



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD/TTY: CALL 711

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

March 14, 2017

AGENDA DATE: March 22, 2017

Agenda Item #:

Time: after 9:00 a.m.

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

Subject: 2016 General Plan Annual Report

Planning Commissioners:

State law and County regulations require preparation of an annual report regarding progress toward the implementation of the General Plan. Public hearing and review of this report by your Commission and the Board of Supervisors are required by County regulations. State law also requires that this report be submitted to the Office of Planning and Research and the Department of Housing and Community Development (HCD). Several categories, such as approved General Plan amendments, progress in meeting regional fair share housing needs, park site acquisition, and the Urban Services Line annual review, are required areas of review and are discussed in this 2016 Annual Report (see Exhibit A). Various housing statistics are reported on forms developed by HCD (see Exhibit B).

SUMMARY AND RECOMMENDATION

The attached General Plan Annual Report summarizes General Plan-related activity that occurred in 2016, including a Housing Element progress report, as well as pending and anticipated future General Plan-related actions.

It is therefore, **RECOMMENDED** that your Commission:

1. Conduct a public hearing on the 2016 General Plan Annual Report; and;
2. Direct Planning staff to include your comments in the report to the Board of Supervisors.

Sincerely,

David Carlson
Resource Planner

Kathy Molloy Previsich
Planning Director

Exhibit A: 2016 Annual General Plan Report
Exhibit B: Housing Element Annual Progress Report

2016 GENERAL PLAN ANNUAL REPORT

2016 General Plan Amendments

There were two General Plan Amendments in 2016.

- Amend the General Plan to add sections 5.5.18 and 5.5.19 to allow the use of an offsite easement for sewage disposal to allow development of publicly owned facilities on sites not suitable for onsite sewage disposal where such a facility would prove a public benefit. In April 2016 the Planning Commission recommended approval of the amendments, and in June 2016 the Board of Supervisors approved the amendments. These amendments are in effect outside the Coastal Zone, inside the Coastal Zone certification by the Coastal Commission is pending. The text of the amendments is as follows:

5.5.18 Sewage Disposal for Publicly Owned Facilities outside the Coastal Zone

On parcels outside the Coastal Zone, permit installation of sewage disposal systems within an easement on another lot to serve a publicly owned facility where technical or minimum parcel size standards cannot be met for sewage disposal at the site of the facility.

5.5.19 (LCP) Sewage Disposal for Publicly Owned Facilities inside the Coastal Zone

On parcels inside the Coastal Zone, permit installation of sewage disposal systems within an easement on another lot to serve a publicly owned facility where technical or minimum parcel size standards cannot be met for sewage disposal at the site of the facility.

- To comply with new State law addressing Accessory Dwelling Units (ADUs) policies 5.4, 5.5 and 5.16, regarding water quality constraint, water quality supply, and septic constraint areas, respectively, were amended to add a phrase to indicate that no development is allowed *except* for a single ADU where there is already an existing single family dwelling. In December 2016 the Planning Commission recommended approval of the amendments and in February 2017 the Board of Supervisors approved the amendments. These amendments are in effect outside the Coastal Zone, inside the Coastal Zone certification by the Coastal Commission is pending.

Anticipated 2017 General Plan Amendments

- Staff is preparing General Plan amendments related to safety and protection from hazards, including:
 - Updated policies in the **Safety Element** addressing coastal bluffs and beaches, erosion control, flood hazards, and fire hazards.
 - Updated policies addressing land use in the unincorporated areas in the vicinity of the Watsonville Municipal Airport to incorporate regulations from the California Airport Land Use Planning Handbook pursuant to state law, and relocating these policies from the **Circulation Element** to the **Land Use Element**.
 - Updates to the noise policies as necessary for consistency with the California Airport Land Use Planning Handbook.

- General Plan amendments, if needed, related to the proposed commercial cannabis regulations. The County, as Lead Agency under the California Environmental Quality Act (CEQA), is preparing an Environmental Impact Report (EIR) for the proposed *Commercial Cannabis Regulations and Licensing Program for Cultivation and Manufacturing*. General Plan amendments may be proposed when the final regulations are identified. The EIR is expected to be completed in fall, 2017.
- General Plan amendments related to the Sustainability Policy and Regulatory Update, and the preparation of an Environmental Impact Report on the package, including amendments/updates of the **Land Use, Circulation and Community Design Elements** to incorporate sustainability policies and land use designations, including some identified in the Sustainable Santa Cruz County Plan.

Status of Development on Parcels Zoned 20 Units/Acre Sites (RM-2-R)

From 2007- 2009, as required by the Housing and Community Development Department (HCD) as part of the certification of the County's Housing Element, 30 acres of land were rezoned to allow for housing at 20 units per acre. A total of six sites were rezoned by the Board of Supervisors, with one, the four acre Poor Clares site, withdrawn from consideration by the Coastal Commission.

The General Plan requires that the Planning Department report to the Board of Supervisors on development permits that have been approved or issued for each RM-2-R site. The rezoning of the sites included a Planned Unit Development for each site to authorize development of housing by right with the only subsequent required approvals and permits being a Design Review approval by the Board of Supervisors and a building permit issued for each building.

- The Schapiro Knolls 88 affordable unit development on the Minto Road site off Green Valley Road north of Watsonville (APN 051-51-135) was approved in 2009, building permits were issued in 2011, and the units have now been constructed.
- A Design Review for 40 affordable units at the Aptos Blue (formerly Miller) site located on Aptos Rancho Road north of Soquel Drive in Aptos (APN 039-471-09, 7839 Soquel Drive #A) was approved in 2012. Building permits were issued in 2012 and the units have now been constructed.
- Design Review and a PUD Amendment (with an EIR Addendum) for a 26-unit rental project on a portion of the Atkinson site was approved by the Board of Supervisors on May 20, 2014. Twenty additional units on an adjacent parcel in the City of Watsonville were approved at the same time by the City. Funding was sought and secured for the 46-unit project. Building permits were issued in November 2016 and the project is under construction.
- No approvals beyond the Planned Unit Development have been requested for the remaining R-Combining sites: Erlach (APNs 037-101-02, 037-061-66, 037-061-04) and Nigh/Protiva (APN 029-021-47).
- Another RM-2-R site, which was not part of the Housing Element-driven rezonings, is located adjacent to the St. Stephens church property on Soquel Avenue between Capitola Road Extension and 7th Avenue. That project will provide 40 units of affordable

rental housing for seniors. Construction began in March of 2016.

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

Park Site Acquisitions and Reviews of Development Applications

When a development permit application is filed with the county for a property which is designated as a proposed park site in the General Plan, the property is reviewed by Parks Department staff and the Park and Recreation Commission for possible acquisition. In February 2016, the Parks and Recreation Commission reviewed an application to make improvements to an existing building on a parcel designated for the proposed Mattison Lane park. In agreement with the staff recommendation the Commission declined to acquire the parcel for the following reasons:

- The property would not provide key linkages or trail connections to other parks or potential future park facilities
- There are existing park facilities within close proximity to the site
- Funding is not identified and costs associated with the acquisition would divert funds from other parks projects

Commercial Agricultural Land Classification Review

There were no agricultural land classification reviews in 2016.

Annual Urban Services Line Review

There were no applications filed in 2015 to amend the Urban Services Line.

When the Urban Services Line (USL) was established, in 1979, there was the potential to construct approximately 13,000 additional housing units within the urban area under then-existing land use designations. The 2015 Housing Element includes an analysis of housing unit potential based on a site-specific analysis of the housing capacity of each vacant and underutilized urban parcel in the unincorporated area of the County. The total capacity under the existing General Plan and zoning was estimated to be 2,379 units (not including second units or units within mixed-use projects) on residentially-zoned parcels within the urban area. In 2016, 21 permits were issued for new homes in the urban area bringing total estimated capacity to 2,358 units.

Pending/Possible 2017/2018 Amendments and Implementation

Excepting the adoption of **Housing Element** updates, including the recent 2015 Housing Element, the General Plan/LCP was last comprehensively updated in 1994. Pending General Plan amendments discussed earlier in this report are intended to maintain an effective and up-to-date General Plan. The revised **Safety Element** Update will bring policies in line with updated State laws and adopted guidance and respond to future conditions created by sea level rise. The cannabis cultivation regulations are also intended to respond to new State law and address a significant emerging issue in the County.

Several elements are expected to be revised and updated in 2017 to reflect our challenges as a community to improve sustainability by providing for efficient land use, resource protection, economic opportunities, transportation options, adequate housing and quality neighborhoods.

During 2017, county staff will continue working to finalize the elements of a Sustainability Policy and Regulatory Update, and to prepare an Environmental Impact Report on the package, which will include amendments/updates of the **Land Use, Circulation and Community Design** Elements to incorporate sustainability policies and land use designations, many as articulated in the Sustainable Santa Cruz County Plan. After completion of the EIR, the proposed changes are expected to be considered at public hearings by the Planning Commission and Board of Supervisors starting in early 2019.

The Sustainability General Plan Amendments are expected to address the following issues:

- Water availability;
- Traffic and transportation;
- Tools, standards and strategies to meet continuing housing needs;
- Creating Medical Mixed Use, Residential Flex, Work flex and other General Plan land use policy amendments, designations and/or overlays;
- Strategies to balance our jobs/housing ratio to ensure that we create an adequate number of jobs and housing for our forecast population growth;
- Strategies for reducing land use and transportation related greenhouse gas emissions, as required by State Law (AB 32, SB 375 and SB 743).

Land use designation and zoning corrections.

There are seventeen (17) known sites with incorrect zoning and/or land use designation, some due to drafting errors associated with the 1994 General Plan Update and some due to apparent drafting errors dating from before 1994. Because the Planning Department absorbs the cost of correcting drafting errors, these have been low priority items unless an owner specifically request correction of the error or if correction of the error would further County goals and policies, such as enabling economic development. No corrections were brought forward in 2016. Given staffing constraints, it is not expected that corrections will be pursued by the County in 2017.

Nature of this Annual Report

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

Sites Designated for Rezoning to –R Combining Zone District

Site Name	APN	Street Address	Supervisory District	Acreage	Potential Units	Units Built
Nigh	029-021-47	5940 Soquel Ave	1 - Leopold	5.0	100	--
Erlach	037-101-02 037-061-66 037-061-04	3250-3420 Cunnison Lane	1 - Leopold	5.1	102	--
Peer Clares	042-041-06	280 State Park Dr.	2 - Friend	4.0	80	--
Aptos Blue (formerly Miller)	039-471-09	7839 Soquel Drive #A	2 - Friend	2.0	40	40
Schapiro Knolls (formerly Minto)	051-511-35	Minto Road	4 - Caput	4.4	88	88
Pippin (formerly Atkinson)	048-211-25 048-221-09	56 Atkinson Lane	4 - Caput	10.0	200	26 (under construction)
			Updated TOTAL	26.5	530	154

2016 ANNUAL HOUSING ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction County of Santa Cruz
Reporting Period 1/1/2016 - 12/31/2016

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

Housing Development Information											Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Income				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions		
			Very Low-Income	Low-Income	Moderate Income	Above Moderate Income							
St. Stevens Apartments	5+	R	29	10		1	40	40	RDA	RDA			
Pippin Apartments	5+	R	13	13			26	26	RDA	RDA/PUD			
(9) Total of Moderate and Above Moderate from Table A3			• •		35	16							
(10) Total by income Table A/A3			42	23	35	17							
(11) Total Extremely Low-Income Units*			5 (St. Stephens)										

* Note: These fields are voluntary

2016 ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	County of Santa Cruz
Reporting Period	1/1/2016 - 12/31/2016

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

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	16	0	0	19	0	35	10
No. of Units Permitted for Above Moderate	16	0	0	0	0	16	11

* Note: This field is voluntary

2016 ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	County of Santa Cruz
Reporting Period	1/1/2016 - 12/31/2016

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	0	1	42							43	274
	Non-Deed Restricted	0	0									
Low	Deed Restricted	2	1	23							26	181
	Non-deed restricted											
	Deed Restricted	0	0									
Moderate	Restricted	39	45	35							119	120
	Non-deed restric											
	Above Moderate	18	15	17							50	501
Total RHNA by COG		59	62	117							238	1,076
Enter allocation number												
Total Units		▲	▲	▲	▲	▲	▲	▲	▲	▲	238	1,076
Remaining Need for RHNA Period		▲	▲	▲	▲	▲	▲	▲	▲	▲	238	1,076

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

Table C
2016 Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583 Describe progress of programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
Program 1.1: Explore opportunities for rezoning other appropriate urban sites to RM zoning and increasing densities on current RM zoned sites to densities more appropriate for attached housing.	Land is available for housing	2016-2018	On-going. The Sustainable Santa Cruz County (SSCC) planning study identified a number of "new zoning tools" and areas suitable for higher density and mixed use development. The SSCC was accepted by the Board on 10/28/14. General Plan and County Code Policy and Regulatory Amendments to incorporate the SSCC recommendations are being drafted and an Environmental Impact Report is being prepared during 2017/2018.	
Program 1.2: Explore options for preserving affordable housing in the rural portions of the County, including the village centers, and for creating accessory dwelling units on existing lots of record that are already developed with single family homes, consistent with sewage disposal regulations.	Land is available for housing	On-going	In the last several years the County has implemented a regulatory reform program that includes provisions to allow property owners to more easily maintain existing structures, including rental housing. Regulations were also amended to remove income restrictions for occupancy of accessory dwelling units, and further work to address obstacles to creation of accessory dwelling units and mixed use projects is underway.	
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	Land is available for housing	2016-2018	See Program 1.1	
Program 1.4 Initiate a General Plan policy amendment to consider modifying the existing density limit, and the existing 50% maximum residential square footage in the C-1, C-2, and PA zoning districts, through the PUD process, to better support the feasibility of mixed-use projects.	Land is available for housing	2016	See Program 1.1	
Program 1.5: - Create General Plan designations and zoning regulations to implement residential flex and workplace flex zonings that encourage and facilitate smaller units and rental units, where the number of units is based upon site standards, and which will facilitate job creation for a variety of enterprises, and perform environmental review in accordance with the California Environmental Quality Act - Identify suitable sites for newly created designations and zoning districts, and propose appropriate sites for re-designation and rezoning.	Land is available for housing	2016-2018 2018-2020	See Program 1.1	
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.	Encourage and assist in the development of housing	Ongoing	Housing Section of the Planning Department continues established programs to encourage and assist in the development of housing. The RDA was dissolved effective February 1, 2012, but actions taken in 2011 successfully retained affordable housing funds through third-party contracts for projects and activities. On February 10, 2015 the Board of Supervisors adopted major amendments to its Affordable Housing Regulations, including establishing an Affordable Housing Impact Fee that will be paid by all new housing units and non-residential development.	

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 additional local subsidies. Local funds and actions 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. Funding will continue to be leveraged from federal, state, and private sources, thereby maximizing the impact of County dollars.	Encourage and assist in the development of housing	On-going	The County uses the affordable housing fund to leverage sources of funding by partnering with non-profit housing developers on affordable housing projects. RDA Low and Moderate Income Housing Fund monies were contractually obligated to a variety of affordable housing projects prior to the dissolution of the Agency. RDA funding was committed for projects on three of the R-Combining sites, with two projects having completed construction (Minto/Schapiro Knolls and Miller/Aptos Blue). The third (Atkinson/Pippin Apartments) has received final funding and is under construction, and another density bonus project (St. Stephens Senior Apartments) will be completed in Spring 2017.
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.	Encourage and assist in the development of housing	2016-2018	A significant level of public conversation and County actions has occurred over the past two years, including many public meetings, feature newspaper articles, and Board of Supervisors actions. This conversation has been prompted by actions on an update of the Affordable Housing Program, the Sustainable Santa Cruz County Plan, and the Economic Vitality Strategy. As initiatives related to these programs move forward there will be continuing need to educate the community to better understand the issues.
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.	Encourage and assist in the development of housing	2016-2018	The County recently adopted an update of the Housing Program including adoption of Affordable Housing Impact Fees supported by a nexus study. These fees will be used to leverage affordable rental housing. In addition, the County is working with others on a potential transfer tax increase that could be available to Counties to support affordable housing (current law allows only cities to increase the level of transfer taxes).
Program 2.5: Explore the feasibility of fee waiver, reduction, or deferral programs to assist the creation of affordable housing.	Encourage and assist in the development of housing	2016-2023	Ongoing
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 on units per acre.	Encourage and assist in the development of housing	2016-2019	New General Plan designations and zoning tools are a central part of the Sustainable Santa Cruz County Plan accepted by the County Board of Supervisors in 2014. Work to establish implementing policies and regulations, including higher density zoning approaches, is underway. An EIR is being prepared in 2017/2018 and public hearings to consider adoption are expected to begin in early 2019.
Program 2.7 In order to encourage a wider range of housing types and meet the need for various price points of housing and rents, create opportunities for mixed use through the creation of a mixed-use zone district or overlay zone, as well as the option of PUDs for mixed-use projects in commercial zoning districts.	Encourage and assist in the development of housing	2016-2019	See Program 1.1
Program 2.8: Identify opportunities to assemble parcels for multi-family housing projects and consider General Plan and zoning amendments of properties to appropriate densities to facilitate multi-family housing production.	Encourage and assist in the development of housing	2018-2020	Ongoing as opportunities are identified.

Program 2.9: Upon issuance of a building permit for an ADU, the County shall provide the property owner with a voluntary survey of rent level (VL, Low, Mod, Above Mod) and type of tenant (family member, tenant, vacant), anticipated for the ADU. The results of this survey will be used for informational monitoring of the ADU program and for targeting of future policies.	Encourage and assist in the development of housing	Begin in 2016	Countywide survey of barriers to ADU construction, including survey of tenants and rents charged, implemented in 2017.
Program 2.10 In order to assist private employers, non-profit organizations, and other non-governmental community stakeholders to advance ideas for creating affordable housing opportunities for their members and constituents, on or near the stakeholder's property, provide assistance and opportunities for these stakeholders to discuss proposals with County staff	Encourage and assist in the development of housing	2016-2023	Ongoing
Program 2.11 Collaborate with the County Agriculture Commissioner and other interested parties to promote housing for agricultural employees by convening stakeholders, including property owners, lessee farmers, agricultural employees, agricultural product processors, and affordable housing developers, to discuss strategies for producing this type of housing.	Encourage and assist in the development of housing	2017-2020	Ongoing. In 2016/2017 County is in strategic discussions with partner Counties on this issue.
Program 3.1: Continue to revise procedures and regulations to streamline and clarify building and development permit processes and regulations, including affordable housing and housing that is made affordable by design, and 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, by iterating development process levels and adjusting permitting burdens relative to development impacts.	Remove unnecessary governmental constraints to housing	On-going	The County completed adoption of major revisions to the County's non-conforming ordinance, as well as a minor exceptions ordinance to simplify the process and thereby reduce time and expense for minor variations to zoning development standards (e.g. encroachments of 15% or less into required setbacks). A Code Modernization including permit streamlining provisions is included within the Sustainability Amendments that are being evaluated by an EIR in 2017/2018.
Program 3.2: In order to meet the need for long-term rental housing options, revise land use regulations to encourage accessory dwelling units (ADUs), and tiny ADUs (dwelling units less than 250 square feet) through modifications to existing standards, and promote public awareness of those changes through the zoning counter and public brochures. In no case should the use of an ADU or tiny ADU as a short-term or vacation rental be permitted.	Remove unnecessary governmental constraints to housing	2016-2018	Household income and rental price restrictions for ADUs were removed in 2009. In accordance with Board direction, the Department has hired an outside consultant to assist with the development of an ADU program that will incentivize and simplify ADU construction. This work will be completed in 2017.
Program 3.3: Explore options to reduce the cost of infrastructure requirements for Accessory dwelling units through working with water and fire agencies.	Remove unnecessary governmental constraints to housing	Ongoing	The County, in partnership with the Housing Authority, is hiring an outside consultant to assist with analysis of additional changes to the ADU program in order to facilitate ADU creation, a part of which will be to re-open discussions with water and sewer providers, especially in light of 2016 changes to State laws regarding ADUs.
Program 3.4: Work with local utility districts to ensure compliance with the state law requirement that all public sewer and water providers provide priority to and retain sufficient capacity for affordable housing projects.	Remove unnecessary governmental constraints to housing	Ongoing	On-going

Program 3.5: Create a Mixed-Use zoning district or overlay-zone as described in the Sustainable Santa Cruz County Plan, which may include an increase in the 50% residential maximum and apply to specific areas in major activity nodes or transportation corridors within the urban area. Also, 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. Explicitly clarify in the regulations the definition of net developable land and its use in density calculations for PUD and other non-standard residential development.	Remove unnecessary governmental constraints to housing	2016-2019	A revised PUD ordinance was adopted by the Board of Supervisors in 2009 and further revisions are proposed in code modification described above. Also, the County's Proposition 84 grant resulted in completion of the Sustainable Santa Cruz County Plan, which identifies a number of nodes and corridors for higher density and mixed use projects. Work to establish implementing policies and regulations, including the "new tools" of higher density zoning approaches, is underway. The EIR is underway. The EIR will be underway in 2017/2018
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	Remove unnecessary governmental constraints to housing	2016-2017	The Legalization Assistance Permit Program (LAPP) was authorized by the Board of Supervisors on June 16, 2014. Work to identify and address obstacles to legalization of unpermitted accessory dwelling units, particularly within rural areas of the County, is underway. The LAPP ran from 2014 through 2016 and results will be analyzed to support improvements in a future program.
Program 3.7: Continue work with AMBAG, RTC, and the County's cities to update the regional Metropolitan Transportation Plan/ Sustainable Communities Strategy/56 which will plan for more intensive housing development near existing job centers and near transportation corridors. The final SCS Update will be adopted in June of 2018.	Remove unnecessary governmental constraints to housing	On-going	The County of Santa Cruz, and each of the four cities, participated with AMBAG in the creation of the regional Sustainable Communities Strategy. The County prepared and adopted an Economic Vitality Study and the Sustainable Santa Cruz County Plan. All of these documents contain information about jobs-housing balance, projected job growth, and housing needed to accommodate future housing needs.
Program 3.8: Cooperate with the County's cities and other public agencies in resolving regional infrastructure issues including transportation, water supply, and sewage treatment.	Remove unnecessary governmental constraints to housing	On-going	The Santa Cruz County Regional Transportation Commission purchased the Santa Cruz Branch Rail Line running from Pajaro to Davenport and is working on additional upgrades to the Highway One corridor between Santa Cruz and Capitola. In addition, several water districts and the new groundwater basin management agencies are working on strategies to address water supply shortages.
Program 3.9 Complete the nexus study, currently underway, to support implementation of a Countywide transportation impact mitigation fee program.	Remove unnecessary governmental constraints to housing	2016-2018	The nexus study is underway.
Program 3.10 Continue to monitor and report on the development of the "R combining zone" sites with the Annual Growth Goal Report. If the maximum/minimum density becomes a constraint to development of these properties, initiate a program to develop solutions.	Remove unnecessary governmental constraints to housing	Ongoing	This General Plan annual report includes an update on status of each R-combining zone sites.
Program 3.11 Evaluate the Land Use Element of the General Plan for the need to include policies that support provision of infrastructure to disadvantaged communities, pursuant to SB 244.	Remove unnecessary governmental constraints to housing	2016-2018	This will occur as part of the General Plan Sustainability Update in 2017/2018.

Program 4.1: Preserve the continued availability of the affordable housing located in manufactured home parks, including retaining existing ordinances and regulatory programs regarding manufactured homes, including: mobile/manufactured home rent control, land use restrictions to limit conversion of mobile/manufactured home parks to other uses, and regulations that prevent conversion intended to transfer value from coaches to property.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	These regulatory features remain in place and are ongoing.
Program 4.2: Retain the Condominium Conversion Ordinance (County Code Chapter 14.02) to protect rental housing stock.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	Significant strengthening of the condominium regulations was accomplished with the certification by the Coastal Commission of Ordinance No. 4844 in 2007. The ordinance remains in place.
Program 4.3: Continue to implement programs intended to assist low income households to maintain quality units in mobile/manufactured home parks including the County's CalHome funded manufactured home replacement program and the Mobilehome Park Rehabilitation and Purchase Fund.	Preserve and improve existing housing units and expand affordability within the existing housing stock	On-going	The County is focusing its current CalHome Owner Occupied Rehabilitation Grant on mobile home replacement.
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. Track all demolition permits and include the types of housing stock demolished in the tracking database. Create a database of all rental housing types in the County classified by type, cost category (by \$500 increments), and vacancy rate.	Preserve and improve existing housing units and expand affordability within the existing housing stock	2016	Database created in 2007, maintenance of database is challenging with reduced Housing Section staffing due to loss of Redevelopment Agency support.
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 site area, 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.	Preserve and improve existing housing units and expand affordability within the existing housing stock	2016-2018	The Planning Department has compiled a list of the locations of hotels/motels that have been converted to permanent occupancy and is working on a "Permanent Room Housing (PRH) Overlay district similar to that used by the City of Santa Cruz to regulate Single Room Occupancy (SRO) units. These properties will be considered for investment if appropriate housing funding becomes available, to facilitate legal conversion and rehabilitation as needed for permanent residential occupancies, including permanent supportive housing.
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.	Preserve and improve existing housing units and expand affordability within	On-going	The Housing Section actively maintains and takes steps to preserve units at risk of losing affordability restrictions through its Affordable Housing Preservation Program.

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.	Preserve and improve existing housing units and expand affordability within	On-going	On-going. A number of units were purchased to preserve affordability restrictions, and many have now been re-sold to income qualified buyers.
Program 4.8: Continue the County First Time Homebuyer Loan Program/ Mortgage Assistance Program and Resale Subsidy Program.	Preserve and improve existing housing units and expand	On-going	The FTHB inventory continues to be serviced by the Housing Section, which calculates repayment amounts and records restrictions under the Resale Subsidy Program. The County has received Mortgage Assistance funding through the State HOME, Cal Home, and BEGIN programs and will continue to seek grant funding as it becomes available.
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.	Preserve and improve existing housing units and expand	On-going	On-going.
Program 4.10: Maintain programs to assist lower income residents in securing housing entry costs (rental deposit and security costs) and short term rental assistance when the tenant faces eviction due to lack of rent payment as a result of one-time cash-flow problems.	Preserve and improve existing housing units and expand affordability within the existing	On-going	The County continues to fund homeless prevention programs including rental deposits and short term rental assistance utilizing the redevelopment re-use funds in the Low and Moderate Income Housing Asset Fund as well as State HOME grant funds.
Program 4.11: Maintain the existing requirements that owners of units deemed uninhabitable must pay relocation assistance to affected tenants.	Preserve and improve existing housing units and expand	On-going	On-going
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.	Preserve and improve existing housing units and expand affordability within the existing housing stock	Ongoing	A vacation rental ordinance, regulating the conversion of existing housing units to vacation rentals was approved by the County Planning Commission, Board of Supervisors, and the Coastal Commission and became effective in late 2011. For areas in Live Oak and Seacliff/Aptos the ordinance include limitations of the percentage of vacation rentals per block and within the overall areas, and vacation rental permits must be renewed every five years. The ordinance was amended in 2016 to incorporate a Davenport special area where conversions are limited in numbers.
Program 5.1: Continue to collaborate with organizations pursuing "Housing First" goals for assistance to the homeless population	Promote housing equal opportunity and production of special needs	On-going	On-going.
Program 5.2: Continue to seek all available sources of financing for affordable housing opportunities for the special needs households in the County. Specifically target the following known sources: - Community Development Block Grants - Affordable Housing and Sustainable Communities program (AHSC) - Joe Serra, Jr. Farmworker Housing Grant Program - Mobile/manufactured home Park Resident Ownership Program (MPROP) - Multifamily Housing Program (MHP) - CalHome Program - Home Investment Partnerships Program (HOME) - Other emerging financing tools	Promote equal housing opportunity and production of special needs housing units	On-going	On-going

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.	Promote housing equal opportunity and production of special needs housing units	Ongoing	This program was envisioned to move forward in cooperation with the County Health Department. At this time, there are insufficient staff resources to proceed, in light of higher priority activities consuming available staff time.
Program 5.4: Continue support of programs including annual jurisdictional funding of the Homeless Action Partnership activities and the Emergency Winter Shelter Program 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 potentially 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.	Promote housing equal opportunity and production of special needs housing units	On-going	The County currently participates in a multi-jurisdictional program to fund the Emergency Winter Shelter Program in north and south Santa Cruz County. The County is the lead agency for the Countywide Continuum of Care Coordinating Group. The community is currently working to implement key programs developed through the homeless strategic plan, "All in", which was adopted by the Board of Supervisors on March 24, 2015.
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, and • Encouraging housing developers, including developers of affordable housing projects, to build units that meet the needs of physically disabled households. • Encourage developers to partnering with the Housing Action Partnership to explore potential funding to target rental subsidies to extremely low income households.	Promote housing equal opportunity and production of special needs housing units	On-going	On-going. MHSA funding has been successfully incorporated into several recent affordable housing projects.
Program 5.6: Sustain and expand residential facilities and other affordable housing options available to foster children, youth who are aging-out of the foster care system and other children and youth in need of special services.	Promote housing equal opportunity and production of special needs housing units	On-going	The County funded an acquisition/rehab supportive housing project that includes former foster youth. Move-in occurred in 2015.

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/manufactured home parks in the County and facilitate improvements to ensure retention of senior-only status, and encourage maintenance of existing mobile/manufactured 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 - Encourage developers to offer floor plans that allow seniors to "age in place" in their homes by incorporating universal access features and the opportunity for simplified conversion to universal access. Support policy and building code revisions that encourage universal access and options for aging in place.	Promote housing equal opportunity and production of special needs housing units	On-going	A 40-unit senior affordable rental housing development funded with LMIHF received its discretionary approvals and remaining financing, and construction of the project began in March 2016 and will be completed in Spring 2017.
Program 5.8: Support programs that serve the housing needs of individuals with mental health issues, 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 and facilitate 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. This includes support of the CHAMP (Cal-Works Housing Assistance Move-in Program), and the HAP housing programs - Support policies and programs that increase opportunities for adding housing options for people living with mental illness/including funding opportunities through the HEARTH Act and the Mental Health Services Act Housing Program. - Pursue a code amendment to clarify that allowable residential use on a Public Facility or church site may include permanent supportive housing.	Promote housing equal opportunity and production of special needs housing units	On-going	The Planning Department implements the Mental Health Services Act (MHSA) in coordination with County Health Services Agency Mental Health by identifying projects that set aside units for MHSA-eligible residents. Three such projects have been completed and another one will begin construction this year.

Program 5.9: Finalize 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.	Promote housing equal opportunity and production of special needs housing units	2016-2018	Draft ordinance amendments are part of the Code Modernization, described above, see 3.1.
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 by continuing to provide local matching funds for such projects that come forward with HCD funding through the Joe Serna Jr. Farmworker Housing Grant Program.	Promote housing equal opportunity and production of special needs housing units	On-going	On-going
Program 5.11: Consider supporting housing rehabilitation or new construction projects for farm worker or agricultural employee housing.	Promote housing equal opportunity and production of special needs housing units	2016-2023	Loss of Redevelopment Housing Funds limits the County's ability to further this goal, however the Housing Section has on-going conversations with developers and owners of farm worker housing, including the potential to use CDBG funds for this purpose. LMIHF Re-use monies and the new Affordable Housing Impact Fee revenues can be considered for support to farmworker housing projects.
Program 5.12: Support services and programs that address the needs of the physically disabled population, regardless of income level: - Continue to implement the California Building Code, which incorporates extensive accessibility requirements. - Work with the Commission on Disabilities to develop and maintain an inventory of accessible units in the community. - Promote visibility of all housing units in the County through public information and education targeting applicants for building permits. - Work with affordable housing providers to maintain separate waiting lists for accessible units to ensure they are occupied by households with physical disabilities	Promote housing equal opportunity and production of special needs housing units	Ongoing	Lack of resources have hindered housing rehab efforts, however, whenever possible accessibility enhancements are included in projects. Most recently, the County improved accessibility of ground floor units it purchased to preserve affordability restrictions.
Program 5.13 Prioritize the use of local affordable housing dollars for projects that include housing affordable to ELI households by leveraging multifamily affordable rental funds. Priority populations include farmworkers, elderly, disabled and homeless populations. Funding streams that can be leveraged with County funds include USDA multi-family programs, HUD Sections 811 and 202, Low Income Housing Tax Credits and Veterans Housing and Homelessness Prevention Program.	Promote housing equal opportunity and production of special needs housing units	2016-2023	Ongoing
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.	Promote energy efficiency in existing and new residential structures	On-going	The County has enrolled in two additional PACE programs operated by Ygrene and Open Pace to provide more choice and completion in the marketplace.
Program 6.2: Continue to implement energy efficiency standards in the CalGreen Building Code.	Promote energy efficiency in existing and new residential structures	Ongoing	A Green Building Program was adopted by the Board of Supervisors in 2009, which now has been replaced by adoption of the new California Building Code and its "CalGreen" provisions.

Program 6.3: Continue to explore strategies for local energy production such as Community Choice Aggregation and implement the conservation strategies in the Climate Action Strategy	Promote energy efficiency in existing and new residential structures	Ongoing	The project to establish a Community Choice Energy program in the tri-county area is successful and expected to launch in Spring 2018
Program 6.4: Prioritize implementation of an expedited permitting process that encourages and enables solar/photovoltaic facilities for residential and commercial properties	Promote energy efficiency in existing and new residential structures	2016	Provisions for expediting permitting of solar facilities were incorporated in the building code in 2015.