16, 6:30 pm, Watsonville Community Room

- Sarah Neuse: sarah.neuse@santacruzcounty.us
- Paia Levine: paia.levine@santacruzcounty.us

County/Redevelopment Agency Projects and Programs*

Planning Period Funding	Project Name	Number of Units	Type of Housing	Target Population
	Above the Line & Cottages Freedom	8	One residential care building and seven cottages	Group home for at-risk youth and affordable apartments
yes	<i>Aptos Blue Aptos</i>	40	Apartments	apartments for families, five units for psychiatrically disabled adults
	Arroyo Verde Watsonville	99	Single Family Homes	Ownership housing project
	Beachcomber MHP Live Oak	73	Mobile homes	Resident owned mobile home park
	Brommer St. Live Oak	6	Apartment building used as transitional housing	Transitional housing for homeless families
	Casa Linda Live Oak	21	Apartment building	Apartments for psychiatrically disabled adults
yes	<i>Canterbury Park Aptos</i>	19	Townhomes	Ownership housing project
	Cliffwood Estates Soquel	9	Mobilhome park	Residencial shares in mobile home park
	<i>Corralitos Creek Freedom</i>	64	<i>Apartments</i>	<i>Apartments for families</i>
	<i>Corralitos Creek Freedom</i>	35	<i>Townhomes</i>	<i>Ownership housing project</i>
	Dominican Oaks Live Oak	51	Apartments in convalescent home	Set aside of 51 Measure J supported apartments for Seniors
	East Cliff Village Live Oak	75	Apartments	Apartments for Seniors and the disabled
	GEMMA Santa Cruz	1	Single family home	Transitional housing for formerly incarcerated women
	Habitat for Humanity Live Oak/Soquel	6	Single family homes	Partnership with Habitat for Humanity
	Jardines Del Valle Watsonville	18	Apartments	Apartments for farm workers
	<i>Lagoon Beach Live Oak</i>	31	<i>Rehabilitation of apartment building</i>	<i>Family Cooperative</i>
yes	<i>Los Esteros Live Oak</i>	2	<i>single family homes</i>	<i>Habitat for Humanity ownership project</i>
yes	<i>Lotus Apartments Live Oak</i>	12	<i>rental apartments</i>	
	Merrill Road Aptos	15	Rental apartments	Apartments for families
	<i>Monarch Live Oak</i>	1	<i>Single family home</i>	<i>Six bedroom rental for adults with psychiatric disabilities</i>
	—Nuevo Sol— City of Santa Cruz	14	Rehab of SRO motel and construction of 3 new apartments	Apartments for formerly homeless adults
	Osocales Soquel	28	Rental mobile homes and 1 single family home	Low income families
	<i>Pacific Family Live Oak</i>	34	<i>Mobile homes</i>	<i>Affordable homeownership for low-income households</i>
	Paloma Del Mar Freedom	129	Rental Apartments	Seniors and disabled

	Parkhurst Terrace Freedom	68	68 apartments	Apartments for families
	Pleasant Acres Live Oak	64	Mobile homes	Affordable homeownership for low-income households
	San Andreas Watsonville	43	Rental apartments	Farm workers
yes	Schapiro Knolls Watsonville	88	Rental apartments	Apartments for families
	Seacliff Highlands Aptos	39	Rental apartments	Apartments for families
	Sorrento Oaks Live Oak	12	Resident Owned Mobile Home Park	Residential shares in mobile home park
	Stepping Out Santa Cruz	18	Rental apartments	Apartments for psychiatrically disabled adults
	-----The Tannery----- City of Santa Cruz	100	Rental apartments	Affordable live work space for artists; individuals and families
	The Farm Soquel	39	Rental apartments with child care center	families
	Transitional Housing Soquel	1	Single family home	Housing for former foster care youth
	Villas Del Paraíso Watsonville	51	Rental apartments	Families and farm workers
	Vista Verde Watsonville	76	Rental apartments	Apartments for families
	Wheelock House	2	15 bed residential care facility	Adults with psychiatric disabilities
	Willowbrook Ben Lomond	6	40 bed residential care facility	Adults and older adults with psychiatric disabilities
	Woodland Heights Santa Cruz	68	Rental apartments	Seniors
	TOTAL PROJECT BASED ASSISTANCE 2008-2014	161		
	Program Name	Number of Units		
yes/portion	First Time Home Buyer Program	208		
yes/portion	Measure J Program	494		
yes/portion	Mobile Home Change Out Program	99		
yes/portion	Mobile Home Rehabilitation Program	73		
	TOTAL PROGRAM BASED ASSISTANCE 2008-2014	874		
	* Source: County of Santa Cruz Planning Department--Housing Section			

Workshop Public Comments

Workshop #1 March 4, 2015: Live Oak Community Room (7 attendees)

- County should consider recognizing assisted living as a type of housing. Memory care requires no parking for residents. San Diego is a good example of this zoning, units are typically around 400 sf.
- Consider overlay zoning districts to allow reduced parking for seniors, etc.
- Water Utilities – in Coastal Zone housing not eligible for water service as a priority use, but in general affordable housing is subject to set-asides to ensure supply.
- \$87,000 AMI seems way too high, most people are not making that. And they can still not afford rent.
- Need more housing for the workforce, green building makes rent cheaper in the long term.
- Teachers can't afford to live where they work.
- Re-think building standards, can we use parking lots for housing?
- ParaCruz (local para transit service) is doubling prices, and seniors formerly living on transit lines have lost bus service and now rely on ParaCruz.
- Biggest challenge is keeping locals here, many are simply getting priced out.
- Santa Cruz is becoming a place of Haves and Have-Nots.
- Housing affordable to local workers is substandard.
- 180/180 has housed 260 homeless people in the past 18 months. Request that County reserve a slice of the Extremely Low Income for projects like that.
- CRA Money? Banks to put money into Santa Cruz for affordable housing
- Planning should consult with the Sheriff about the density of housing and crime issues.
- Development needs to make sense for developers, needs to be financially possible.
- What does the marketplace want? Need to add variety to the Housing Market.
- Prop 60 and prop 13 portability.
- Consider Co-housing as a housing type.
- Site Aggregation is challenging, but need to replace old housing stock and recycle urban land.
- 27% of County population would be eligible for a housing voucher.
- We are not going to build our way out of the problem, but need to reserve housing for local workers and residents, not induce more growth.
- Higher density for students near UCSC and Cabrillo College.
- Rents are up because Household formation is up
- County needs to incorporate cultural competency in educating people about housing purchase, and housing policy.
- Homeownership is out of reach for lower-income residents, so they won't come to the meetings.
- Education and childcare programming are also very important components of housing for families.

Workshop #2 March 12, 2015: Temple Beth El, Aptos. (11 attendees)

- RHNA numbers do not take into account any existing gap in housing need, based on growth projections.
- Is that the real need? That is not addressed.
- Household formation rate is up, household size is down.
- Has the County ever evaluated our General Plan with a look at exactly how much housing would be ideal?
- Three populations: those that are comfortably housed, marginally housed, or homeless.
- Need Prop 13 portability throughout the state, need state-wide solutions.
- Allow detached bedrooms, or very small housing units with no plumbing – Change the state law.
- What about Boarding Houses or SROs? Any left in the County?
- Mental Health housing very difficult. On waiting list for 1-br since 2004 – not enough small units to meet our needs.
- Mental Health Housing has big management issues.
- Biggest issues are Basic Housing and Basic Healthcare. Teacher in Soquel School District qualifies as low-income with his family.
- Some housing should be reserved for community-serving professions.
- Need more certainty in ADU process. Some require noticing or a hearing and are based on an hourly rate. Makes it challenging to move forward.
- For very small ADUs, consider having no utility meter.
- Housing First – stable housing is the keystone for solving so many other social problems for people: health issues, drug addiction, poverty.
- Focus efforts on building smaller units and more affordable housing.
- Hotels are being used as permanent housing, veterans, disabled, even with housing vouchers they can't find a place to rent.
- Define corridors along bus routes and zone for more density.
- Mobile Home funds for resident-owned parks only, need assistance for investor-owned parks as well.
- Could you park a Tiny Home in a Mobile Home park? Can the County create that? Or put in a MH pad and hook-ups as an ADU?
- Zoning innovation zones to try out new ideas
- Need to consider Jobs:Housing Balance – where do new units need to go.
- County could set a real goal beyond the RHNA – which is only 1% of all housing units.
- Other jurisdictions decide they need 15,000 or 30,000 new units in 10 years. We could do that.

Workshop #3 March 16, 2015: Watsonville Civic Plaza, Watsonville (10 attendees)

- Infrastructure planned out with parks, schools, etc. needs to be in place as we plan to add more housing. Important that we keep this a place where people want to raise their families.
- South County shouldn't be the only place for affordable housing.
- Watsonville is already dense, need places for jobs and workforce housing.

- Housing near jobs to abate commutes. Also need a balanced approach to create more market rate housing as well.
- Watsonville is a beautiful place, don't want to change what makes it special and unique.
- City of Watsonville RHNA is 700 units, should be easy to meet.
- Economic Vitality Strategy and Sustainable Santa Cruz County Plan both call for more density and smaller units and more mixed uses. Makes sense along the rail trail.
- 6 families sharing a 2 br. House, with a family of 4 living in the garage – rent was \$1300/month. Wage was \$1335/month – family had to choose whether to pay water or electric bill each month.
- Jobs in Watsonville are very low wage, some workers commute to Scotts Valley for work.
- Need more housing for people with disabilities – incorporate universal design into all new housing, so disabled people can visit friends and easily find places to live.
- Cooperation between City and County needed – Watsonville has unique needs.
- In Watsonville, 20% of the families live in poverty.
- Farmworker housing is a special need, and needed more in and around Watsonville. Need to address it specifically.
- Farmworkers also live inside the USL and commute out to jobs. In South County, there are more families/larger families. Can there be place-specific policies to meet different needs in different areas?
- For housing developers, parking and traffic issues drive site design and overall numbers of units.
- Transportation is also a discrepancy – housing does not exist alone.
- Jobs-Housing fit, local wages supporting local housing costs.
- Challenges related to type of housing available in local housing cost.
- Currently, in Santa Cruz County, there are around 3,000 homeless people, and around 7,000 more that are marginally housed (couch surfing, etc.).
- The SSCC is crucial, county needs more small units and healthy neighborhoods. We need to make these connections between environment, economy and equity.
- Need to provide housing for the next 50 years, not just 7.
- Invest in making it easy to create more quality housing.
- Inclusionary housing program, does the County have one?
- Santa Cruz is a small county, County and Cities need to cooperate.
- Universal access is important, barriers to mobility and lack of affordable accessible units, recently, only 1-2 accessible units.
- Often put young people who are disabled in senior housing – not a good fit.
- People with disabilities also have children. Need accessible units with multiple bedrooms.
- Employment first. Need jobs to support the community and workers.
- People have lost section 8 vouchers because they can't find housing. Need small units, ELI units, more rental housing.
- Grant funds are available to us as a jurisdiction with a certified housing element.

- Affordable housing allows money to be spent in the community by residents with income to spare.
- Legalize all ADUs, we need every unit we can get.
-

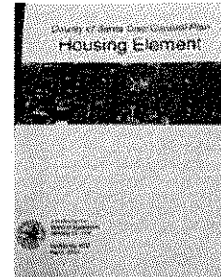
Santa Cruz County Housing Element Public Meeting & Workshop

Prepared by the Santa Cruz County Planning Department

March 2015

What is the Housing Element?

- Guides Housing Policies & Programs
- Update required every 7 years
- Update focuses on changes since last element was approved



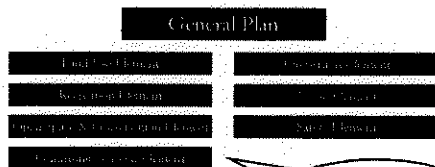
County of Santa Cruz Housing Element Presentation

- What is the Housing Element?
- Recap since last Housing Element
- Housing challenges in Santa Cruz County
- Proposed goals for Housing Element update
- Public process timeline
- Discussion

Changes since 2009

- Lost RDA funding - \$8 Million/year
- Fewer foreclosures, economy recovering
- Home sales and rental prices largely recovered, but wages not keeping pace

What is the Housing Element?



Housing Element

Achievements

- Housing in process or completed: Schapiro Knolls, Aptos Blue, Pippin Apartments, St. Stephens, Canterbury townhomes, Lotus Apartments, Los Esteros.
- New Affordable Housing regulations: more types of development contribute to affordable housing fee, and disincentives for rental housing and multi-family removed.
- Key County policy initiatives completed – Economic Vitality Strategy, Sustainable Santa Cruz County, Climate Action Strategy

4.3-1 County/Redevelopment Agency Projects and Programs*

Planning Period Funding	Project Name	Number of Units	Type of Housing	Target Population
	Above the Line & Cottages Freedom	8	One residential care building and seven cottages	Group home for at-risk youth and affordable apartments
yes	<i>Aptos Blue Aptos</i>	40	Apartments	apartments for families, five units for psychiatrically disabled adults
	Arroyo Verde Watsonville	99	Single Family Homes	Ownership housing project
	Beachcomber MHP Live Oak	73	Mobile homes	Resident owned mobile home park
	Brommer St. Live Oak	6	Apartment building used as transitional housing	Transitional housing for homeless families
	Casa Linda Live Oak	21	Apartment building	Apartments for psychiatrically disabled adults
yes	<i>Canterbury Park Aptos</i>	19	Townhomes	Ownership housing project
	Cliffwood Estates Soquel	9	Mobilhome park	Residential shares in mobile home park
	<i>Corralitos Creek Freedom</i>	64	<i>Apartments</i>	<i>Apartments for families</i>
	<i>Corralitos Creek Freedom</i>	35	<i>Townhomes</i>	<i>Ownership housing project</i>
	Dominican Oaks Live Oak	51	Apartments in convalescent home	Set aside of 51 Measure J supported apartments for Seniors
	East Cliff Village Live Oak	75	Apartments	Apartments for Seniors and the disabled
	GEMMA Santa Cruz	1	Single family home	Transitional housing for formerly incarcerated women
	Habitat for Humanity Live Oak/Soquel	6	Single family homes	Partnership with Habitat for Humanity
	Jardines Del Valle Watsonville	18	Apartments	Apartments for farm workers
	<i>Lagoon Beach Live Oak</i>	31	<i>Rehabilitation of apartment building</i>	<i>Family Cooperative</i>
yes	<i>Los Esteros Live Oak</i>	2	<i>single family homes</i>	<i>Habitat for Humanity ownership project</i>
yes	<i>Lotus Apartments Live Oak</i>	12	<i>rental apartments</i>	
	Merrill Road Aptos	15	Rental apartments	Apartments for families
	<i>Monarch Live Oak</i>	1	<i>Single family home</i>	<i>Six bedroom rental for adults with psychiatric disabilities</i>
	Nuevo Sol City of Santa Cruz	14	<i>Rehab of SRO motel and construction of 3 new apartments</i>	<i>Apartments for formerly homeless adults</i>
	Osocales Soquel	28	Rental mobile homes and 1 single family home	Low income families
	<i>Pacific Family Live Oak</i>	34	<i>Mobile homes</i>	<i>Affordable homeownership for low-income households</i>
	Paloma Del Mar Freedom	129	Rental Apartments	Seniors and disabled

	Parkhurst Terrace Freedom	68	68 apartments	Apartments for families
	Pleasant Acres Live Oak	64	Mobile homes	Affordable homeownership for low-income households
	San Andreas Watsonville	43	Rental apartments	Farm workers
yes	Schapiro Knolls Watsonville	88	Rental apartments	Apartments for families
	Seacliff Highlands Aptos	39	Rental apartments	Apartments for families
	Sorrento Oaks Live Oak	12	Resident Owned Mobile Home Park	Residential shares in mobile home park
	Stepping Out Santa Cruz	18	Rental apartments	Apartments for psychiatrically disabled adults
	-----The Tannery ----- City of Santa Cruz	100	Rental apartments	Affordable live work space for artists; individuals and families
	The Farm Soquel	39	Rental apartments with child care center	families
	Transitional Housing Soquel	1	Single family home	Housing for former foster care youth
	Villas Del Paraíso Watsonville	51	Rental apartments	Families and farm workers
	Vista Verde Watsonville	76	Rental apartments	Apartments for families
	Wheelock House	2	15 bed residential care facility	Adults with psychiatric disabilities
	Willowbrook Ben Lomond	6	40 bed residential care facility	Adults and older adults with psychiatric disabilities
	Woodland Heights Santa Cruz	68	Rental apartments	Seniors
	TOTAL PROJECT BASED ASSISTANCE 2008-2014	161		
	Program Name	Number of Units		
yes/portion	First Time Home Buyer Program	208		
yes/portion	Measure J Program	452		
yes/portion	Mobile Home Change Out Program	99		
yes/portion	Mobile Home Rehabilitation Program	73		
	TOTAL PROGRAM BASED ASSISTANCE 2008-2014	832		
	* Source: County of Santa Cruz Planning Department--Housing Section			

4.3-2 COUNTY OF SANTA CRUZ HOUSING PROGRAM

Affordable Housing Impact Fee Expenditure Plan Principles

The Affordable Housing Impact Fee (AHIF) program will be used to create new deed restricted affordable rental projects and to support the administration of the Measure J Program. The Expenditure Plan is supported by the nexus study and feasibility analysis entitled "*Summary and Recommendations—Update of Affordable Housing Regulations*"¹ and accepted by the Board of Supervisors on August 19, 2014.

1. Affordable Rental Housing

The underlying concept of the residential nexus analysis is that new residential development represents net new households in Santa Cruz County which leads to increased consumption of goods and services; new consumption generates new jobs and a portion of those jobs are at lower compensation levels, generating the need for affordable housing. Housing demand is distributed across lower income tiers. Housing production funded through the AHIF program will be characterized as follows:

- A. The focus of the AHIF will be investments in rental housing affordable to households earning between 30 and 80 % of the Area Median Income. Affordability will be defined through the Affordable Housing Guidelines.
- B. Funds may be used for pre-development, acquisition and development purposes, as approved by the Board of Supervisors.
- C. Because the County is experiencing an overall shortage of housing units, priority will be placed on the creation of new units, however projects proposing to acquire and rehabilitate existing units to rent to qualifying households at affordable rents will be considered.
- D. The purpose of County funding is to leverage additional funding necessary to develop multi-family housing; County funding will be structured as subordinate financing with a minimum of 55 years of affordability.
- E. The County recognizes that along with affordable workforce housing the community needs housing affordable to extremely low income households defined as those with incomes below 30% AMI; potential projects will be asked to consider including units affordable to this income group.

2. Administration of Measure J Program

Administration of the County's Measure J program includes project review, income qualification, underwriting for both purchase and refinance, recording restrictions, and preservation activities. Annual staffing costs for these activities will be proposed annually through the Planning Department's budget and approved by the Board of Supervisors.

¹ Keyser Marston Associates, Inc., *Summary and Recommendations—Update of Affordable Housing Regulations* Prepared for County of Santa Cruz August 2014

APPENDIX 4.3-3

4.3-3 HOUSING FOR ELDERLY IN SANTA CRUZ COUNTY	
	Number of Units/Beds
Residential Care and Assisted Living Facilities	
Aegis of Aptos	88
Alexandria Victoria Retirement Assisted Living	8
Chanticleer Home	48
Chateau Guest Home	26
De Un Amor	14
Dominican Oaks (nonsubsidized units)	50
Flor's Guest Home	15
Freedom Manor	10
Hanover Guest Home	10
The Mansion	40
The Maple House	22
Mystic Oaks	6
Oliveira's Guest Home	3
Regent (at Sunshine Villa) Assisted Living	106 (some shared)
Rillera Guest Home	6
Rosehill	59 (Traumatic Brain Injury Survivors, not limited to elderly)
Seaview Guest Homes	6
Shady Rest Manor	6
Soquel Leisure Villa	10
Twilight Manor	58
Vera's Guest Home	10 (Mentally ill and elderly)
Villa Cruz Guest Home	6
Watsonville Residential Care, Inc.	43
Total	644
Congregate/ Independent Living	
Dominican Oaks (nonsubsidized units)	156
La Posada	150

APPENDIX 4.3-3

Brommer Manor Cottages	6
Oak Tree Villa	196
Valley Heights	80
Total	588
Skilled Nursing Facilities	
Brommer Manor	99
Cresthaven Nursing Home	20
Driftwood Healthcare Center	92 beds + 42 units
Golden Age Convalescent Hospital	40
Pacific Coast manor	99
Pleasant Care	116
Sunbridge Care Center For Watsonville	94 + 87 (East and west buildings)
Valley Convalescent Hospital	59
Total	748
Senior Apartments and Residential Hotels	
Arbor Cove	35
Dakota St. Apartments	24
Garfield Park Apts.	94
Pajaro Vista	106
Vista Prieta	42
Casa la Familia	23
Elizabeth Oaks	126
Volunteers of America	74
Seapines	27
Seaside Apartments	84
Palomar Inn	97 (not limited to elderly)
Via Pacifica Gardens	80
Paloma Del Mar	130
Woodland Senior Apartments	68
Silvercrest Apartments	96
EL Centro Residential Suites	45

APPENDIX 4.3-3

St George Residences	124(not limited to elderly)
Resetar Residential Hotel	93(Not limited to elderly)
Total	1368
<i>Total Beds/Units for Elderly</i>	3348

Appendix 4.3-4 Private Farmworker Housing Projects

Private Farm Labor Camps

Name	Location	Number of Persons Housed
South County		
Bontadelli Inc.	705 San Andreas Rd Watsonville	14
Chu Family Trust	15 Lilly Way Watsonville	6
Jones Farm Labor Housing	243 Spring Valley Rd Watsonville	8
J & D Farms	187-B San Andreas Rd Watsonville	15
Kizuka	885 Carlton Watsonville	30
Francisco Ibarra Farms	143 Paulson Rd Watsonville	32
North County		
Jacobs Farm (Wilder Ranch)	1751 Coast Rd, Santa Cruz	69*
Jacobs Farm North	2101 Coast Rd, Santa Cruz	18
Don Bargiacchi Co	751 Coast Rd, Santa Cruz	24*
M. Rodoni and Co "Muchos Gatos"	2691 Coast Rd, Santa Cruz	31*
Ocean Cliff Ranch	451 Coast Rd, Santa Cruz	30*
Rancho del Olio	3050 Coast Rd, Santa Cruz	10
Raymond Fambrini & Co	Hwy 1, 2 miles S. of Davenport	20*
San Vicente (Bontadelli)	7002-7200 Coast Rd, Santa Cruz	25*
Seaside Ranch	Hwy 1, West side Santa Cruz	17*
Sunset Farms	3451 Coast Rd, Santa Cruz	33*
Swanton Berry Farm	25 Swanton Rd, Davenport	32*
Valley Farm/ Steve Dellamora Farms	5511 Coast Rd, Santa Cruz	15
Fruit Stand Ranch	Coast Rd, Santa Cruz	5*
Las Palmas	7202 Coast Road, Santa Cruz	11*
Total		445

Source: Employee Housing Control Log of County of Santa Cruz

*Source: The Davenport Resource Center Labor Camp Survey, March 2015

APPENDIX 4.4-1: RESIDENTIAL ZONE DISTRICT PURPOSES

13.10.321 PURPOSES OF RESIDENTIAL DISTRICTS.

(A) General Purposes. In addition to the general objectives of this chapter (SCCC 13.10.120) the residential districts are included in the zoning ordinance in order to achieve the following purposes:

- (1) To provide areas of residential use in locations and at densities consistent with the County General Plan.
- (2) To preserve areas for primarily residential uses in locations protected from the incompatible effects of nonresidential land uses.
- (3) To establish a variety of residential land use categories and dwelling unit densities which provide a choice of diversified housing opportunities consistent with public health and safety.
- (4) To achieve patterns of residential settlement that are compatible with the physical limitations of the land and the natural resources of the County and that do not impair the natural environment.
- (5) To ensure adequate light, air, privacy, solar access, and open space for each dwelling unit.
- (6) To maximize efficient energy use and energy conservation in residential districts, and to encourage the use of locally available renewable energy resources.
- (7) To provide adequate space for off-street parking of automobiles.
- (8) To provide areas of residential use consistent with the capacity of public services, the urban services line and rural services line and the reserve capacity policy of the Local Coastal Program Land Use Plan for tourist services. To minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them.

Housing Element Appendices

(9) To protect residential properties from nuisances, such as noise, vibration, illumination, glare, heat, unsightliness, odors, dust, dirt, smoke, traffic congestion, and hazards such as fire, explosion, or noxious fumes.

(B) Specific RA Residential Agricultural District Purposes. To provide areas of residential use where development is limited to a range of non-urban densities of single-family dwellings in areas outside the urban services line and rural services line; on lands suitable for development with adequate water, septic system suitability, vehicular access, and fire protection; with adequate protection of natural resources; with adequate protection from natural hazards; and where small-scale commercial agriculture, such as animal-keeping, truck farming and specialty crops, can take place in conjunction with the primary use of the property as residential.

(C) Specific RR Rural Residential District Purposes. To provide areas of residential use where development is limited to a range of non-urban densities of single-family dwellings in areas having services similar to RA areas, but which are residential in character rather than agricultural due to the pattern of development and use in the area and/or the presence of constraints which would preclude the use of the property for agriculture.

(D) Specific R-1 Single-Family Residential District Purposes. To provide for areas of predominantly single-family residential development in areas which are currently developed to an urban density or which are inside the urban services line or rural services line and have a full range of urban services, or are planned for a full range of urban services.

(E) Specific RB Single-Family Ocean Beach Residential District Purposes. To accommodate single-family dwellings on existing lots of record in the vicinity of the cliffs and the ocean beach; where lots abut on and obtain access from a street which is generally parallel to both the beach and the cliff, and which has an elevation of not more than 20 feet above sea level; and where either the seaward right-of-way line of the street or the seaward boundary line of the lots on the ocean side of the street abut open beachlands which are unobstructed to the mean high tide line.

(F) Specific RM Multifamily Residential District Purposes. To provide for areas of residential uses with a variety of types of dwellings in areas which are currently developed to an urban density or which are inside the urban services line or rural services line and have a full range of urban services. [Ord. 4496-C § 5, 1998; Ord. 4416 §§ 4, 5, 1996; Ord. 4406 §§ 4, 5, 1996; Ord. 4346 §§ 10, 11, 1994; Ord. 3501 § 1, 1984; Ord. 3432 § 1, 1983].

APPENDIX 4.4-2: SITE AND IMPROVEMENT STANDARDS

SINGLE FAMILY SITE STANDARDS

SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS									
ZONE DISTRICT (Min Net Site Area per Unit)**	PARCEL SPECIFIC CONDITION	SETBACKS (FEET)*			MAX PARCEL COVERAGE*	MAX HEIGHT (FEET)*	FLOOR AREA RATIO*	MAX STORIES	MIN SITE FRONT-AGE
		FRONT	SIDE	REAR					
All Districts	Second Units within USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	17	See Zone Dist	1	See Zone Dist
	Second Units outside USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	28	See Zone Dist	2	See Zone Dist
RB ≥ 4,000 sq. ft	General Requirements	10	0&5	10	40%	25; on beach side: 17	50%	2; on beach side: 1	40
R-1-3.5 to R-1-4.9 0 to <5,000 sq. ft.	General Requirements	15	5	15	40%	28	50%	2	35
R-1-5 to R-1-5.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	40%	28	50%	2	50
R-1-6 to R-1-9.9 6,000 to <10,000 sq. ft.	General Requirements	20	5&8	15	40%	28	50%	2	60
R-1-10 to R-1-15.9 10,000 to <16,000 sq. ft.	General Requirements	20	10	15	40%	28	50%	2	60
R-1-16 to R-1-<1 acre 16,000 sq. ft. to <1 acre	General Requirements	30	15	15	20%	28	N/A	2	60
RR, RA and R-1-1 > 1 acre	General Requirements-1 to <5 acres	40	20	20	10%	28	N/A	2	60
	General Requirements-5 acres or more	40	20	20	10%	28	N/A	2	100

** The minimum lot size for the zoning is delineated by the number following the R-1, e.g. R-1-6 would be a 6000 square foot minimum lot size for the R-1-6 zone district.

*Minor Exceptions are available to these standards for adjustments between 5% and 15% when findings can be made.

MULTI-FAMILY SITE STANDARDS

MULTI-FAMILY RESIDENTIAL ZONE DISTRICTS									
ZONE DISTRICT (Min Site Area per Unit)**	PARCEL SPECIFIC CONDITION	SETBACKS (FEET)*			MAX PARCEL COVERAGE*	MAX HEIGHT (FEET)*	FLOOR AREA RATIO*	MAX NUMBER STORIES	MIN SITE FRONT-AGE
		FRONT	SIDE	REAR					
All Districts	Second Units within USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	17	See Zone Dist	1-story	See Zone Dist
	Second Units outside USL	See Zone Dist	See Zone Dist	See Zone Dist	See Zone Dist	28	See Zone Dist	2	See Zone Dist
RM-1.5 to RM-4.9 0 to <5,000 sq. ft.	General Requirements	15	5	15	40%	28	50%	Per Use Permit or 2	35
RM-5 to RM-5.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	40%	28	50%	Per Use Permit or 2	50
RM-6 to RM-9.9 6,000 to <10,000 sq. ft.	General Requirements	20	5&8	15	40%	28	50%	Per Use Permit or 2	60

*Minor Exceptions are available to these standards for adjustments between 5% and 15% when findings can be made.

**The density for the RM district is delineated similarly to the R-1 district in that RM-6 would be 6000 square foot minimum lot size per dwelling unit density.

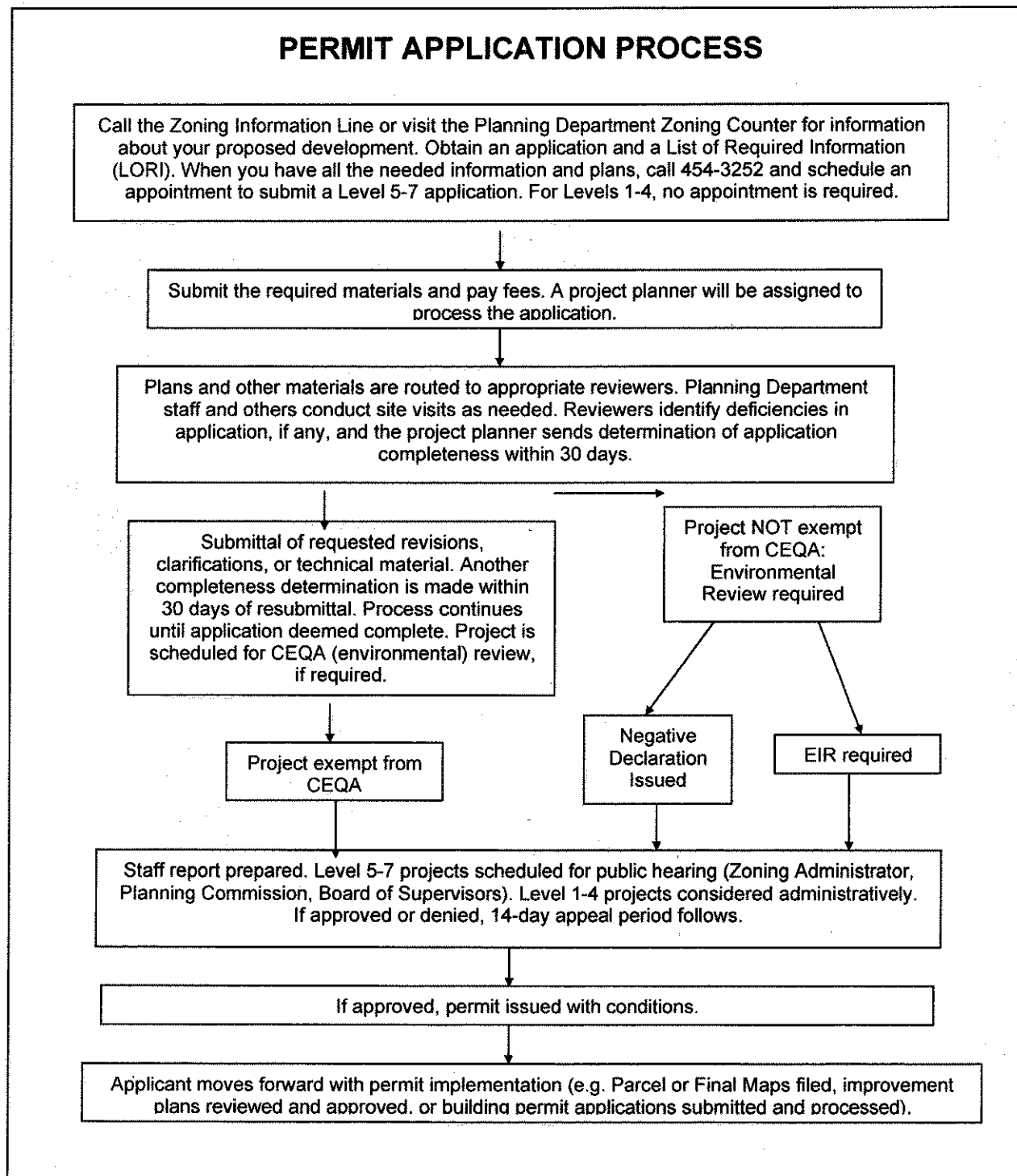
REQUIRED PARKING

Parking Spaces Required by Bedroom Count		
Bedrooms	Single Family	Multi-Family
1	2	2
2	3	2.5
3	3	2.5
4	3	3
Additional	1 each	.5 each
Guest	None	20% additional

ON- AND OFF-SITE IMPROVEMENT REQUIREMENTS

Zoning District	On-Site Improvement Standards			Off-Site Improvement Standards		
	Open Space/ Landscaping	Drainage	Water and Sewer/ Utility Easements	Streets/ Sidewalks	Curbs and Gutters	Park Dedications
R-1	See lot coverage/ Setbacks	Capacity to accommodate 10-year storm	No less than 20 feet in width, improved to 12 feet. Unless in County ROW.	Min ROW: 40', Sidewalk: 4', Preferred ROW: 56'	Standard Type A (straight) Curbs required. Exception available for rolled curbs in infill areas	400 square feet per unit or \$578 - \$1000 per bedroom
R-M	200 sf private or 300 sf common Open Space					300 square feet per unit or \$434 - \$800 per bedroom
RR	None				None	400 square feet per unit or \$578 - \$1000 per bedroom
RA	None				None	400 square feet per unit or \$578 - \$1000 per bedroom

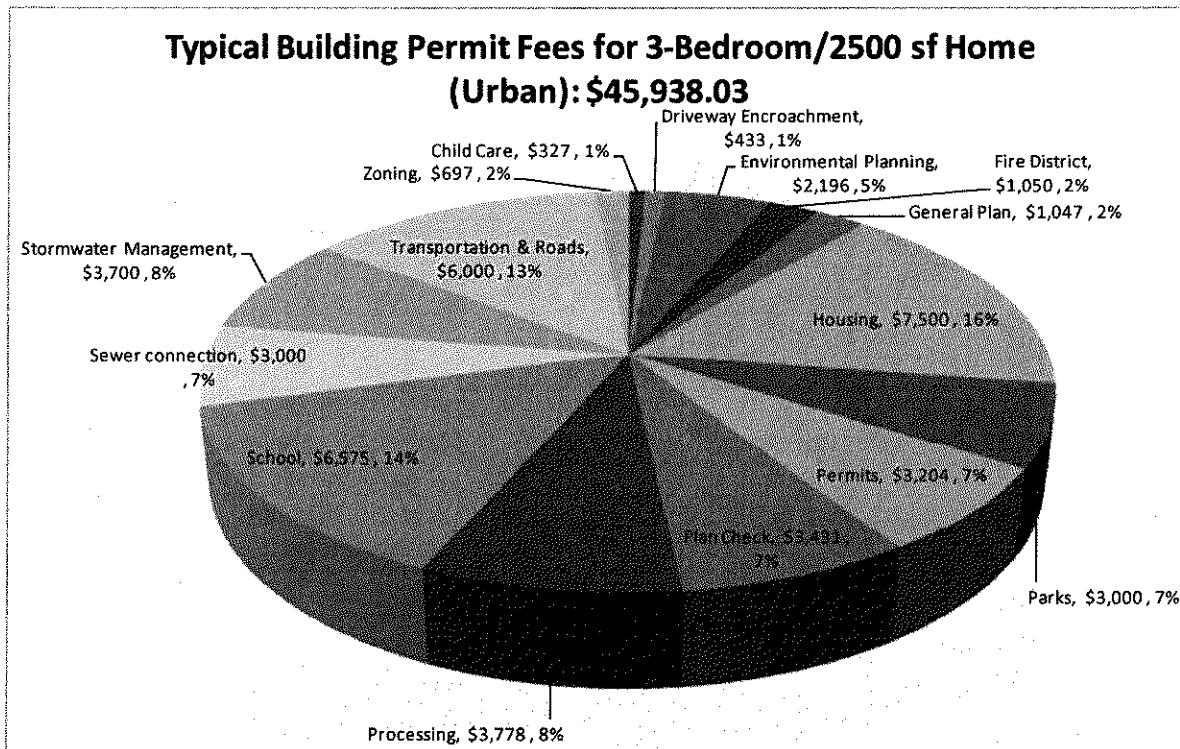
APPENDIX 4.4-3: HOW TO OBTAIN A BUILDING PERMIT



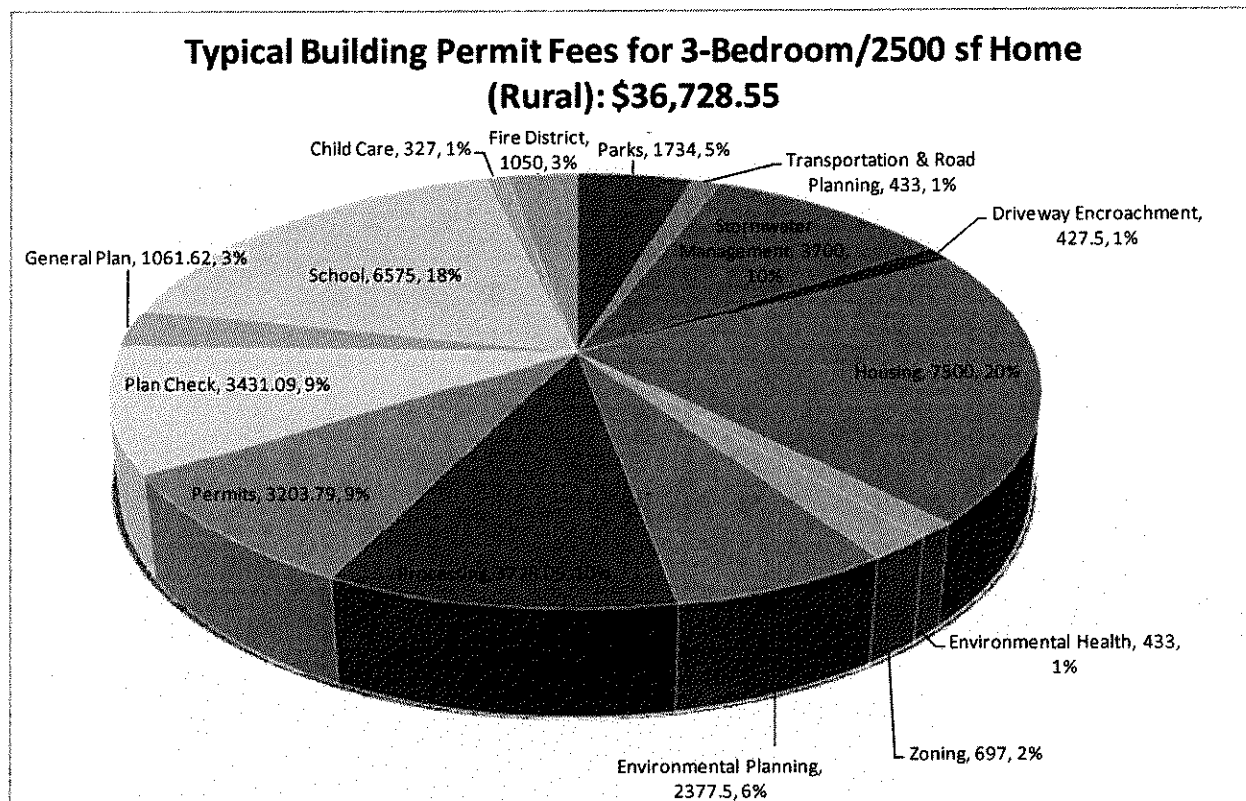
APPENDIX 4.4-4: TYPICAL BUILDING PERMIT FEES

(Examples do not include fees for Water Connection, Discretionary Permit (for Single Family) and Soils Engineering/Geologic Fees.)

SINGLE FAMILY, URBAN AREA

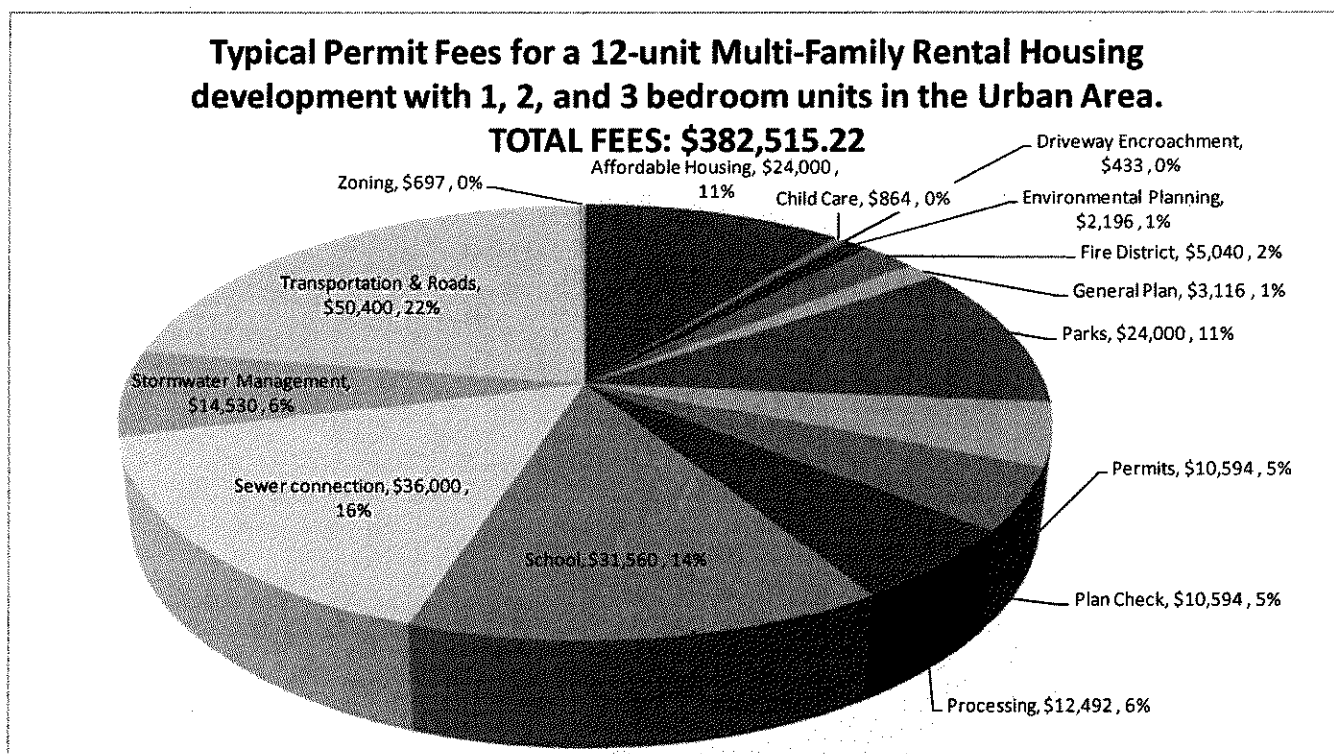


SINGLE FAMILY, RURAL AREA

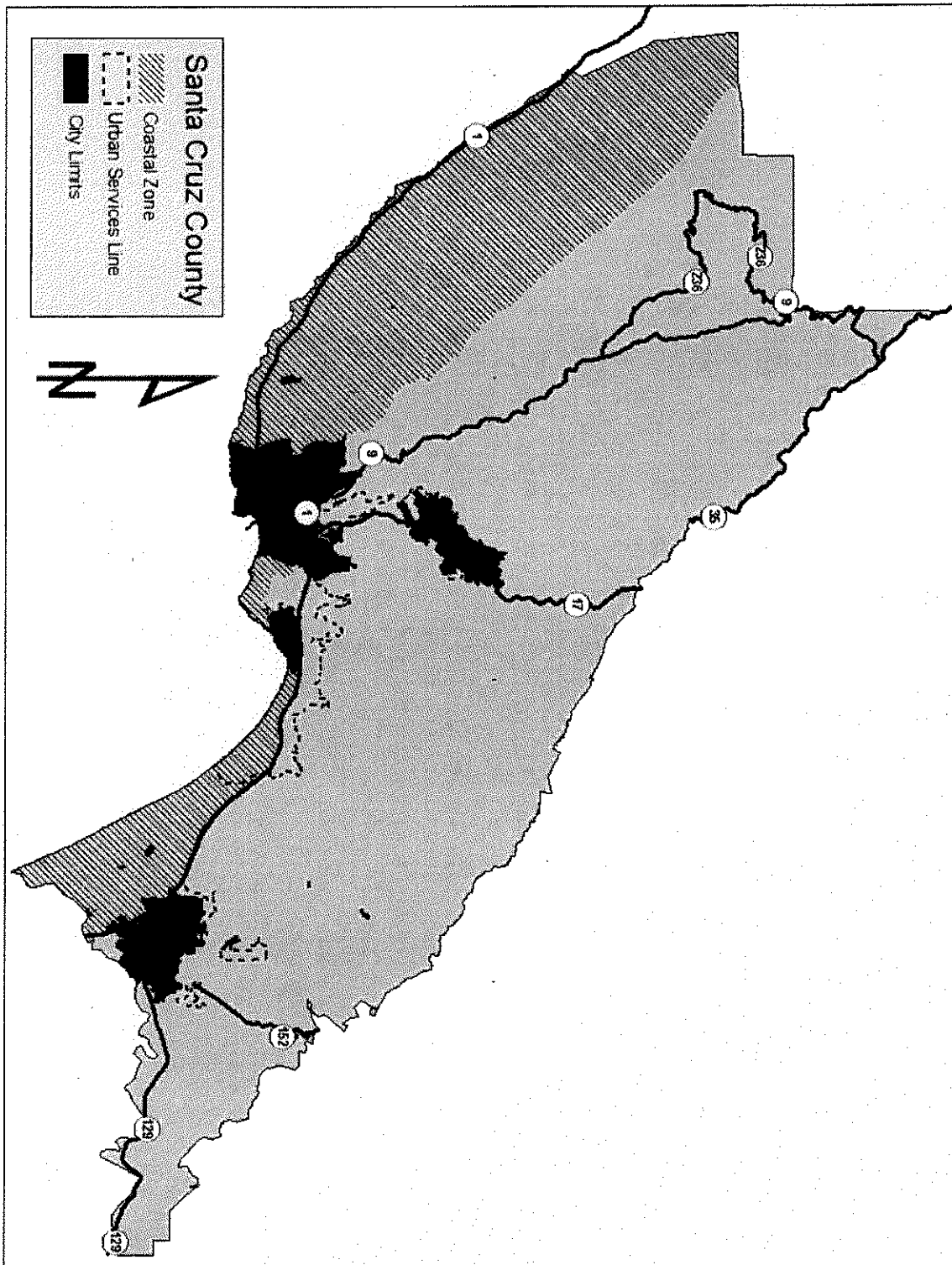


MULTI-FAMILY, URBAN AREA

(INCLUDES DISCRETIONARY PERMIT)



APPENDIX 4.4-5: MAP OF URBAN SERVICES LINE AND COASTAL ZONE



4.4-6 MEASURE J BUILDING PERMIT ALLOCATIONS AND NUMBER OF PERMITS ISSUED, 1979 – 2015

BUILDING PERMITS ALLOCATED, SUBMITTED, AND CARRIED OVER

YEAR	CARRIED OVER	TOTAL BOARD ALLOCATED	SUBJECT TO THE ALLOCATION ⁽¹⁾	TOTAL APPLICATIONS SUBMITTED ⁽²⁾
1979	0	930	930	741
1980	189	1055	1055	972
1981	272	937	937	934
1982	275	968	968	738
1983	505	972	972	619
1984	858	991	991	609
1985	1240	757	757	710
1986	1287	768	768	595
1987	1460	468	468	606 ⁽³⁾
1988	1322	489	489	670 ⁽³⁾
1989	1141	489 + 1384 ⁽⁴⁾	489 + 1384 ⁽⁴⁾	420
1990	2594	487	487	267
1991	2814	495	495	173
1992	268	509	433	158
1993	275	512	435	109
1994	326	525	446	168
1995	278	528	449	131
1996	318	530	450	138
1997	312	531	451	197
1998	254	526	447	275
1999	172	396	337	216 ⁽⁵⁾
2000	104	399	339	220
2001	119	266	227	177 ⁽⁶⁾
2002	60	264	227	135
2003	92	264	227	127
2004	100	262	222	171
2005	51	267	227	125
2006	102	257	257	88
2007	169	256	256	149
2008	107	257	257	32
2009	225	258	258	38
2010	220	260	260	29
2011	231	259	259	34
2012	225	252	252	35
2013	217	252	252	43
2014	209	253	253	32 ⁽⁷⁾

APPENDICES SECTION 4.4: Constraints

- (1) Prior to 1992, market rate and affordable units were subject to the allocation; beginning in 1992, only market rate units were subject to the allocation; and in 2005, the total Board allocation formula was changed to include the market rate units only.
- (2) Total applications submitted **subject to the allocation** (i.e., affordable units, second units and replacement units are not subject to the allocation).
- (3) More building permits were issued than allocated due to issuance of permits from the carryover reservoir.
- (4) A special allocation of 1,384 additional affordable permits were approved to allow attainment of the regional housing goal for the 1980-90 decade.
- (5) 208 from the 1999 allocation and 8 (Rural) from the 1998 carryover
- (6) Including 10 carry-over permits authorized by the Board of Supervisors in June 2001.
- (7) Through Nov. 1, 2014.

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?***
					UNITS	UNITS	UNITS	UNITS			
vacant	04234209	2113	R-1-4	R-UM	0		1			yes	yes
vacant	06009102	2152	R-1-20	R-UVL	0		1			yes	yes
vacant	03925215	2180	R-1-1AC	R-UVL	0		1			yes	yes
vacant	03915132	2214	R-1-10	R-UL	0		1			yes	yes
vacant	03816329	2239	R-1-4	R-UM	0		1			yes	yes
vacant	06725227	2280	R-1-20	R-UVL	0		1			yes	yes
vacant	04303124	2388	R-1-6	R-UL	0		1			yes	yes
vacant	02706420	2405	R-1-3.5	R-UH	0		1			yes	yes
vacant	04946109	2453	R-1-6	R-UL	0		1			yes	yes
vacant	04416106	2588	R-1-10-SP	R-UL	0		1			yes	yes
vacant	04222311	2605	R-1-4	R-UM	0		1			yes	yes
vacant	04206728	2665	R-1-6	R-UM	0		1			yes	yes
vacant	02715121	2805	R-1-3.5	R-UH	0		1			yes	yes
vacant	06825111	2845	R-1-6	R-UVL	0		1			yes	yes
vacant	04416131	2876	R-1-10-SP	R-UL	0		1			yes	yes
vacant	03118504	2946	R-1-6	R-UL	0		1			yes	yes
vacant	04109209	2966	R-1-10	R-UL	0		1			yes	yes
vacant	04218133	2992	R-1-3.5	R-UH	0		1			yes	yes
vacant	02826338	3018	R-1-5-PP	R-UM	0		1			yes	yes
vacant	03818419	3029	R-1-4	R-UM	0		1			yes	yes
vacant	04207206	3147	R-1-4	R-UM	0		1			yes	yes
vacant	04436118	3196	R-1-10-SP	R-UL	0		1			yes	yes
vacant	04151105	3271	R-1-10	R-UL	0		1			yes	yes
vacant	04207105	3292	R-1-6	R-UM	0		1			yes	yes
vacant	04219110	3342	R-1-4	R-UM	0		1			yes	yes
vacant	04165113	3353	R-1-6	R-UL	0		1			yes	yes
vacant	03215216	3410	R-1-4-PP	R-UM	0		1			yes	yes
vacant	03818151	3455	R-1-4	R-UM	0		1			yes	yes
vacant	02823216	3497	R-1-4-PP	R-UM	0		1			yes	yes
vacant	04415104	3504	R-1-10-SP	R-UL	0		1			yes	yes
vacant	04207108	3545	R-1-6	R-UM	0		1			yes	yes
vacant	03821111	3572	R-1-4	R-UM	0		1			yes	yes
vacant	02676103	3598	R-1-6-D	R-UL	0		1			yes	yes
vacant	04954103	3600	R-1-6	R-UL	0		1			yes	yes
vacant	03707145	3630	R-1-20	O-U	0		1			yes	yes
vacant	04222110	3637	R-1-4	R-UM	0		1			yes	yes
vacant	04946107	3653	R-1-6	R-UL	0		1			yes	yes
vacant	04205714	3673	R-1-4	R-UM	0		1			yes	yes
vacant	04406107	3675	R-1-10-SP	R-UL	0		1			yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	Total Units		WATER AVAILABLE?	Sewer Available during the planning period? **
					EXISTING UNITS	POTENTIAL UNITS		
vacant	04205716	3676	R-1-4	R-UM	0	1	yes	yes
vacant	04222234	3716	R-1-4	R-UM	0	1	yes	yes
vacant	04436117	3742	R-1-10-SP	R-UL	0	1	yes	yes
vacant	06825117	3743	R-1-6	R-UVL	0	1	yes	yes
vacant	04206716	3747	R-1-6	R-UM	0	1	yes	yes
vacant	04416152	3752	R-1-10-SP	R-UL	0	1	yes	yes
vacant	04415124	3775	R-1-10-SP	R-UL	0	1	yes	yes
vacant	04205406	3794	R-1-4	R-UM	0	1	yes	yes
vacant	02822115	3799	R-1-4	R-UM	0	1	yes	yes
vacant	04109214	3801	R-1-10	R-UL	0	1	yes	yes
vacant	04416127	3829	R-1-10-SP	R-UL	0	1	yes	yes
vacant	04222310	3843	R-1-4	R-UM	0	1	yes	yes
vacant	04416105	3874	R-1-10-SP	R-UL	0	1	yes	yes
vacant	02848106	3899	R-1-5-PP	O-R	0	1	yes	yes
vacant	02823312	3909	R-1-4-PP	R-UM	0	1	yes	yes
vacant	04209212	3937	R-1-4	R-UM	0	1	yes	yes
vacant	02676105	3938	R-1-6-D	R-UL	0	1	yes	yes
vacant	04222220	3956	R-1-4	R-UM	0	1	yes	yes
vacant	06826106	3992	R-1-6	R-UVL	0	1	yes	yes
vacant	04118203	3993	R-1-6	R-UL	0	1	yes	yes
vacant	02822211	3997	R-1-4	R-UM	0	1	yes	yes
vacant	02822210	4001	R-1-4	R-UM	0	1	yes	yes
vacant	02822202	4001	R-1-4	R-UM	0	1	yes	yes
vacant	02822201	4001	R-1-4	R-UM	0	1	yes	yes
vacant	04222235	4002	R-1-4	R-UM	0	1	yes	yes
vacant	04210108	4010	R-1-4	R-UM	0	1	yes	yes
vacant	04222233	4023	R-1-4	R-UM	0	1	yes	yes
vacant	04222309	4032	R-1-4	R-UM	0	1	yes	yes
vacant	04109215	4063	R-1-10	R-UL	0	1	yes	yes
vacant	04406213	4080	R-1-10-SP	R-UL	0	1	yes	yes
vacant	04109211	4115	R-1-10	R-UL	0	1	yes	yes
vacant	02823319	4116	R-1-4-PP	R-UM	0	1	yes	yes
vacant	02823215	4117	R-1-4-PP	R-UM	0	1	yes	yes
vacant	04223336	4148	R-1-4	R-UM	0	1	yes	yes
vacant	04206717	4158	R-1-6	R-UM	0	1	yes	yes
vacant	06758125	4160	R-1-10	R-UL	0	1	yes	yes
vacant	04222236	4170	R-1-4	R-UM	0	1	yes	yes
vacant	04222239	4175	R-1-4	R-UM	0	1	yes	yes
vacant	04119144	4185	R-1-6	R-UL, O-U	0	1	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS										Total Units		WATER AVAILABLE?	Sewer Available during the planning period?*
STATUS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	Bonus	w/ Density					
vacant	02676102	4192	R-1-6-D	R-UL	0	1				yes	yes		
vacant	04315257	4195	RB	R-UL	0	1				yes	yes		
vacant	04218135	4229	R-1-3.5	R-UH	0	1				yes	yes		
vacant	06825116	4265	R-1-6	R-UVL	0	1				yes	yes		
vacant	04118159	4269	R-1-6	R-UL,O-U	0	1				yes	yes		
vacant	04806103	4276	R-1-6	R-UL	0	1				yes	yes		
vacant	02676107	4310	R-1-6-D	R-UL	0	1				yes	yes		
vacant	04925101	4311	R-1-6	R-UL	0	1				yes	yes		
vacant	04406116	4327	R-1-10-SP	R-UL	0	1				yes	yes		
vacant	04434101	4348	R-1-5	R-UM	0	1				yes	yes		
vacant	04415117	4383	R-1-10-SP	R-UL	0	1				yes	yes		
vacant	04210109	4431	R-1-4	R-UM	0	1				yes	yes		
vacant	04420329	4437	R-1-5	R-UM	0	1				yes	yes		
vacant	05115325	4468	R-1-6	R-UL	0	1				yes	yes		
vacant	04108106	4489	R-1-10	O-U,R-UL	0	1				yes	yes		
vacant	04414243	4520	R-1-10-SP	R-UL	0	1				yes	yes		
vacant	04206708	4520	R-1-6	R-UM	0	1				yes	yes		
vacant	04205405	4529	R-1-4	R-UM	0	1				yes	yes		
vacant	04415116	4548	R-1-10-SP	R-UL	0	1				yes	yes		
vacant	03811419	4578	R-1-4	R-UM	0	1				yes	yes		
vacant	03811203	4619	R-1-4	R-UM	0	1				yes	yes		
vacant	04416128	4634	R-1-10-SP	R-UL	0	1				yes	yes		
vacant	06137111	4670	R-1-6	R-UL	0	1				yes	yes		
vacant	04419129	4671	R-1-5	R-UM	0	1				yes	yes		
vacant	02708210	4703	R-1-3.5	R-UH	0	1				yes	yes		
vacant	04206718	4734	R-1-6	R-UM	0	1				yes	yes		
vacant	02676101	4770	R-1-6-D	R-UL	0	1				yes	yes		
vacant	02713205	4819	R-1-3.5	R-UH	0	1				yes	yes		
vacant	03207518	4843	R-1-5-PP	R-UM	0	1				yes	yes		
vacant	03703301	4848	R-1-6	O-U,R-UL	0	1				yes	yes		
vacant	04207101	4923	R-1-6	R-UM	0	1				yes	yes		
vacant	04412218	4926	R-1-5	R-UM	0	1				yes	yes		
vacant	03207519	4941	R-1-5-PP	R-UM	0	1				yes	yes		
vacant	04222219	4988	R-1-4	R-UM	0	1				yes	yes		
vacant	03314102	5000	R-1-5	R-UM	0	1				yes	yes		
vacant	04416170	5006	R-1-10-SP	R-UL	0	1				yes	yes		
vacant	04421123	5010	R-1-5	R-UM	0	1				yes	yes		
vacant	03917128	5015	R-1-10	O-U,R-UL	0	1				yes	yes		
vacant	04118111	5029	R-1-6	R-UL,O-U	0	1				yes	yes		

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS										Total Units		WATER AVAILABLE?	Sewer Available during the planning period?*
Status	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	Bonus	w/ Density	AVAILABLE?				
vacant	02708211	5061	R-1-3.5	R-UH	0	1			yes		yes		
vacant	04209208	5070	R-1-4	R-UM	0	1			yes		yes		
vacant	04109111	5082	R-1-10	R-UL	0	1			yes		yes		
vacant	02829104	5114	R-1-5-PP	R-UM	0	1			yes		yes		
vacant	02823229	5115	R-1-4-PP	R-UM	0	1			yes		yes		
vacant	04923107	5136	R-1-6	R-UL	0	1			yes		yes		
vacant	02676104	5142	R-1-6-D	R-UL	0	1			yes		yes		
vacant	04209409	5149	R-1-4	R-UM	0	1			yes		yes		
vacant	03207516	5156	R-1-5-PP	R-UM	0	1			yes		yes		
vacant	04222525	5160	R-1-4	R-UM	0	1			yes		yes		
vacant	04416156	5188	R-1-10-SP	R-UL	0	1			yes		yes		
vacant	04806141	5207	R-1-6	R-UL	0	1			yes		yes		
vacant	05319102	5224	R-1-10	R-UL	0	1			yes		yes		
vacant	03911144	5227	R-1-10	R-UL	0	1			yes		yes		
vacant	02607133	5239	R-1-5	R-UM	0	1			yes		yes		
vacant	04206710	5254	R-1-6	R-UM	0	1			yes		yes		
vacant	04315267	5288	RB	R-UL	0	1			yes		yes		
vacant	04222240	5297	R-1-4	R-UM	0	1			yes		yes		
vacant	03703101	5353	R-1-6	R-UVL,O-U	0	1			yes		yes		
vacant	06028221	5355	R-1-20	R-UVL	0	1			yes		yes		
vacant	04206711	5394	R-1-6	R-UM	0	1			yes		yes		
vacant	04402153	5395	R-1-10-SP	R-UL	0	1			yes		yes		
vacant	04313114	5395	R-1-6	R-UL	0	1			yes		yes		
vacant	04109112	5410	R-1-10	R-UL	0	1			yes		yes		
vacant	04422112	5432	R-1-8	R-UL	0	1			yes		yes		
vacant	04420330	5439	R-1-5	R-UM	0	1			yes		yes		
vacant	04222230	5479	R-1-4	R-UM	0	1			yes		yes		
vacant	04108105	5486	R-1-10	O-U,R-UL	0	1			yes		yes		
vacant	04323101	5493	R-1-6	R-UL	0	1			yes		yes		
vacant	04933145	5498	R-1-6	R-UL	0	1			yes		yes		
vacant	04420134	5500	R-1-5	R-UM	0	1			yes		yes		
vacant	04207103	5507	R-1-6	R-UM	0	1			yes		yes		
vacant	04222214	5585	R-1-4	R-UM	0	1			yes		yes		
vacant	04415214	5589	R-1-10-SP	R-UL	0	1			yes		yes		
vacant	04406218	5603	R-1-10-SP	R-UL	0	1			yes		yes		
vacant	04021416	5610	R-1-6	R-UL	0	1			yes		yes		
vacant	04416129	5687	R-1-10-SP	R-UL	0	1			yes		yes		
vacant	04414227	5701	R-1-10-SP	R-UL	0	1			yes		yes		
vacant	03115269	5767	R-1-4	R-UM	0	1			yes		yes		

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS					Total Units		WATER AVAILABLE?	Sewer Available during the planning period?***
STATUS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS		
vacant	04305214	5780	R-1-6	R-UL	0	1	yes	yes
vacant	02676106	5800	R-1-6-D	R-UL	0	1	yes	yes
vacant	06751118	5826	R-1-20	R-UVL	0	1	yes	yes
vacant	02917109	5856	R-1-6-D	R-UL	0	1	yes	yes
vacant	04234106	5863	R-1-4	R-UM	0	1	yes	yes
vacant	03115118	5888	R-1-4	R-UM	0	1	yes	yes
vacant	04302104	5907	R-1-6	R-UL	0	1	yes	yes
vacant	04304504	5916	R-1-6	R-UL	0	1	yes	yes
vacant	04109228	5927	R-1-10	R-UL	0	1	yes	yes
vacant	03815144	5936	R-1-6	R-UM	0	1	yes	yes
vacant	04222227	5938	R-1-4	R-UM	0	1	yes	yes
vacant	04309313	5959	R-1-6	R-UL	0	1	yes	yes
vacant	04222222	5978	R-1-4	R-UM	0	1	yes	yes
vacant	04310507	5981	R-1-8	R-UL	0	1	yes	yes
vacant	04322216	5995	R-1-6	R-UL	0	1	yes	yes
vacant	05134107	6000	R-1-6	R-UL	0	1	yes	yes
vacant	04926134	6000	R-1-6	R-UL	0	1	yes	yes
vacant	04414248	6004	R-1-10-SP	R-UL	0	1	yes	yes
vacant	02630116	6015	R-1-6	R-UL	0	1	yes	yes
vacant	04415132	6018	R-1-10-SP	R-UL	0	1	yes	yes
vacant	04222226	6018	R-1-4	R-UM	0	1	yes	yes
vacant	03025368	6028	R-1-6	R-UL	0	1	yes	yes
vacant	03815145	6046	R-1-6	R-UM	0	1	yes	yes
vacant	04322218	6054	R-1-6	R-UL	0	1	yes	yes
vacant	03912113	6059	R-1-10	R-UL	0	1	yes	yes
vacant	04119148	6062	R-1-6	R-UL,O-U	0	1	yes	yes
vacant	05414235	6074	R-1-6	R-UL	0	1	yes	yes
vacant	04206619	6082	R-1-6	O-U,R-UM	0	1	yes	yes
vacant	03115271	6138	R-1-4	R-UM	0	1	yes	yes
vacant	10241114	6142	R-1-6	R-UL	0	1	yes	yes
vacant	04415108	6158	R-1-10-SP	R-UL	0	1	yes	yes
vacant	03004143	6162	R-1-6	R-UM	0	1	yes	yes
vacant	03703325	6205	R-1-6	R-UL	0	1	yes	yes
vacant	04417169	6224	R-1-10-SP	R-UL	0	1	yes	yes
vacant	04414205	6232	R-1-10-SP	R-UL	0	1	yes	yes
vacant	04222223	6252	R-1-4	R-UM	0	1	yes	yes
vacant	04222229	6334	R-1-4	R-UM	0	1	yes	yes
vacant	10425105	6368	R-1-10	R-UL	0	1	yes	yes
vacant	04324109	6394	R-1-6	R-UL	0	1	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?*
					UNITS		UNITS				
vacant	04021730	6408	R-1-6	R-UL	0		1		yes	yes	
vacant	04406103	6453	R-1-10-SP	R-UL	0		1		yes	yes	
vacant	04222228	6523	R-1-4	R-UM	0		1		yes	yes	
vacant	04223318	6529	R-1-4	R-UM	0		1		yes	yes	
vacant	04108115	6569	R-1-10	O-U,R-UL	0		1		yes	yes	
vacant	04220239	6614	R-1-4	R-UM	0		1		yes	yes	
vacant	03703315	6674	R-1-6	R-UL	0		1		yes	yes	
vacant	04957109	6677	R-1-6	R-UL	0		1		yes	yes	
vacant	04414321	6684	R-1-8	R-UL	0		1		yes	yes	
vacant	04222225	6692	R-1-4	R-UM	0		1		yes	yes	
vacant	03315232	6804	R-1-5	R-UM	0		1		yes	yes	
vacant	04413103	6805	R-1-10-SP	R-UL	0		1		yes	yes	
vacant	04417101	6807	R-1-10-SP	R-UL	0		1		yes	yes	
vacant	02816105	6860	R-1-6	R-UL	0		1		yes	yes	
vacant	03701220	6866	R-1-6	O-U,R-UL	0		1		yes	yes	
vacant	04415205	6888	R-1-10-SP	R-UL	0		1		yes	yes	
vacant	04109120	6914	R-1-10	O-U,R-UL	0		1		yes	yes	
vacant	04415103	6981	R-1-10-SP	R-UL	0		1		yes	yes	
vacant	04222107	6997	R-1-4	R-UM	0		1		yes	yes	
vacant	04925229	7000	R-1-6	R-UL	0		1		yes	yes	
vacant	02914324	7081	R-1-6	R-UL	0		1		yes	yes	
vacant	02624147	7146	R-1-6	O-U,R-UL	0		1		yes	yes	
vacant	04418218	7147	R-1-10-SP	R-UL	0		1		yes	yes	
vacant	04926128	7200	R-1-6	R-UL	0		1		yes	yes	
vacant	04323113	7219	R-1-6	R-UL	0		1		yes	yes	
vacant	02821115	7222	R-1-6	R-UL	0		1		yes	yes	
vacant	04417114	7232	R-1-10-SP	R-UL	0		1		yes	yes	
vacant	02830475	7254	R-1-5-PP	O-R,R-UM	0		1		yes	yes	
vacant	04108117	7293	R-1-10	O-U,R-UL	0		1		yes	yes	
vacant	04108116	7307	R-1-10	O-U,R-UL	0		1		yes	yes	
vacant	05317103	7312	R-1-6	R-UL	0		1		yes	yes	
vacant	04315246	7315	RB	R-UL	0		1		yes	yes	
vacant	04417113	7354	R-1-10-SP	R-UL	0		1		yes	yes	
vacant	04316162	7358	R-1-6	R-UL	0		1		yes	yes	
vacant	04118120	7387	R-1-6	R-UL,O-U	0		1		yes	yes	
vacant	04323114	7396	R-1-6	R-UL	0		1		yes	yes	
vacant	04109219	7414	R-1-10	R-UL	0		1		yes	yes	
vacant	02821118	7432	R-1-6	R-UL	0		1		yes	yes	
vacant	04423170	7583	R-1-10	R-UL	0		1		yes	yes	

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?*
					UNITS	UNITS	UNITS	UNITS			
vacant	04205751	7612	R-1-4	R-UM	0	1	1	1	yes	yes	yes
vacant	04309502	7675	R-1-6	R-UL	0	1	1	1	yes	yes	yes
vacant	04413104	7680	R-1-10-SP	R-UL	0	1	1	1	yes	yes	yes
vacant	04021716	7681	R-1-6	R-UL	0	1	1	1	yes	yes	yes
vacant	04416145	7718	R-1-10-SP	R-UL	0	1	1	1	yes	yes	yes
vacant	04205717	7743	R-1-4	R-UM	0	1	1	1	yes	yes	yes
vacant	06029103	7803	R-1-20	R-UVL	0	1	1	1	yes	yes	yes
vacant	05118306	7812	R-1-6	R-UL	0	1	1	1	yes	yes	yes
vacant	04119149	7817	R-1-6	R-UL,O-U	0	1	1	1	yes	yes	yes
vacant	04316153	7863	RB	R-UL	0	1	1	1	yes	yes	yes
vacant	04222202	7881	R-1-4	R-UM	0	1	1	1	yes	yes	yes
vacant	04415123	7889	R-1-10-SP	R-UL	0	1	1	1	yes	yes	yes
vacant	04118119	7903	R-1-6	R-UL,O-U	0	1	1	1	yes	yes	yes
vacant	05318108	7955	R-1-6	R-UL	0	1	1	1	yes	yes	yes
vacant	04416125	7985	R-1-10-SP	R-UL	0	1	1	1	yes	yes	yes
vacant	04316157	7985	R-1-6	R-UL	0	1	1	1	yes	yes	yes
vacant	03937137	8006	R-1-8	R-UL	0	1	1	1	yes	yes	yes
vacant	05128123	8020	R-1-6	R-UL	0	1	1	1	yes	yes	yes
vacant	04418220	8058	R-1-10-SP	R-UL	0	1	1	1	yes	yes	yes
vacant	04119146	8077	R-1-6	R-UL,O-U	0	1	1	1	yes	yes	yes
vacant	04107108	8080	R-1-10	R-UL	0	1	1	1	yes	yes	yes
vacant	06826206	8139	R-1-6	R-UVL	0	1	1	1	yes	yes	yes
vacant	03701203	8150	R-1-6	R-UL	0	1	1	1	yes	yes	yes
vacant	05317225	8172	R-1-6	R-UL	0	1	1	1	yes	yes	yes
vacant	04108141	8206	R-1-10	O-U,R-UL	0	1	1	1	yes	yes	yes
vacant	04108120	8277	R-1-10	O-U,R-UL	0	1	1	1	yes	yes	yes
vacant	04205750	8289	R-1-4	R-UM	0	1	1	1	yes	yes	yes
vacant	04108121	8352	R-1-10	O-U,R-UL	0	1	1	1	yes	yes	yes
vacant	04205749	8361	R-1-4	R-UM	0	1	1	1	yes	yes	yes
vacant	04926133	8371	R-1-6	R-UL	0	1	1	1	yes	yes	yes
vacant	04415129	8388	R-1-10-SP	R-UL	0	1	1	1	yes	yes	yes
vacant	03027105	8440	R-1-10	R-UL	0	1	1	1	yes	yes	yes
vacant	02821116	8467	R-1-6	R-UL	0	1	1	1	yes	yes	yes
vacant	04119145	8484	R-1-6	R-UL,O-U	0	1	1	1	yes	yes	yes
vacant	04108118	8514	R-1-10	O-U,R-UL	0	1	1	1	yes	yes	yes
vacant	04220236	8549	R-1-4	R-UM	0	1	1	1	yes	yes	yes
vacant	04315258	8624	RB	R-UL	0	1	1	1	yes	yes	yes
vacant	03701221	8696	R-1-6	O-U,R-UL	0	1	1	1	yes	yes	yes
vacant	03004142	8707	R-1-6	R-UM	0	1	1	1	yes	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS										Total Units		WATER		Sewer Available	
PARCEL		SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		w/ Density Bonus	AVAILABLE?	during the planning period?***				
STATUS	NUMBER				UNITS	UNITS									
vacant	03815189	8728	R-1-10	R-UL	0	1				yes	yes				
vacant	04436120	8747	R-1-10-SP	R-UL	0	1				yes	yes				
vacant	04411516	8748	R-1-5	R-UM	0	1				yes	yes				
vacant	06742143	8750	R-1-10	R-UL	0	1				yes	yes				
vacant	06825213	8813	R-1-6	R-UVL	0	1				yes	yes				
vacant	04107217	8941	R-1-10	O-U,R-UL	0	1				yes	yes				
vacant	04425134	9049	R-1-10	R-UL	0	1				yes	yes				
vacant	04415224	9053	R-1-10-SP	R-UL	0	1				yes	yes				
vacant	04423103	9099	R-1-8	R-UL	0	1				yes	yes				
vacant	04108119	9129	R-1-10	O-U,R-UL	0	1				yes	yes				
vacant	03823109	9185	R-1-8	R-UL	0	1				yes	yes				
vacant	05318119	9194	R-1-6	R-UL	0	1				yes	yes				
vacant	05422318	9202	R-1-6	R-UL	0	1				yes	yes				
vacant	04957110	9227	R-1-6	R-UL	0	1				yes	yes				
vacant	04219118	9251	R-1-4	R-UM	0	1				yes	yes				
vacant	03936103	9285	R-1-8	R-UL	0	1				yes	yes				
vacant	06137113	9311	R-1-6	R-UL	0	1				yes	yes				
vacant	04107212	9336	R-1-10	O-U,R-UL	0	1				yes	yes				
vacant	02605111	9420	R-1-6	R-UM	0	1				yes	yes				
vacant	05318114	9514	R-1-6	R-UL	0	1				yes	yes				
vacant	05309211	9524	R-1-10	R-UL	0	1				yes	yes				
vacant	04417145	9530	R-1-10-SP	R-UL	0	1				yes	yes				
vacant	04423128	9554	R-1-10	R-UL	0	1				yes	yes				
vacant	06140432	9561	R-1-15	R-UVL	0	1				yes	yes				
vacant	04109109	9690	R-1-10	O-U,R-UL	0	1				yes	yes				
vacant	06140434	9730	R-1-15	R-UVL	0	1				yes	yes				
vacant	04415112	9749	R-1-10-SP	R-UL	0	1				yes	yes				
vacant	06140433	9765	R-1-15	R-UVL	0	1				yes	yes				
vacant	04416133	9774	R-1-10-SP	R-UL	0	1				yes	yes				
vacant	04107214	9808	R-1-10	O-U,R-UL	0	1				yes	yes				
vacant	04109108	9828	R-1-10	O-U,R-UL	0	1				yes	yes				
vacant	04206715	9904	R-1-6	R-UM	0	1				yes	yes				
vacant	05405115	9921	R-1-10	R-UL	0	1				yes	yes				
vacant	05039103	9931	R-1-10	R-UVL	0	1				yes	yes				
vacant	05039104	9997	R-1-10	R-UVL	0	1				yes	yes				
vacant	06152101	10026	R-1-15	R-UVL	0	1				yes	yes				
vacant	04415140	10106	R-1-10-SP	R-UL	0	1				yes	yes				
vacant	04107216	10161	R-1-10	O-U,R-UL	0	1				yes	yes				
vacant	06140411	10243	R-1-15	R-UVL	0	1				yes	yes				

4.6-1 Table V - Vacant Single-Family Sites

Status	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?*
					UNITS		UNITS				
vacant	03908308	10246	R-1-10	R-UL	0		1			yes	yes
vacant	05316125	10295	R-1-6	R-UL	0		1			yes	yes
vacant	03719121	10316	R-1-9	R-UL, O-U	0		1			yes	yes
vacant	05308208	10373	R-1-10	R-UL	0		1			yes	yes
vacant	04436115	10395	R-1-10-SP	R-UL	0		1			yes	yes
vacant	03908305	10402	R-1-10	R-UL	0		1			yes	yes
vacant	03815154	10424	R-1-6	O-U, R-UM	0		1			yes	yes
vacant	06005135	10499	R-1-20	R-UVL	0		1			yes	yes
vacant	04107213	10535	R-1-10	O-U, R-UL	0		1			yes	yes
vacant	06140425	10674	R-1-15	R-UVL	0		1			yes	yes
vacant	05406108	10764	R-1-10	R-UL	0		1			yes	yes
vacant	06140428	10766	R-1-15	R-UVL	0		1			yes	yes
vacant	04418235	10830	R-1-10-SP	R-UL	0		1			yes	yes
vacant	03935119	10852	R-1-8	R-UL	0		1			yes	yes
vacant	04305102	10929	R-1-6	R-UL	0		1			yes	yes
vacant	02524108	10964	R-1-6	R-UL	0		1			yes	yes
vacant	05129224	11053	R-1-6-GH	O-L, O-U, AG	0		1			yes	yes
vacant	04324304	11056	R-1-6	R-UL	0		1			yes	yes
vacant	03202127	11107	R-1-6	R-UL	0		1			yes	yes
vacant	04107215	11128	R-1-10	O-U, R-UL	0		1			yes	yes
vacant	04417143	11129	R-1-10-SP	R-UL	0		1			yes	yes
vacant	06826208	11171	R-1-6	R-UVL	0		1			yes	yes
vacant	06020120	11186	R-1-20	R-UVL	0		1			yes	yes
vacant	03025334	11339	R-1-6	R-UL	0		1			yes	yes
vacant	03907290	11372	R-1-10	R-UL	0		1			yes	yes
vacant	05318117	11449	R-1-6	R-UL	0		1			yes	yes
vacant	06141110	11502	R-1-15	R-UVL	0		1			yes	yes
vacant	06748113	11578	R-1-15	R-UVL	0		1			yes	yes
vacant	05418118	11648	R-1-6	R-UL	0		1			yes	yes
vacant	06140416	11685	R-1-15	R-UVL	0		1			yes	yes
vacant	04119147	11690	R-1-6	R-UL, O-U	0		1			yes	yes
vacant	03010118	11835	R-1-6	R-UM	0		1			yes	yes
vacant	03703414	11861	R-1-6	O-U, R-UL	0		1			yes	yes
vacant	06748126	11956	R-1-15	R-UVL	0		1			yes	yes
vacant	05318101	12159	R-1-6	R-UL	0		1			yes	yes
vacant	05129223	12267	R-1-6-GH	O-L, O-U, AG	0		1			yes	yes
vacant	10218105	12324	R-1-6	R-UL	0		1			yes	yes
vacant	04138204	12396	R-1-10	R-UVL	0		1			yes	yes
vacant	04109220	12988	R-1-10	O-U, R-UL	0		1			yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?*
					UNITS		UNITS				
vacant	02520113	12992	R-1-6	R-UL	0		1			yes	yes
vacant	04405119	12994	R-1-10-SP	R-UL	0		1			yes	yes
vacant	04315270	13074	RB	R-UL	0		2			yes	yes
vacant	05316141	13175	R-1-6,SU-SF	R-UL	0		1			yes	yes
vacant	04038611	13183	R-1-6	R-UL	0		1			yes	yes
vacant	03907204	13215	R-1-10	R-UL	0		1			yes	yes
vacant	04315271	13304	RB	R-UL	0		2			yes	yes
vacant	04926132	13380	R-1-6	R-UL	0		1			yes	yes
vacant	06735116	13420	R-1-20	R-UVL	0		1			yes	yes
vacant	04316161	13574	R-1-6	R-UL	0		1			yes	yes
vacant	04205752	13641	R-1-4	R-UM	0		2			yes	yes
vacant	04138124	13732	R-1-10	R-UVL	0		1			yes	yes
vacant	06825221	13905	R-1-6	R-UVL	0		1			yes	yes
vacant	03028114	14011	R-1-6	R-UM,O-U	0		1			yes	yes
vacant	06139203	14157	R-1-15	R-UVL	0		1			yes	yes
vacant	06140401	14192	R-1-15	R-UVL	0		1			yes	yes
vacant	04414253	14264	R-1-10-SP	R-UL	0		1			yes	yes
vacant	06140412	14331	R-1-15	R-UVL	0		1			yes	yes
vacant	04142204	14402	R-1-10	R-UVL	0		1			yes	yes
vacant	03908309	14449	R-1-10	R-UL	0		1			yes	yes
vacant	03721148	14784	R-1-6	R-UL	0		1			yes	yes
vacant	06725235	14903	R-1-20	R-UVL	0		1			yes	yes
vacant	05318131	15232	R-1-6	R-UL	0		2			yes	yes
vacant	06011110	15262	R-1-20	R-UVL	0		1			yes	yes
vacant	05172108	15285	1-6,R-1-10-C	O-U,O-L,R-UL	0		2			yes	yes
vacant	03001132	15406	R-1-10	R-UL,O-U	0		1			yes	yes
vacant	03906109	15511	R-1-10	R-UVL	0		1			yes	yes
vacant	04405134	15618	R-1-10-SP	R-UL	0		1			yes	yes
vacant	06720222	15623	R-1-20	R-UVL	0		1			yes	yes
vacant	04107205	15758	R-1-10	O-U,R-UL	0		1			yes	yes
vacant	04413128	15883	R-1-10-SP	R-UL	0		1			yes	yes
vacant	04107207	15927	R-1-10	O-U,R-UL	0		1			yes	yes
vacant	03815184	15933	R-1-10	O-U,R-UL	0		1			yes	yes
vacant	02627216	15934	R-1-6	O-U,R-UM	0		2			yes	yes
vacant	06140427	15972	R-1-15	R-UVL	0		1			yes	yes
vacant	03706135	15986	R-1-15	R-UVL	0		1			yes	yes
vacant	06003119	16052	R-1-20	R-UVL	0		1			yes	yes
vacant	05304228	16128	R-1-10	R-UL	0		1			yes	yes
vacant	03703102	16837	R-1-6	O-U	0		2			yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS				Total Units			WATER AVAILABLE?	Sewer Available during the planning period?*
STATUS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS		
vacant	05316211	16999	R-1-6	R-UL	0	2	yes	yes
vacant	03024216	17050	R-1-6	R-UL	0	2	yes	yes
vacant	04413127	17383	R-1-10-SP	R-UL	0	1	yes	yes
vacant	04142212	17608	R-1-10	R-UVL	0	1	yes	yes
vacant	02604230	17703	R-1-5	R-UM	0	2	yes	yes
vacant	04119120	17998	R-1-6	R-UL,O-U	0	2	yes	yes
vacant	05129221	18146	R-1-6-GH	O-L,O-U,R-UL	0	2	yes	yes
vacant	03024122	18281	R-1-6	R-UL	0	2	yes	yes
vacant	06751110	18563	R-1-20	R-UVL	0	1	yes	yes
vacant	05116112	19018	R-1-10-GH	O-U,R-UL	0	1	yes	yes
vacant	03721119	19024	R-1-9	R-UL	0	1	yes	yes
vacant	05317108	19188	R-1-6	R-UL	0	2	yes	yes
vacant	06134116	19197	R-1-15	R-UVL	0	1	yes	yes
vacant	03313206	19264	R-1-5	R-UM	0	3	yes	yes
vacant	03953101	19445	R-1-10	R-UL	0	1	yes	yes
vacant	04406151	19554	R-1-10-SP	R-UL	0	1	yes	yes
vacant	03905112	19593	R-1-10	R-UL	0	1	yes	yes
vacant	06004207	19605	R-1-20	R-UVL	0	1	yes	yes
vacant	06758123	19628	R-1-10	R-UL	0	1	yes	yes
vacant	06758124	19635	R-1-10	R-UL	0	1	yes	yes
vacant	03911149	19848	R-1-10	R-UL	0	1	yes	yes
vacant	03815153	20060	R-1-6	O-U,R-UM	0	2	yes	yes
vacant	03906116	20206	R-1-10	R-UVL	0	1	yes	yes
vacant	04418208	20353	R-1-10-SP	R-UL	0	1	yes	yes
vacant	06741139	20749	R-1-10	R-UL	0	1	yes	yes
vacant	06140419	20848	R-1-15	R-UVL	0	1	yes	yes
vacant	06146116	20923	R-1-15	R-UVL	0	1	yes	yes
vacant	06004211	21010	R-1-20	R-UVL	0	1	yes	yes
vacant	06749123	21189	R-1-20	R-UVL	0	1	yes	yes
vacant	06749137	21232	R-1-20	R-UVL	0	1	yes	yes
vacant	02613322	21265	R-1-6	R-UL	0	2	yes	yes
vacant	06147116	22028	R-1-15	R-UVL	0	1	yes	yes
vacant	06748123	22065	R-1-15	R-UVL	0	1	yes	yes
vacant	04123214	22180	R-1-20	R-UVL	0	1	yes	yes
vacant	06753119	22468	R-1-20	R-UVL	0	1	yes	yes
vacant	06011112	22774	R-1-20	R-UVL	0	1	yes	yes
vacant	04424129	22781	R-1-10	R-UL	0	1	yes	yes
vacant	06146104	22881	R-1-15	R-UVL	0	1	yes	yes
vacant	06749136	23060	R-1-20	R-UVL	0	1	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS		SQUARE FEET	ZONING	GENERAL PLAN	EXISTING		POTENTIAL		Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?*
STATUS	PARCEL NUMBER				UNITS		UNITS				
vacant	06030118	23332	R-1-20	R-UVL	0		1		1	yes	yes
vacant	03904133	23417	R-1-10	R-UL	0		1		1	yes	yes
vacant	03718118	23459	R-1-6	R-UL,O-U	0		3		3	yes	yes
vacant	02916209	23506	R-1-6	R-UL	0		3		3	yes	yes
vacant	04315272	24140	R-1-6	R-UL	0		3		3	yes	yes
vacant	06028222	24485	R-1-20	R-UVL	0		1		1	yes	yes
vacant	06141111	24626	R-1-15	R-UVL	0		1		1	yes	yes
vacant	06752124	24691	R-1-20	R-UVL	0		1		1	yes	yes
vacant	04123308	24718	R-1-20	R-UVL	0		1		1	yes	yes
vacant	05612129	25030	RA	R-UVL	0		1		1	yes	yes
vacant	02939105	25945	R-1-6	R-UL	0		3		3	yes	yes
vacant	05114228	26209	R-1-6-GH	O-L,R-UL	0		3		3	yes	yes
vacant	03906119	26424	R-1-10	R-UVL	0		2		2	yes	yes
vacant	03904125	27520	R-1-10	R-UL	0		2		2	yes	yes
vacant	05170111	27731	R-1-10-GH	O-U,O-L,R-UL	0		2		2	yes	yes
vacant	06004215	29105	R-1-20	R-UVL	0		1		1	yes	yes
vacant	06028102	29475	R-1-20	R-UVL	0		1		1	yes	yes
vacant	06011111	30630	R-1-20	R-UVL	0		1		1	yes	yes
vacant	05610113	30935	R-1-1AC	R-UVL	0		1		1	yes	yes
vacant	05171106	31728	R-1-10-GH	O-U,O-L,R-UL	0		2		2	yes	yes
vacant	03010163	31822	R-1-6	R-UM	0		4		4	yes	yes
vacant	04206719	32144	R-1-4	R-UM	0		6		6	yes	yes
vacant	02830204	33096	PR-PP	R-UM	0		6		6	yes	yes
vacant	03904136	33599	R-1-10	R-UL	0		2		2	yes	yes
vacant	03905113	37349	R-1-10	O-U,R-UL	0		2		2	yes	yes
vacant	02607119	37372	R-1-5	R-UM	0		5		5	yes	yes
vacant	04039101	38259	R-1-10	R-UL	0		3		3	yes	yes
vacant	04124211	38831	R-1-1AC	R-UVL	0		1		1	yes	yes
vacant	05317217	39328	R-1-6	R-UL	0		5		5	yes	yes
vacant	03905114	40876	R-1-10	O-U,R-UL	0		3		3	yes	yes
vacant	04118139	41358	R-1-1AC	R-UL,O-U	0		1		1	yes	yes
vacant	05177111	41378	R-1-10-GH	O-U,O-L,R-UL	0		3		3	yes	yes
vacant	06749131	41472	R-1-20	R-UVL	0		1		1	yes	yes
vacant	03912106	42465	R-1-10	O-U,R-UL	0		3		3	yes	yes
vacant	05614109	42815	R-1-1AC	R-UVL	0		1		1	yes	yes
vacant	06749130	43191	R-1-20	R-UVL	0		1		1	yes	yes
Subtotal for Parcels under 1 Acre:							528				
vacant	03721101	43649	R-1-9	R-UL,O-U	0		3		3	yes	yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS					Total Units		WATER		Sewer Available	
STATUS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	w/ Density Bonus	AVAILABLE?	during the planning period?***	
vacant	06028109	43784	R-1-20	R-UVL	0	1		yes		yes
vacant	06036113	44059	R-1-20	R-UVL	0	1		yes		yes
vacant	05317213	44452	R-1-6	R-UL	0	5		yes		yes
vacant	05611107	46036	R-1-1AC	R-UVL	0	1		yes		yes
vacant	03904129	46332	R-1-10	R-UL	0	3		yes		yes
vacant	05613101	46602	R-1-1AC	R-UVL	0	1		yes		yes
vacant	05613102	47059	R-1-1AC	R-UVL	0	1		yes		yes
vacant	05027219	47408	R-1-10	R-UVL	0	3		yes		yes
vacant	02939102	47437	R-1-6-D	O-U,R-UL	0	6		yes		yes
vacant	04039102	48703	R-1-10	R-UL	0	3		yes		yes
vacant	06725224	48835	R-1-20	R-UVL	0	1		yes		yes
vacant	05613104	48913	R-1-1AC	R-UVL	0	1		yes		yes
vacant	06826209	49523	R-1-20	R-UVL	0	1		yes		yes
vacant	04930312	51867	R-1-20	R-UVL,O-U	0	2		yes		yes
vacant	06144101	55774	R-1-20	R-UVL	0	2		yes		yes
vacant	03904131	58562	R-1-10	R-UL	0	4		yes		yes
vacant	03708212	59092	R-1-8	R-UL	0	5		yes		yes
vacant	04123303	61931	R-1-20	R-UVL	0	2		yes		yes
vacant	04148113	62294	R-1-1AC	R-UVL	0	1		yes		yes
vacant	05613106	63509	R-1-1AC	R-UVL	0	1		yes		yes
vacant	03903148	66092	R-1-10	O-U,R-UL	0	5		yes		yes
vacant	03004111	66149	R-1-6	R-UM	0	8		yes		yes
vacant	05317228	67791	R-1-6	R-UL	0	9		yes		yes
vacant	04148114	69278	R-1-1AC	R-UVL	0	1		yes		yes
vacant	03912110	75483	R-1-10	O-U,R-UL	0	6		yes		yes
vacant	05004119	76811	R-1-1AC	R-UVL	0	1		yes		yes
vacant	02939103	76951	R-1-6-D	O-U,R-UL	0	10		yes		yes
vacant	03114118	77950	R-1-6	R-UL,O-U	0	10		yes		yes
vacant	06019409	78840	RA	R-UVL	0	1		yes		yes
vacant	03719129	79053	R-1-6	O-U,R-UL	0	10		yes		yes
vacant	06011105	83452	R-1-20	R-UVL	0	3		yes		yes
vacant	05004135	84303	R-1-1AC	R-UVL	0	1		yes		yes
vacant	04953101	88419	R-1-8	R-UL	0	8		yes		yes
vacant	03707263	92769	R-1-8,RA	R-UL,R-R	0	4		yes		yes
vacant	04123315	93732	R-1-1AC	R-UVL	0	1		yes		yes
vacant	05141120	99640	R-1-10	R-UL	0	7		yes		yes
vacant	03905110	114580	R-1-10	O-U,R-UL	0	9		yes		yes
vacant	06019406	118389	RA	R-UVL	0	2		yes		yes
vacant	04025101	118617	R-1-1AC	R-UVL	0	2		yes		yes

4.6-1 Table V - Vacant Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	Total Units w/ Density Bonus	WATER AVAILABLE?	Sewer Available during the planning period?*
vacant	04122139	120486	R-1-20	R-UVL	0	4		yes	yes
vacant	05004146	129559	R-1-1AC	R-UVL	0	2		yes	yes
vacant	05113222	133215	J-GH,PR-GH	O-L,O-R,R-UL	0	5		yes	yes
vacant	04148115	133288	R-1-1AC	R-UVL	0	2		yes	yes
vacant	04928105	137172	R-1-1AC	R-UVL	0	2		yes	yes
vacant	05114246	146810	R-GH,R-1-1	O-U,O-L,O-R,R-UL	0	13		yes	yes
vacant	05313130	152015	SU-SP	R-UL	0	12		yes	yes
vacant	02903106	166815	R-1-5	O-U,R-UM	0	16		yes	yes
vacant	04023232	173045	R-1-1AC,RA	R-S,R-UVL	0	3		yes	yes
vacant	04947108	189242	R-1-1AC	R-UVL,O-U	0	3		yes	yes
vacant	05134113	193329	R-1-10	R-UL	0	15		yes	yes
vacant	05129231	196095	R-1-6,CA	R-UL,AG	0	1		yes	yes
vacant	06720221	288157	R-1-20	R-UVL	0	11		yes	yes
vacant	02540102	549420	SU-D	O-U,R-UL	0	8		yes	yes
vacant	02549101	556777	SU-D	O-U,R-UL	0	8		yes	yes
vacant	06824130	593923	R-1-20-O	R-UVL	0	8		yes	yes
Subtotal for Parcels over 1 Acre:					259	787			
Grand Total for all Single-Family Zoned Parcels:					259	787			

** Select sewer service areas are currently under a temporary moratorium on new connections, but all are expected to resolve these issues in the next 1-2 years.

4.6-1 Table U - Underutilized Single-Family Sites

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING		POTENTIAL		Total Units w/Density Bonus*	VL	L	M	AM	Water Available?	Sewer Available during the planning
					UNITS	UNITS	UNITS	UNITS							
underutilized	03115155	9,268	R-1-4	R-UH	1	1	1	1	1	-	-	0	1	yes	88
underutilized	02503336	9,825	R-1-3.5	R-UH	1	1	1	1	1	-	-	0	1	yes	yes
underutilized	02604229	13,023	R-1-5	R-UM	1	1	1	1	1	-	-	0	1	yes	yes
underutilized	03710160	14,599	R-1-6	R-UL	1	1	1	1	1	-	-	0	1	yes	yes
underutilized	02604230	17,703	R-1-5	R-UM	1	1	1	1	1	-	-	0	1	yes	yes
underutilized	02612194	19,150	R-1-6-D	R-UL	1	1	2	2	2	-	-	0	2	yes	yes
underutilized	03115154	19,861	R-1-4	R-UH	1	1	3	3	3	-	-	0	3	yes	yes
underutilized	03111349	28,488	R-1-4	R-UH	1	1	5	6	6	-	-	0	5	yes	yes
underutilized	04171101	28,909	R-1-10	R-UL	1	1	1	1	1	-	-	0	1	yes	yes
underutilized	04210106	29,934	R-1-4	R-UH	0	5	1	6	6	-	-	0	5	yes	yes
underutilized	02723132	33,515	R-1-4	R-UH	1	2	2	2	2	-	-	0	2	yes	yes
underutilized	03115203	34,134	R-1-5	R-UH	1	6	5	7	7	-	-	0	6	yes	yes
underutilized	02607101	34,484	R-1-5	R-UM	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	02607119	37,372	R-1-5	R-UM	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	02649140	38,411	R-1-5	R-UM	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	05177111	39,093	R-1-10-GH	O-U/O-L-R-UL	0	1	1	1	1	-	-	0	0	yes	yes
underutilized	02624145	39,971	R-1-6	R-UL	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	03722135	40,315	R-1-5	R-UM	1	6	6	7	7	-	-	0	6	yes	yes
underutilized	03114120	40,475	R-1-6	R-UL	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	03025372	40,479	R-1-6	R-UL	0	5	5	6	6	-	-	0	5	yes	yes
underutilized	02503217	42,065	R-1-6	R-UL	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	02804101	42,372	R-1-6-D	R-UL	0	5	5	6	6	-	-	0	5	yes	yes
underutilized	02901350	42,409	R-1-5	R-UM	1	6	6	7	7	-	-	0	6	yes	yes
underutilized	02910126	42,734	R-1-6	R-UL	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	04922120	43,320	R-1-6	R-UL	2	5	5	6	6	-	-	0	5	yes	yes
underutilized	02620107	43,397	R-1-6-D	R-UL	1	5	5	6	6	-	-	0	5	yes	yes
Subtotal for Parcels Under 1 Acre:					23	97		113		0	0	0	96		
underutilized	02611103	43,611	R-1-6-D	R-UL	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	02908103	43,611	R-1-6	R-UL	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	02907103	44,030	R-1-6	R-UL	2	5	5	6	6	-	-	0	5	yes	yes
underutilized	03931151	44,332	R-1-6	R-UL	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	02618108	45,024	R-1-6	R-UL	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	04926121	46,769	R-1-6	R-UL	1	5	5	6	6	-	-	0	5	yes	yes
underutilized	02630110	47,278	R-1-6	R-UL	1	5	5	6	6	-	-	0	5	yes	yes

4-6-1 Table U - Underutilized Single-Family Sites

ASSESSORS													Sewer Available during the planning	
Status	PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	Total Units		VL	L	M	AM	Water Available?	
							w/Density Bonus*							
underutilized	10421128	47,430	R-1-6	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	02939102	47,437	R-1-6-D	R-UL	0	5	6	-	-	0	5	yes	yes	
underutilized	02620106	50,189	R-1-6-D	R-UL	1	6	7	-	-	0	6	yes	yes	
underutilized	02624144	50,652	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes	
underutilized	05133116	50,656	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes	
underutilized	03103180	51,355	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes	
underutilized	03024120	52,169	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes	
underutilized	03101114	52,995	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes	
underutilized	02611116	55,678	R-1-6	R-UL	1	7	8	-	-	1	6	yes	yes	
underutilized	05004112	57,165	R-1-5	R-UM	1	9	11	-	-	1	8	yes	yes	
underutilized	04932115	58,122	R-1-6	R-UL	2	6	7	-	-	0	6	yes	yes	
underutilized	02915102	59,484	R-1-6	R-UL	1	7	8	-	-	1	6	yes	yes	
underutilized	03026109	60,191	R-1-6	R-UL	4	5	6	-	-	0	5	yes	yes	
underutilized	02917112	60,261	R-1-6	R-UL	1	8	10	-	-	1	7	yes	yes	
underutilized	03903102	60,841	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	03904131	61,195	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	04931203	61,660	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	04931211	61,711	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	04032301	64,635	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	03903148	66,092	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	03004111	66,149	R-1-6	R-UL	1	9	11	-	-	1	8	yes	yes	
underutilized	03706108	66,535	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	02917105	68,469	R-1-6-D	R-UL	0	6	7	-	-	0	6	yes	yes	
underutilized	03706154	69,408	R-1-6	R-UL	1	9	11	-	-	1	8	yes	yes	
underutilized	02611101	69,867	R-1-6	R-UL	3	9	11	-	-	1	8	yes	yes	
underutilized	02612236	70,216	R-1-6	R-UL	0	5	6	-	-	0	5	yes	yes	
underutilized	02917104	70,301	R-1-6-D	R-UL	1	9	11	-	-	1	8	yes	yes	
underutilized	03902118	70,716	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	02917106	70,855	R-1-6-D	R-UL	2	8	10	-	-	1	7	yes	yes	
underutilized	04122114	72,167	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	10251105	72,277	R-1-6	R-UL	1	7	8	-	-	1	6	yes	yes	
underutilized	03912110	75,475	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	02630130	75,508	R-1-6	R-UL	0	10	12	-	-	1	9	yes	yes	
underutilized	03952103	76,245	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes	
underutilized	02939103	76,951	R-1-6-D	R-UL	0	6	7	-	-	0	6	yes	yes	
underutilized	03114118	77,949	R-1-6	R-UL	1	10	12	-	-	1	9	yes	yes	

4.6-1 Table U - Underutilized Single-Family Sites

ASSESSORS			SQUARE		General Plan			EXISTING POTENTIAL		Total Units		Water		Sewer	
Status	PARCEL NUMBER	FEET	ZONING	Land Use	UNITS	UNITS	Bonus*	VL	L	M	AM	Available?	Available during the planning		
underutilized	03006116	80,143	R-1-10	R-UL	1	6	7	-	-	0	6	yes	yes		
underutilized	04931205	80,497	R-1-10	R-UL	1	6	7	-	-	0	6	yes	yes		
underutilized	02939101	84,302	R-1-6-D	R-UL	2	5	6	-	-	0	5	yes	yes		
underutilized	03713106	86,769	R-1-10	R-UL	1	6	7	-	-	0	6	yes	yes		
underutilized	05141123	87,068	R-1-10	R-UL	1	6	7	-	-	0	6	yes	yes		
underutilized	04953101	87,384	R-1-8	R-UL	0	8	0	-	-	0	0	yes	yes		
underutilized	03010162	89,275	R-1-6	R-UL	1	12	15	-	-	1	11	yes	yes		
underutilized	02912101	90,826	R-1-6-D	R-UL	1	13	16	-	-	1	12	yes	yes		
underutilized	02907168	92,312	R-1-6-D	R-UL	1	13	16	-	-	1	12	yes	yes		
underutilized	10237211	93,764	R-1-10	R-UL	1	5	6	-	-	0	5	yes	yes		
underutilized	02624107	94,580	R-1-6	R-UL	1	13	16	-	-	1	12	yes	yes		
underutilized	03905117	95,088	R-1-10	R-UL	1	7	8	-	-	1	6	yes	yes		
underutilized	02630211	99,652	R-1-6	R-UL	1	14	17	-	-	2	12	yes	yes		
underutilized	02907138	100,935	R-1-6-D	R-UL	0	15	18	-	-	2	13	yes	yes		
underutilized	05141120	101,524	R-1-10	R-UL	1	8	10	-	-	1	7	yes	yes		
underutilized	03902124	106,176	R-1-10	R-UL	1	8	10	-	-	1	7	yes	yes		
underutilized	03103188	107,161	R-1-6	R-UL	1	3	3	-	-	0	3	yes	yes		
underutilized	03912118	107,738	R-1-10	R-UL	1	8	10	-	-	1	7	yes	yes		
underutilized	03905121	108,815	R-1-10	R-UL	1	1	1	-	-	0	1	yes	yes		
underutilized	04823101	109,548	R-1-10	R-UL	1	8	10	-	-	1	7	yes	yes		
underutilized	06748104	110,286	R-1-15	R-UVL	1	5	6	-	-	0	5	yes	yes		
underutilized	03905110	110,315	R-1-10	R-UL	1	9	11	-	-	1	8	yes	yes		
underutilized	05004146	125,560	R-1-1AC	R-UVL	0	2	2	-	-	0	2	yes	yes		
underutilized	02501317	131,530	R-1-10	R-UL	1	6	7	-	-	0	6	yes	yes		
underutilized	03114134	140,872	R-1-6	R-UL	1	6	7	-	-	0	6	yes	yes		
underutilized	10217113	141,647	R-1-20	R-UVL	1	5	6	-	-	0	5	yes	yes		
underutilized	04122140	141,688	R-1-20	R-UVL	1	5	6	-	-	0	5	yes	yes		
underutilized	03719112	152,631	R-1-6	R-UL	1	20	25	-	-	3	17	yes	yes		
underutilized	06824137	152,769	R-1-20	R-UVL	1	5	6	-	-	0	5	yes	yes		
underutilized	10218108	157,630	R-1-10	R-UL	4	9	11	-	-	1	8	yes	yes		
underutilized	03712129	157,734	R-1-10	R-UL	0	14	17	-	-	2	12	yes	yes		
underutilized	05141107	165,665	R-1-10	R-UL	1	14	17	-	-	2	12	yes	yes		
underutilized	02903106	166,815	R-1-5	R-UM	1	10	12	-	-	1	9	yes	yes		
underutilized	03109101	189,360	R-1-6	R-UL	1	10	12	-	-	1	9	yes	yes		
underutilized	06708154	206,001	R-1-20	R-UVL	1	8	10	-	-	1	7	yes	yes		
underutilized	06708150	209,396	R-1-20	R-UVL	1	8	10	-	-	1	7	yes	yes		

4.6-1 Table U - Underutilized Single-Family Sites

ASSESSORS	PARCEL NUMBER	SQUARE FEET	ZONING	General Plan Land Use	EXISTING UNITS	POTENTIAL UNITS	Total Units		VL	L	M	AM	Water Available?	Sewer Available during the planning
							Bonus*	w/Density						
underutilized	06708152	213,805	R-1-20	R-UVL	1	8	10	-	-	1	7	yes	yes	yes
underutilized	04106103	244,346	R-1-20	R-UVL	1	6	7	-	-	0	6	yes	yes	yes
underutilized	06720221	288,293	R-1-20	R-UVL	1	12	15	-	-	1	11	yes	yes	yes
underutilized	06708155	463,049	R-1-20	R-UVL	1	12	15	-	-	1	11	yes	yes	yes
underutilized	06026124	805,503	R-1-20	R-UVL	1	17	21	-	-	2	15	yes	yes	yes
Subtotal for Parcels Over 1 Acre:					87	622	741	0	0	43	571			
Grand Total for All Underutilized Single-Family Zoned Parcels:					110	719	854	0	0	43	667			

* For projects of 5-units or larger, 146 additional units are possible from the County's Density Bonus Ordinance, resulting in an additional 14 low or 7 very low income units, with the remainder above-moderate income units.

** Select sewer service areas are currently under a temporary moratorium on new connections, but all are expected to resolve these issues in the next 1-2 years.

4.6-2 Table V - Vacant Multi-Family Sites Less than 14.5 Units per Acre

ASSESSORS										Sewer Available during the planning period?*
Status	PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	Total Units w/ Density Bonus	WATER AVAILABLE?		
vacant	02805236	4077	RM-4	R-UM	0	1	yes	yes	yes	
vacant	03218132	7121	RM-4-PP	R-UM	0	2	yes	yes	yes	
vacant	02616114	14907	RM-4	R-UM	0	4	yes	yes	yes	
vacant	02621142	15225	RM-4	O-U,R-UM	0	2	yes	yes	yes	
vacant	02621140	19852	RM-4	R-UM	0	5	yes	yes	yes	
Subtotal for Parcels less than .5 Acres:						14				
vacant	03937129	30465	RM-5,R-1-8	R-UM,R-UL	0	8	yes	yes	yes	
vacant	02808111	39174	RM-4	R-UM,O-U	0	4	yes	yes	yes	
vacant	02622115	41325	RM-4	R-UM	0	11	yes	yes	yes	
vacant	03936101	61915	RM-5,R-1-8	R-UM,R-UL	0	16	yes	yes	yes	
vacant	02662112	65717	RM-4	O-U,R-UM	0	10	yes	yes	yes	
vacant	04122132	75549	RM-6	O-U,R-UL	0	12	yes	yes	yes	
vacant	02664101	77402	RM-4	O-U,R-UM	0	15	yes	yes	yes	
vacant	02521102	82908	RM-6	R-UL,O-U	0	12	yes	yes	yes	
Subtotal for Parcels larger than .5 Acres:						88				
Grand total for all vacant RM-4 through RM-6 Parcels:						102				

** Select sewer service areas are currently under a temporary moratorium on new connections, but all are expected to resolve these issues in the next 1-2 years.

4.6-3 Table V: Vacant Multi-Family Sites 14.5 to 17.5 Units per Acre

Status	ASSESSORS PARCEL NUMBER	SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	Total Units w/ Density Bonus	WATER AVAILABLE	Sewer Available during the planning period?*
vacant	04212144	704	R-1-3.5	R-UH	0	1	1	Yes	Yes
vacant	05411177	837	RM-3	R-UH	0	1	1	Yes	Yes
vacant	02613333	1190	RM-3	R-UH	0	1	1	Yes	Yes
vacant	04221140	1451	RM-2.5	R-UH	0	1	1	Yes	Yes
vacant	04221143	1583	RM-2.5	R-UH	0	1	1	Yes	Yes
vacant	04221101	1587	RM-2.5	R-UH	0	1	1	Yes	Yes
vacant	04213136	1727	R-1-3.5	R-UH	0	1	1	Yes	Yes
vacant	04217202	1780	R-1-3.5	R-UH	0	1	1	Yes	Yes
vacant	04216112	1831	RM-3	R-UH	0	1	1	Yes	Yes
vacant	04216111	1863	RM-3	R-UH	0	1	1	Yes	Yes
vacant	04216110	1879	RM-3	R-UH	0	1	1	Yes	Yes
vacant	04216120	2093	RM-3	R-UH	0	1	1	Yes	Yes
vacant	04221103	2142	RM-2.5	R-UH	0	1	1	Yes	Yes
vacant	02706420	2405	R-1-3.5	R-UH	0	1	1	Yes	Yes
vacant	02715121	2805	R-1-3.5	R-UH	0	1	1	Yes	Yes
vacant	04204214	2866	RM-3	R-UH	0	1	1	Yes	Yes
vacant	03919117	2922	RM-3	R-UH	0	1	1	Yes	Yes
vacant	04218133	2992	R-1-3.5	R-UH	0	1	1	Yes	Yes
vacant	03730133	4215	RM-3	R-UH	0	2	2	Yes	Yes
vacant	04218135	4229	R-1-3.5	R-UH	0	2	2	Yes	Yes
vacant	03714161	4354	RM-3	R-UH	0	2	2	Yes	Yes
vacant	02708210	4703	R-1-3.5	R-UH	0	2	2	Yes	Yes
vacant	02713205	4819	R-1-3.5	R-UH	0	2	2	Yes	Yes
vacant	02708211	5061	R-1-3.5	R-UH	0	2	2	Yes	Yes
vacant	05458112	5969	RM-3	R-UH	0	2	2	Yes	Yes
vacant	05456121	9931	RM-3	R-UH	0	4	4	Yes	Yes
					Subtotal for all parcels under 1/4 acre:		36		
vacant	03204166	10852	RM-3	R-UH	0	4	4	Yes	Yes
vacant	02807130	14769	RM-2.5	R-UH	0	6	7	Yes	Yes
vacant	03015122	18100	RM-3-GH,C-2-GH	R-UH,C-C	0	2	2	Yes	Yes
					Subtotal for all parcels over 1/4 acre:		13		
Grand total for all vacant RM-2.5 through RM-3.5 Parcels:					48	49			

** Select sewer service areas are currently under a temporary moratorium on new connections, but all are expected to resolve these issues in the next 1-2 years.

4.6-3 Table U - Underutilized Multi-Family Sites 14.5 -17.5 Units per Acre

Status	ASSESSORS PARCEL		SQUARE FEET	ZONING	GENERAL PLAN	EXISTING UNITS	POTENTIAL UNITS	WATER AVAILABLE	Sewer Available during the planning period?*
	NUMBER								
underutilized	026-193-53		16552.8	RM-2.5	R-UH	1	5	YES	YES
underutilized	027-221-03		10454.4	RM-3	R-UH	1	2	YES	YES
underutilized	027-261-50		10890.0	RM-3	R-UH	1	2	YES	YES
underutilized	027-261-51		21259.2	RM-3	R-UH	2	5	YES	YES
underutilized	027-273-05		14374.8	RM-2.5	R-UH	1	4	YES	YES
underutilized	027-273-15		14374.8	RM-3	R-UH	1	3	YES	YES
underutilized	028-081-26		10890.0	RM-2.5	R-UH	1	3	YES	YES
underutilized	028-091-39		20350.0	RM-3	R-UH	1	5	YES	YES
underutilized	030-151-02		10454.4	RM-3-GH	R-UH	1	2	YES	YES
underutilized	030-151-03		16117.2	RM-3-GH	R-UH	1	4	YES	YES
underutilized	030-151-26		15246.0	RM-3-L-GH	R-UH	1	4	YES	YES
underutilized	030-151-27		14374.8	RM-3-GH	R-UH	1	3	YES	YES
underutilized	030-152-02		19602.0	RM-3-L-GH	O-U, R-UH	1	4	YES	YES
underutilized	030-152-06		12196.8	RM-3-GH	O-U, R-UH	1	3	YES	YES
underutilized	030-152-08		16117.2	RM-3-GH	R-UH	1	4	YES	YES
underutilized	030-161-03		9147.6	RM-3	R-UH	1	2	YES	YES
underutilized	030-161-04		15246.0	RM-3	R-UH	1	4	YES	YES
underutilized	030-161-05		9583.2	RM-3	R-UH	1	2	YES	YES
underutilized	030-161-07		11761.2	RM-3	R-UH	1	2	YES	YES
underutilized	030-161-10		18295.2	RM-3-L	R-UH	1	5	YES	YES
underutilized	030-194-60		9583.2	RM-3	R-UH	1	2	YES	YES
underutilized	030-194-61		13068.0	RM-3	R-UH	1	3	YES	YES
underutilized	030-194-63		17424.0	RM-3	R-UH	1	4	YES	YES
underutilized	030-194-64		16117.2	RM-3	R-UH	1	2	YES	YES
underutilized	031-072-03		7840.8	RM-2.5	R-UH	1	2	YES	YES
underutilized	031-101-20		9583.2	RM-3	R-UH	1	2	YES	YES
underutilized	031-101-37		9147.6	RM-3	R-UH	1	2	YES	YES
underutilized	031-113-26		11325.6	RM-3	R-UH	1	2	YES	YES
underutilized	031-152-17		10454.4	RM-3	R-UH	1	2	YES	YES
underutilized	032-041-66		10890.0	RM-3	R-UH	1	2	YES	YES
underutilized	032-075-06		10890.0	RM-3	R-UH	1	2	YES	YES
underutilized	037-141-22		12196.8	RM-3	R-UH	1	3	YES	YES
underutilized	037-271-45		12632.4	RM-3	R-UH	1	3	YES	YES
underutilized	037-271-46		10454.4	RM-3	R-UH	1	2	YES	YES
underutilized	038-073-18		8276.4	RM-2.5	R-UH	1	2	YES	YES
underutilized	041-021-36		11761.2	RM-3	R-UH	1	2	YES	YES
underutilized	041-021-37		10890.0	RM-3	R-UH	1	2	YES	YES
underutilized	041-021-40		9147.6	RM-3-L	R-UH	1	2	YES	YES
underutilized	041-031-09		14374.8	RM-3	R-UH	1	3	YES	YES

4.6-3 Table U - Underutilized Multi-Family Sites 14.5 -17.5 Units per Acre

underutilized	041-052-14	17859.6	RM-3	R-UH	1	4	YES	YES
underutilized	042-023-16	14374.8	RM-3	R-UH	1	3	YES	YES
underutilized	054-561-21	10018.8	RM-3	R-UH	1	2	YES	YES
		Subtotal for Parcels Under 0.5 Acres:			43	123		
underutilized	025-082-14	39204.0	RM-3	R-UH	1	12	YES	YES
underutilized	026-193-64	23367.0	RM-2.5	R-UH	1	8	YES	YES
underutilized	027-273-17	21780.0	RM-3	R-UH	1	6	YES	YES
underutilized	028-081-10	27007.2	RM-2.5	O-U, R-UH	1	8	YES	YES
underutilized	030-152-03	23086.8	RM-3-GH	O-U, R-UH	1	5	YES	YES
underutilized	030-152-04	22651.2	RM-3-D-GH	R-UH	1	6	YES	YES
underutilized	042-301-23	27442.8	RM-3	R-UH	1	8	YES	YES
		Subtotal for Parcels Over 0.5 Acres:			7	53		
Grand Total for All Underutilized RM-2 through RM-3 Zoned Parcels:					50	176		

** Select sewer service areas are currently under a temporary moratorium on new connections, but all are expected to resolve these issues in the next 1-2 years.

Appendix 4.6.4 – Vacant Sites with a minimum density of 20 units per acre

Name of Site	Parcel Number	Developable Acreage	Total Units
Nigh	029-021-47	5.0	100
Erlach	037-101-02, 037-061-66, 037-061-04	5.1	102
Atkinson	048-221-09	8.7	174
	TOTAL	19.1	376

RURAL VACANT LAND POTENTIAL

In preparation for a prior housing element, the County's Geographic Information Staff prepared an analysis of all vacant rural properties of 1 acre or larger as identified by the Assessor's Use Codes. This analysis, on file with the Planning Department, identified a total of 3,304 vacant rural sites at that time. To determine the number of remaining vacant rural sites, planning staff subtracted the number of rural sites that were developed from 2000 through 2014 (589 sites) from the vacant rural sites identified in the original analysis identifying a total of 2,715 vacant rural sites remaining available for development.

4.6-6 Table V: VACANT COMMERCIAL SITES FOR POTENTIAL MIXED USE

LESS THAN ONE ACRE									
50% UP-									
ASSESSORS		EST.	STRUCTURE		SQUARE	FOOTAGE OF		NUMBER OF	ASSESSORS USE CODE
PARCEL		FOOTAGE AT	FOOTAGE OF		FOR	FOOT		800 SQUARE	
PLANNING AREA	PARCEL NUMBER	ACRES	FOOTAGE	40% FLOOR AREA RATIO	RESIDENTIAL USE	RESIDENTIAL	RESIDENTIAL	UNITS	DESCRIPTION
APTOS	04102212	0.19	8276	3311	1655	2	2	2	LOT/COMMERCIAL ZONE
APTOS	04105220	0.22	9583	3833	1917	2	2	2	LOT/COMMERCIAL ZONE
APTOS	04106104	0.48	20909	8364	4182	1	1	1	LOT/COMMERCIAL ZONE
APTOS	04114156	0.74	32234	12894	6447	2	2	2	LOT/COMMERCIAL ZONE
APTOS	04202113	0.44	19166	7667	3833	4	4	4	LOT/COMMERCIAL ZONE
		2.07		36068	18034	11	11	11	
LIVE OAK	02508103	0.93	40511	16204	8102	10	10	10	LOT/COMMERCIAL ZONE
LIVE OAK	02603144	0.43	18731	7492	3746	4	4	4	LOT/COMMERCIAL ZONE
LIVE OAK	02609132	0.21	9148	3659	1830	2	2	2	LOT/MISC COMM'L IMPS
LIVE OAK	02631133	0.95	41382	16553	8276	10	10	10	LOT/COMMERCIAL ZONE
LIVE OAK	03314130	0.30	13068	5227	2614	3	3	3	LOT/COMMERCIAL ZONE
		2.82		49136	24568	29	29	29	
SAN LORENZO	06504403	0.23	10019	4008	2004	2	2	2	SU-GH,C-4 LOT/COMMERCIAL ZONE
SAN LORENZO	06504417	0.24	10454	4182	2091	2	2	2	SU-GH,C-4 LOT/COMMERCIAL ZONE
SAN LORENZO	07708113	0.70	30492	12197	6098	7	7	7	C-1 LOT/COMMERCIAL ZONE
SAN LORENZO	07808205	0.89	38768	15507	7754	9	9	9	C-1 LOT/COMMERCIAL ZONE
SAN LORENZO	08120308	0.32	13939	5576	2788	3	3	3	C-2 LOT/MISC COMM'L IMPS
		2.38		41469	20735	23	23	23	
SOQUEL	03006104	0.79	34412	13765	6882	8	8	8	C-2 LOT/COMMERCIAL ZONE
SOQUEL	03008113	0.20	8712	3485	1742	1	1	1	C-2-GH LOT/MISC COMM'L IMPS
SOQUEL	03015122	0.42	18295	7318	3659	3	3	3	RM-3-GH,C-2 LOT/COMMERCIAL ZONE
		1.41		24568	12284	12	12	12	
TOTAL LESS THAN ONE ACRE		8.68		151240	75620	75	75	75	

PLANNING AREA	ASSESSORS PARCEL NUMBER	ACRES	FOOTAGE FOOTAGE AT 40% FLOOR AREA RATIO	50% OF- EST. SQUARE		NUMBER OF FOOT 800 SQUARE	ZONING	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE FOOTAGE OF STRUCTURE	FOR RESIDENTIAL USE			
MORE THAN ONE ACRE								
APTOS	04101120	4.02	175111	70044	35022	25	C-1,RM-4	LOT/COMMERCIAL ZONE
		4.02		70044	35022	25		
LIVE OAK	02516102	1.23	53579	21432	10716	13	PA	LOT/COMMERCIAL ZONE
		1.23		21432	10716	13		
SOQUEL	03006106	2.26	98446	39378	19689	24	C-4	LOT/MISC COMM'L IMPS
SOQUEL	03021107	1.69	73616	29447	14723	18	C-1-GH	LOT/COMMERCIAL ZONE
		3.95		68825	34412	42		
TOTAL MORE THAN ONE ACRE		9.20		160301	80150	80		
TOTAL VACANT		17.88		311541	155771	155		

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

LESS THAN ONE ACRE

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF STRUCTURE SQUARE FOOTAGE AT 40%		FOOTAGE OF STRUCTURE FOR 800 SQUARE FOOT	RESIDENTIAL UNITS	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				FOOTAGE	STRUCTURE SQUARE FOOTAGE					
APTOS	03818511	0.54	23522	9409	4704	5	5	C-1	190	MISC MULTI USE
APTOS	03912122	0.50	21780	8712	4356	5	5	PA	210	BANK
APTOS	03947102	0.49	21344	8538	4269	5	5	C-1	200	RESTAURANT
APTOS	03947104	0.77	33541	13416	6708	8	8	C-1	202	COCKTAIL LOUNGE/BAR
APTOS	03951101	0.54	23522	9409	4704	5	5	C-1	200	RESTAURANT
APTOS	04101124	0.54	23522	9409	4704	5	5	C-1	120	SINGLE STORE
APTOS	04102107	0.47	20473	8189	4095	5	5	C-1	020	SINGLE RESIDENCE
APTOS	03911156	0.333	14523	5809	2905	3	3	C-4		223-GAS STATION W/ STORE
APTOS	03911176	0.947	41231	16492	8246	10	10	C-2		131-MULTI STORES/OFFICES
APTOS	03911177	0.633	27584	11034	5517	6	6	PA		210-BANK
APTOS	03947101	0.451	19639	7856	3928	4	4	C-1		210-BANK
APTOS	03947103	0.562	24470	9788	4894	6	6	RM-4,C-1		131-MULTI STORES/OFFICES
APTOS	04101132	0.29	12615	5046	2523	3	3	C-2		121-MULTI STORES/1 BLDG
APTOS	04101134	0.868	37796	15118	7559	9	9	C-2		080-HOTEL
APTOS	04101135	0.444	19344	7738	3869	4	4	C-2		121-MULTI STORES/1 BLDG
APTOS	04156104	0.495	21547	8619	4309	5	5	C-2		131-MULTI STORES/OFFICES
APTOS	04102116	0.65	28314	11326	5663	7	7	PA	031	TWO SFRS/1 APN
APTOS	04104210	0.51	22216	8886	4443	5	5	PA-GH	020	SINGLE RESIDENCE
APTOS	04105103	0.48	20909	8364	4182	5	5	PA	028	NON-CONFORMING RES
APTOS	04105208	0.66	28750	11500	5750	2	2	PA	023	NON-CONFORMING RES
APTOS	04105216	0.47	20473	8189	4095	5	5	PA	023	NON-CONFORMING RES
APTOS	04114129	0.47	20473	8189	4095	2	2	PA	171	MULTI OFFICES/1 BLDG
APTOS	04122131	0.93	40511	16204	8102	6	6	PA	170	SINGLE OFFICE
		13.04		227,240	113,620	120				
LIVE OAK	02501337	0.52	22651	9060	4530	5	5	PA	023	NON-CONFORMING RES
LIVE OAK	02507105	0.64	27878	11151	5576	6	6	C-2	120	STORE W/ LIVING UNIT
LIVE OAK	02507119	0.56	24394	9757	4879	6	6	C-2	220	FULL SERVICE STATION
LIVE OAK	02507120	0.59	25700	10280	5140	6	6	C-2	120	SINGLE STORE
LIVE OAK	02508102	0.93	40511	16204	8102	10	10	PA	184	MEDI-DENTAL LAB
LIVE OAK	02508122	0.66	28750	11500	5750	7	7	PA	192	COMMERCIAL PARKING
LIVE OAK	02508221	0.49	21344	8538	4269	5	5	PA	180	MEDICAL OFFICE

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF		ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	STRUCTURE SQUARE FOOTAGE FOR 800 SQUARE FOOT			
LIVE OAK	02508304	0.52	22651	9060	4530	5	C-2	SINGLE STORE
LIVE OAK	02508423	0.65	28314	11326	5663	7	C-2	VETERINARY CLINIC
LIVE OAK	02511224	0.51	22216	8886	4443	5	PA	NON-CONFORMING RES
LIVE OAK	02516114	0.52	22651	9060	4530	5	C-2	MEDICAL OFFICE
LIVE OAK	02520149	0.72	31363	12545	6273	7	C-1	OTHER COMMERCIAL USE
LIVE OAK	02535104	0.95	41382	16553	8276	10	C-1	MISC MULTI USE
LIVE OAK	02535118	0.99	43124	17250	8625	10	PA	SFR W/ SECONDARY USE
LIVE OAK	02548105	0.50	21780	8712	4356	5	PA	MEDI-DENTAL LAB
LIVE OAK	02602216	0.46	20038	8015	4008	5	C-2	SELF SERVICE STATION
LIVE OAK	02604117	0.63	27443	10977	5489	6	PA	NON-CONFORMING RES
LIVE OAK	02615178	0.52	22803	9121	4561	5	C-1	SINGLE STORE
LIVE OAK	02674112	0.94	40946	16379	8189	10	C-1	VACANT CITY LAND
LIVE OAK	02674113	0.99	43124	17250	8625	10	C-1	COUNTY SHOP/YARDS
LIVE OAK	02674115	0.66	28750	11500	5750	7	C-1	COUNTY BUILDING
LIVE OAK	02674117	0.89	38768	15507	7754	9	C-1	GROCERY STORE
LIVE OAK	02674118	0.71	30928	12371	6186	7	C-1	SFR W/ SECONDARY USE
LIVE OAK	02631122	0.86	37462	14985	7492	9	C-1	STORAGE YARD
LIVE OAK	02815536	0.86	37462	14985	7492	9	C-1	11 - 20 UNITS
LIVE OAK	02820225	0.59	25700	10280	5140	6	C-1	RESTAURANT
LIVE OAK	03205122	0.48	20909	8364	4182	5	C-2	MEDICAL OFFICE
LIVE OAK	03205129	0.57	24829	9932	4966	6	C-2	MULTI STORES/1 BLDG
LIVE OAK	03209203	0.69	30056	12023	6011	7	C-2	COCKTAIL LOUNGE/BAR
LIVE OAK	03209201	0.69	30056	12023	6011	7	C-2	RETAIL LUMBER YARD
LIVE OAK	02507104	0.73	31791	12716	6358	7	C-2	190-MISC MULTI USE
LIVE OAK	02507132	0.339	14774	5910	2955	3	C-2	120-SINGLE STORE
LIVE OAK	02507144	0.334	14566	5826	2913	3	C-2	202-COCKTAIL LOUNGE/BAR
LIVE OAK	02507147	0.428	18648	7459	3730	4	C-2	181-DENTAL OFFICE
LIVE OAK	02508301	0.153	6684	2674	1337	1	C-2	120-SINGLE STORE
LIVE OAK	02508302	0.432	18826	7530	3765	4	C-2	120-SINGLE STORE
LIVE OAK	02508421	0.415	18081	7232	3616	4	C-2	116-COMM/IND/AGR//INCOMP
LIVE OAK	02508422	0.839	36540	14616	7308	9	C-2	121-MULTI STORES/1 BLDG
LIVE OAK	02508424	0.859	37430	14972	7486	9	C-2	170-SINGLE OFFICE
LIVE OAK	02508429	0.441	19222	7689	3844	4	C-2	170-SINGLE OFFICE
LIVE OAK	02508430	0.382	16623	6649	3325	4	C-2	250-AUTO/TRUCK REPAIR

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF			ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	STRUCTURE SQUARE FOOTAGE FOR 800 SQUARE FOOT	NUMBER OF SQUARE			
LIVE OAK	02516119	0.156	6789	2716	1358	1	C-2		023-NON-CONFORMING RES
LIVE OAK	02516120	0.31	13522	5409	2704	3	C-2		023-NON-CONFORMING RES
LIVE OAK	02516123	0.196	8543	3417	1709	2	C-2		023-NON-CONFORMING RES
LIVE OAK	02516127	0.38	16555	6622	3311	4	C-2		321-WAREHOUSE/DRY STORAGE
LIVE OAK	02516129	0.348	15159	6064	3032	3	C-2		251-CAR SERVICE/SPECIALTY
LIVE OAK	02516131	0.219	9551	3820	1910	2	C-2		023-NON-CONFORMING RES
LIVE OAK	02516137	0.414	18026	7210	3665	4	C-2		321-WAREHOUSE/DRY STORAGE
LIVE OAK	02516139	0.398	17330	6932	3466	4	C-2		032-3 OR 4 UNITS/2+ BLDGS
LIVE OAK	02520142	0.182	7911	3164	1582	1	C-1		115-COMMERCIAL LAND/ MISC IMPS
LIVE OAK	02520150	0.143	6234	2494	1247	1	C-1		170-SINGLE OFFICE
LIVE OAK	02520162	0.186	8102	3241	1620	2	C-1		200-RESTAURANT
LIVE OAK	02604314	0.626	27253	10901	5451	6	PA		023-NON-CONFORMING RES
LIVE OAK	02604315	0.326	14184	5674	2837	3	PA		170-SINGLE OFFICE
LIVE OAK	02614268	0.433	18872	7549	3774	4	C-1		171-MULTI OFFICES/1 BLDG
LIVE OAK	02614273	0.322	14027	5611	2805	3	C-1		170-SINGLE OFFICE
LIVE OAK	02614320	0.145	6300	2520	1260	1	C-1		122-STORE W/ LIVING UNIT
LIVE OAK	02614326	0.153	6644	2658	1329	1	C-1		122-STORE W/ LIVING UNIT
LIVE OAK	02615176	0.169	7353	2941	1471	1	C-1		122-STORE W/ LIVING UNIT
LIVE OAK	02615177	0.325	14156	5662	2831	3	C-1		032-3 OR 4 UNITS/2+ BLDGS
LIVE OAK	02631129	0.203	8859	3544	1772	2	PA		730-PRIVATE COLLEGE
LIVE OAK	02650115	0.371	16140	6456	3228	4	C-1		120-SINGLE STORE
LIVE OAK	02663116	0.305	13305	5322	2661	3	C-1		023-NON-CONFORMING RES
LIVE OAK	02663117	0.409	17815	7126	3563	4	C-1		120-SINGLE STORE
LIVE OAK	02721113	0.291	12697	5079	2539	3	C-1-L		120-SINGLE STORE
LIVE OAK	02721116	0.342	14890	5956	2978	3	C-1		122-STORE W/ LIVING UNIT
LIVE OAK	02815441	0.373	16237	6495	3247	4	C-1		200-RESTAURANT
		33.37		581,449	290,725	331			
PAJARO	05127108	0.60	26136	10454	5227	6	C-1	152	CONVENIENCE STORE
PAJARO	05127109	0.62	27007	10803	5401	6	C-1	190	MISC MULTI USE
		1.22		21,257	10,629	12			
S.L. VALLEY	06502402	0.51	22216	8886	4443	5	C-1	020	SINGLE RESIDENCE
S.L. VALLEY	06502405	0.64	27878	11151	5576	6	C-1	023	NON-CONFORMING RES

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	STRUCTURE SQUARE FOOTAGE AT 40%		50% OF SQUARE FOOTAGE OF STRUCTURE FOR 800 SQUARE FOOT		ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				RATIO	USE	RESIDENTIAL	RESIDENTIAL			
S.L. VALLEY	06504404	0.50	21780	8712	4356	5	5	C-1	041	5 - 10 UNITS
S.L. VALLEY	06507108	0.54	23522	9409	4704	5	5	C-2	131	MULTI STORES/OFFICES
S.L. VALLEY	06508106	0.59	25700	10280	5140	6	6	C-2	023	NON-CONFORMING RES
S.L. VALLEY	06508131	0.66	28750	11500	5750	7	7	C-2	201	FAST FOOD RESTAURANT
S.L. VALLEY	06508132	0.46	20038	8015	4008	5	5	C-2	023	NON-CONFORMING RES
S.L. VALLEY	06512101	0.46	20038	8015	4008	5	5	C-2	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07119205	0.50	21780	8712	4356	5	5	C-1	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07119206	0.81	35284	14113	7057	8	8	C-1	020	SINGLE RESIDENCE
S.L. VALLEY	07119207	0.53	23087	9235	4617	5	5	C-1	200	RESTAURANT
S.L. VALLEY	07214116	0.64	27878	11151	5576	6	6	C-1	121	MULTI STORES/1 BLDG
S.L. VALLEY	07216307	0.49	21344	8538	4269	5	5	C-1	250	AUTO/TRUCK REPAIR
S.L. VALLEY	07708105	0.68	29621	11848	5924	7	7	C-1	032	3 OR 4 UNITS/2+ BLDGS
S.L. VALLEY	07710312	0.49	21344	8538	4269	5	5	C-1	170	SINGLE OFFICE
S.L. VALLEY	07710405	0.53	23087	9235	4617	5	5	C-1	131	MULTI STORES/OFFICES
S.L. VALLEY	07717214	0.90	39204	15682	7841	9	9	C-1	041	5 - 10 UNITS
S.L. VALLEY	08108109	0.53	23087	9235	4617	5	5	C-2	041	5 - 10 UNITS
S.L. VALLEY	08108114	0.52	22651	9060	4530	5	5	C-2	210	BANK
S.L. VALLEY	08108302	0.63	27443	10977	5489	6	6	C-2	200	RESTAURANT
S.L. VALLEY	08114115	0.48	20909	8364	4182	5	5	C-2	121	MULTI STORES/1 BLDG
S.L. VALLEY	08120205	0.77	33541	13416	6708	8	8	C-2-L	041	5 - 10 UNITS
S.L. VALLEY	08125325	0.251	10935	4374	2187	2	2	C-2	120	SINGLE STORE
S.L. VALLEY	08125326	0.265	11565	4626	2313	2	2	C-2	028	SFR + SECOND UNIT
S.L. VALLEY	08223113	0.93	40511	16204	8102	10	10	C-2	070	MOTEL/UNDER 20 UNITS
		14.31		249,277	124,638	142	142			
SOQUEL	03006114	0.49	21344	8538	4269	3	3	C-2	023	NON-CONFORMING RES
SOQUEL	03006124	0.54	23522	9409	4704	3	3	C-2	300	LOT/INDUSTRIAL ZONE
SOQUEL	03008119	0.48	20909	8364	4182	5	5	C-2-GH	321	WAREHOUSE/DRY STORAGE
SOQUEL	03008240	0.93	40511	16204	8102	10	10	C-2-GH	131	MULTI STORES/OFFICES
SOQUEL	03012154	0.667	29036	11614	5807	7	7	C-2	220	FULL SERVICE GAS STATION
SOQUEL	03012127	0.84	36590	14636	7318	9	9	C-2	331	RETAIL LUMBER YARD
SOQUEL	03014161	0.57	24829	9932	4966	6	6	C-2-GH	020	SINGLE RESIDENCE
SOQUEL	03015308	0.51	22216	8886	4443	5	5	C-2-GH	121	MULTI STORES/1 BLDG

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF			ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	STRUCTURE SQUARE FOOTAGE FOR 800 SQUARE FOOT	NUMBER OF SQUARE FOOT			
SOQUEL	03015309	0.56	24394	9757	4879	6	C-2-GH	170	SINGLE OFFICE
SOQUEL	03015310	0.46	20038	8015	4008	5	C-2-GH	011	UNBUILT/ABLE LOT
SOQUEL	03022145	0.92	40075	16030	8015	10	C-2-GH	131	MULTI STORES/OFFICES
SOQUEL	03022301	0.49	21344	8538	4269	5	C-2-GH	221	SELF SERVICE STATION
SOQUEL	03012106	0.302	13137	5255	2627	3	C-2	251	CAR SERVICE/SPECIALTY
SOQUEL	03012107	0.132	5741	2296	1148	1	C-2	20	SINGLE RESIDENCE
SOQUEL	03012108	0.167	7286	2914	1457	1	C-2		023-NON-CONFORMING RES
SOQUEL	03012112	0.202	8815	3526	1763	2	C-2		023-NON-CONFORMING RES
SOQUEL	03012113	0.28	12189	4876	2438	3	C-2		023-NON-CONFORMING RES
SOQUEL	03012134	0.123	5348	2139	1070	1	C-2		023-NON-CONFORMING RES
SOQUEL	03012157	0.37	16118	6447	3224	4	C-2		131-MULTI STORES/OFFICES
SOQUEL	03018103	0.108	4703	1881	941	1	C-2		321-WAREHOUSE/DRY STORAGE
SOQUEL	03018104	0.246	10734	4294	2147	2	SU		110-VACANT COMMERCIAL LAND
SOQUEL	03018105	0.135	5901	2360	1180	1	C-2		023-NON-CONFORMING RES
SOQUEL	03018106	0.112	4862	1945	972	1	C-2		023-NON-CONFORMING RES
SOQUEL	03018107	0.112	4883	1963	977	1	C-2		020-SINGLE RESIDENCE
SOQUEL	03018108	0.113	4919	1968	984	1	C-2		023-NON-CONFORMING RES
SOQUEL	03018109	0.202	8777	3511	1755	2	C-2		170-SINGLE OFFICE
SOQUEL	03018110	0.223	9692	3877	1938	2	C-2		171-MULTI OFFICES/1 BLDG
SOQUEL	03018114	0.136	5934	2374	1187	1	C-2		031-TWO SFRS/1 APN
SOQUEL	03018115	0.293	12769	5108	2554	3	C-2		305-INDUSTRIAL LAND/MISC IMPS
SOQUEL	03018123	0.141	6121	2448	1224	1	C-2		353-LIGHT INDUSTRY
SOQUEL	03018124	0.138	6021	2408	1204	1	C-2		023-NON-CONFORMING RES
SOQUEL	03018130	0.134	5833	2333	1167	1	C-2		023-NON-CONFORMING RES
SOQUEL	03018137	0.114	4980	1992	996	1	C-2		305-INDUSTRIAL LAND/MISC IMPS
SOQUEL	03018138	0.115	4989	1996	998	1	C-2		323-STORAGE YARD
SOQUEL	03018144	0.116	5032	2013	1006	1	C-2		171-MULTI OFFICES/1 BLDG
SOQUEL	03018147	0.135	5889	2356	1178	1	C-2		120-SINGLE STORE
SOQUEL	03018148	0.149	6472	2589	1294	1	C-2		171-MULTI OFFICES/1 BLDG
SOQUEL	03018152	0.25	10901	4360	2180	2	C-2		250-AUTO/TRUCK REPAIR
SOQUEL	03018153	0.851	37051	14820	7410	9	C-2		321-WAREHOUSE/DRY STORAGE
SOQUEL	03018163	0.343	14924	5970	2985	3	C-2		200-RESTAURANT
SOQUEL	03018180	0.624	27174	10870	5435	6	C-2		353-LIGHT INDUSTRY
SOQUEL	03018181	0.371	16153	6461	3231	4	C-2		200-RESTAURANT

4-6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	STRUCTURE SQUARE FOOTAGE AT 40%	50% OF SQUARE FOOTAGE OF STRUCTURE FOR 800 SQUARE FOOT	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				RATIO	USE		UNITS	
SOQUEL	03018183	0.211	9180	3672	1836	2	C-2	120-SINGLE STORE
SOQUEL	03022147	0.329	14328	5731	2866	3	C-2-GH	200-RESTAURANT
SOQUEL	03022313	0.72	31383	12553	6277	7	C-2-GH	183-VETERINARY CLINIC
SOQUEL	03202223	0.365	15895	6358	3179	3	C-2	171-MULTI OFFICES/1 BLDG
SOQUEL	03203246	0.121	5264	2106	1053	1	PA	023-NON-CONFORMING RES
SOQUEL	03203247	0.119	5202	2081	1040	1	PA	131-MULTI STORES/OFFICES
SOQUEL	03203248	0.219	9524	3810	1905	2	PA	023-NON-CONFORMING RES
SOQUEL	03204144	0.351	15285	6114	3057	3	C-2	161-MINOR SHOPPING CENTER
SOQUEL	03205101	0.234	10194	4078	2039	2	C-2	122-STORE W/ LIVING UNIT
SOQUEL	03205102	0.215	9348	3739	1870	2	C-2	121-MULTI STORES/1 BLDG
SOQUEL	03205103	0.224	9775	3910	1955	2	C-2	122-STORE W/ LIVING UNIT
SOQUEL	03205114	0.187	8167	3267	1633	2	C-2	192-COMMERCIAL PARKING
SOQUEL	03205118	0.174	7581	3032	1516	1	C-2	200-RESTAURANT
SOQUEL	03205120	0.133	5794	2318	1159	1	C-2	023-NON-CONFORMING RES
SOQUEL	03205131	0.143	6231	2492	1246	1	C-2	110-VACANT COMMERCIAL LAND
SOQUEL	03205133	0.142	6177	2471	1235	1	C-2	250-AUTO/TRUCK REPAIR
SOQUEL	03205134	0.178	7750	3100	1550	1	C-2	120-SINGLE STORE
SOQUEL	03205135	0.194	8434	3374	1687	2	C-2	023-NON-CONFORMING RES
SOQUEL	03206104	0.11	4798	1919	960	1	C-2	122-STORE W/ LIVING UNIT
SOQUEL	03206113	0.14	6079	2432	1216	1	C-2	191-OTHER COMMERCIAL USE
SOQUEL	03206114	0.22	9562	3825	1912	2	C-2	120-SINGLE STORE
SOQUEL	03206115	0.147	6420	2568	1284	1	C-2	122-STORE W/ LIVING UNIT
SOQUEL	03206116	0.219	9552	3821	1910	2	C-2	131-MULTI STORES/OFFICES
SOQUEL	03207407	0.204	8901	3560	1780	2	C-2	122-STORE W/ LIVING UNIT
SOQUEL	03207408	0.168	7299	2920	1460	1	C-2	120-SINGLE STORE
SOQUEL	03207409	0.163	7081	2832	1416	1	C-2	202-COCKTAIL LOUNGE/BAR
SOQUEL	03207418	0.159	6917	2767	1383	1	C-2	131-MULTI STORES/OFFICES
SOQUEL	03208150	0.107	4639	1856	928	1	C-2	120-SINGLE STORE
SOQUEL	03208152	0.226	9826	3930	1965	2	C-2	152-CONVENIENCE STORE
SOQUEL	03208155	0.151	6567	2627	1313	1	C-2	120-SINGLE STORE
SOQUEL	03208239	0.204	8900	3560	1780	2	C-2	231-USED CAR LOT
SOQUEL	03208240	0.186	8095	3238	1619	2	C-2	251-CAR SERVICE/SPECIALTY
SOQUEL	03208241	0.247	10743	4297	2149	2	C-2	170-SINGLE OFFICE
SOQUEL	03209202	0.91	39630	15852	7926	9	C-2	322-MINI STORAGE

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF		NUMBER OF	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	SQUARE FOOTAGE FOR 800 SQUARE FOOT				
SOQUEL	03311227	0.251	10951	4380	2190	2	C-2	192	131-MULTI STORES/OFFICES
SOQUEL	03311228	0.121	5250	2100	1050	1	C-2	192	122-STORE W/ LIVING UNIT
SOQUEL	03311229	0.125	5450	2180	1090	1	C-2	171	171-MULTI OFFICES/1 BLDG
SOQUEL	03311338	0.503	21902	8761	4380	5	C-2	171	171-MULTI OFFICES/1 BLDG
SOQUEL	03314156	0.327	14250	5700	2850	3	C-2	200	200-RESTAURANT
SOQUEL	03316110	0.157	6854	2742	1371	1	PA	192	192-COMMERCIAL PARKING
SOQUEL	03316132	0.394	17156	6862	3431	4	PA	192	192-COMMERCIAL PARKING
SOQUEL	03318105	0.32	13956	5582	2791	3	PA	153	090-COMMON AREA/NO IMPS
SOQUEL	03709325	0.66	28750	11500	5750	5	C-1	192	CONVENIENCE/GAS PUMPS
SOQUEL	03723120	0.68	29621	11848	5924	5	PA	192	COMMERCIAL PARKING
SOQUEL	03727105	0.86	37462	14985	7492	9	C-1	223	GAS STATION W/ STORE
SOQUEL	03727149	0.71	30928	12371	6186	7	PA	010	LOT/RESIDENTIAL ZONE
TOTAL LESS THAN ONE ACRE		27.12	472,482	236,241	250				
		89.06	1,551,706	775,853	855				
MORE THAN ONE ACRE									
APTOS	03947106	2.60	113256	45302	22651	4	C-1	192	COMMERCIAL PARKING
APTOS	03922111	4.174	181836	72734	36367	45	C-2	160	160-MAJOR SHOPPING CENTER
APTOS	03922112	6.378	277823	111129	55565	69	C-2	160	160-MAJOR SHOPPING CENTER
APTOS	03923109	2.018	87912	35165	17582	21	C-2	131	131-MULTI STORES/OFFICES
APTOS	04156101	1.443	62853	25141	12571	15	C-2	131	131-MULTI STORES/OFFICES
APTOS	04101103	1.09	47480	18992	9496	11	C-1	321	WAREHOUSE/DRY STORAGE
APTOS	04101133	2.55	111078	44431	22216	27	C-1-L	321	WAREHOUSE/DRY STORAGE
APTOS	04104211	1.61	70132	28053	14026	8	PA-GH	020	SINGLE RESIDENCE
APTOS	04104247	3.332	145157	58063	29031	9	1,PR-GH	131	MULTI STORES/OFFICES
APTOS	04114123	1.19	51836	20735	10367	7	PA	131	MULTI STORES/OFFICES
APTOS	04156106	3.48	151589	60636	30318	3	C-1-GH	250	AUTO/TRUCK REPAIR
		29.87	520,381	260,190	219				
LIVE OAK	02516115	1.863	81154	32462	16231	20	C-2	321	WAREHOUSE/DRY STORAGE
LIVE OAK	02516138	1.083	47166	18866	9433	11	C-2	322	MINI STORAGE
LIVE OAK	02516141	1.556	67767	27107	13553	16	C-2	322	MINI STORAGE

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF			ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	SQUARE FOOTAGE FOR STRUCTURE	NUMBER OF 800 SQUARE FOOT			
LIVE OAK	02535119	6.262	272764	109106	54553	68	PA-C-1		010-LOT/RESIDENTIAL ZONE
LIVE OAK	02603169	1.461	63644	25458	12729	15	C-4		131-MULTI STORES/OFFICES
LIVE OAK	02603170	1.159	50483	20193	10097	12	C-4		131-MULTI STORES/OFFICES
LIVE OAK	02608202	1.735	75590	30236	15118	18	PA		921-COUNTY BUILDING
LIVE OAK	02727373	6.064	264149	105660	52830	66	C-2		161-MINOR SHOPPING CENTER
LIVE OAK	02674114	1.08	47045	18818	9409	11	C-1	921	COUNTY BUILDING
LIVE OAK	02674116	1.17	50965	20386	10193	12	C-1	123	COIN LAUNDRY

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF			ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	STRUCTURE SQUARE FOOTAGE FOR 800 SQUARE FOOT	NUMBER OF SQUARE			
LIVE OAK	02621156	1.69	73616	29447	14723	18	C-2	931	CITY BUILDING
LIVE OAK	02626113	1.83	79715	31886	15943	19	C-2-D	921	COUNTY BUILDING
LIVE OAK	02626116	6.09	265280	106112	53056	66	C-2-D	062	HOMESITE/5-19.9 ACRE
LIVE OAK	02804119	1.00	43560	17424	8712	10	C-1	122	STORE W/ LIVING UNIT
LIVE OAK	03204168	1.83	79715	31886	15943	19	C-2	250	AUTO/TRUCK REPAIR
LIVE OAK	03205136	1.19	51836	20735	10367	12	C-2	120	SINGLE STORE
		37.06		645,780	322,890	393			
PAJARO	04806105	1.54	67082	26833	13416	16	PA	061	HOMESITE/1-4.9 ACRES
PAJARO	04806106	1.50	65340	26136	13068	16	PA	061	HOMESITE/1-4.9 ACRES
PAJARO	05119117	2.12	92347	36939	18469	23	C-1	150	GROCERY STORE
		5.16		89,908	44,954	55			
S.L. VALLEY	06504407	1.09	47480	18992	9496	5	C-1	220	FULL SERVICE STATION
S.L. VALLEY	07716101	2.63	114563	45825	22913	14	C-1-L	122	STORE W/ LIVING UNIT
S.L. VALLEY	08417101	1.38	60113	24045	12023	15	C-1	121	MULTI STORES/1 BLDG
S.L. VALLEY	08719105	1.08	47045	18818	9409	5	C-1	191	OTHER COMMERCIAL USE
		6.18		107,680	53,840	39			
SOQUEL	03007110	1.33	57935	23174	11587	7	C-2	321	WAREHSE/DRY STORAGE
SOQUEL	03012125	1.081	47072	18829	9414	11	SU		331-RETAIL LUMBER YARD
SOQUEL	03012129	3.68	160285	64114	32057	40	SU		321-WAREHSE/DRY STORAGE
SOQUEL	03018166	3.878	168929	67572	33786	42	SU		120-SINGLE STORE
SOQUEL	03018179	1.065	46384	18554	9277	11	SU		115-COMMERCIAL LAND/ MISC IMPS
SOQUEL	03204167	2.109	91882	36753	18376	22	C-2		161-MINOR SHOPPING CENTER

4.6-6 Table U - Underutilized Commercial Mixed Use Sites

PLANNING AREA	ASSESSOR PARCEL NUMBER	ACRES	PARCEL SQUARE FOOTAGE	50% OF		NUMBER OF 800 SQUARE FOOT	ZONING	USE CODE	ASSESSORS USE CODE DESCRIPTION
				STRUCTURE SQUARE FOOTAGE AT 40%	STRUCTURE SQUARE FOOTAGE FOR RESIDENTIAL				
SOQUEL	03209204	1.16	50522	20209	10104	12	C-2		122-STORE W/ LIVING UNIT
SOQUEL	03228101	1.097	47792	19117	9558	11	C-2		173-COMMON AREA/OFFICES
SOQUEL	03314154	1.244	54171	21668	10834	13	C-2		131-MULTI STORES/OFFICES
SOQUEL	03012149	1.08	47045	18818	9409	11	C-2		OTHER COMMERCIAL USE
SOQUEL	03022146	2.89	125888	50355	25178	9	C-2-GH		SINGLE STORE
SOQUEL	03034110	1.61	70132	28053	14026	8	C-2		VACANT COUNTY LAND
SOQUEL	03715112	1.87	81457	32583	16291	3	PA		MULTI OFFICES/1 BLDG
		24.09		419,798	209,899	200			
TOTAL MORE THAN ONE ACRE		102.36		1,783,546	891,773	906			
TOTAL NON VACANT		191.42		3,335,252	1,667,626	1,761			