



# COUNTY OF SANTA CRUZ

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## PLANNING DEPARTMENT

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February 28, 2022

**AGENDA DATE: March 9, 2022**

**ITEM #8**

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

**SUBJECT: PUBLIC HEARING TO CONSIDER THE 2021 GENERAL PLAN ANNUAL REPORT.**

### **Recommended Action(s):**

1. Conduct a public hearing on the 2021 General Plan Annual Report; and
2. Recommend that the Board of Supervisors hold a public hearing and direct staff to file the report to the State Department of Housing and Community Development.

### **Executive Summary**

The attached General Plan Annual Report (Exhibit A) summarizes General Plan-related activity that occurred in 2021 and includes pending and anticipated future General Plan-related actions. The report also includes the Housing Element Annual Progress Report (APR) (Exhibit B), which is required to be filed with the state annually by April 1.

### **Background**

State law and County regulations require preparation of an annual report regarding progress toward the implementation of the General Plan. Public hearings and review of this report by the Planning 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 (OPR) and the Department of Housing and Community Development (HCD).

### **Analysis**

Several topics discussed in the 2021 General Plan Annual Report are required areas of review, including approved General Plan amendments, progress in meeting regional fair share of housing needs, park site acquisition, and the Urban Services Line annual

review. In addition, various housing statistics are also included in the report and presented in the Housing Element APR tables required by HCD (see Exhibit B).

### **Environmental Review**

The 2021 General Plan Annual Report is a reporting document required per Government Code Section 65400 and Santa Cruz County Code section 13.01.120 and is not intended to create or alter policy, nor will it result in foreseeable environmental impacts. 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.

Submitted by:

David Carlson  
Resource Planner

Exhibits:

- A) 2021 General Plan Annual Report
- B) Housing Element Annual Progress Report

**Exhibit A**

**2021 General Plan Annual Report**

**for**

**Santa Cruz County - Unincorporated**

**Reporting Calendar Year 2021**

***Prepared by:***

**County of Santa Cruz Planning Department**

**February 28, 2022**

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State law and Santa Cruz County regulations require preparation of an annual report on the progress toward implementation of the Santa Cruz County General Plan. This includes an update on housing programs as well as various housing statistics that demonstrate the County's progress toward meeting the regional fair share of housing needs. The following statutes list the specific information required in this report, which is presented in the sections below.

## **State Law**

California Government Code [65400\(a\)\(2\)](#) requires the County by April 1 of each year to provide an annual report to the Board of Supervisors, the State Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) that includes the following:

- (A) The status of the General Plan and progress in its implementation.
- (B) The progress in meeting the County's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The housing element portion of the annual report is prepared using standards, forms, and definitions adopted by HCD.
- (C) The number of housing development applications received in the prior year.
- (D) The number of units included in all development applications in the prior year.
- (E) The number of units approved and disapproved in the prior year.
- (F) The degree to which the General Plan complies with the guidelines developed by OPR.
- (G) A listing of sites rezoned to accommodate that portion of the city's or County's share of the regional housing need.
- (H) The number of net new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies.
- (I) The number of applications submitted, approvals granted, building permits issued, and number of units constructed pursuant to Senate Bill 35 (2019).
- (J) If the city or County has received funding pursuant to the Local Government Planning Support Grants Program.
- (K) The progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to tribal cultural resources.
- (L) Information on density bonus applications.

## **County Code**

Santa Cruz County Code (SCCC) Section 13.01.120 addresses the status of the General Plan and progress in its implementation and includes the following specific requirements for the General Plan Annual Report:

(A) The report shall be subject to a public hearing at the Planning Commission and Board of Supervisors and shall include, but not be limited to, a summary of the following information:

(1) A summary of General Plan amendments processed during the preceding year and those pending review, including those initiated by amendment applications and by referrals from the Board of Supervisors.

(2) A report on the progress and status of implementation programs such as the annual review of commercial agricultural land classification pursuant to Chapter 16.50 SCCC; park site acquisitions and reviews for development applications; General Plan consistency reports for public works projects; capital improvement program preparation and reviews for independent agencies; and the development of priority coastal uses including low and moderate income housing, visitor accommodations, and public access to the coast.

(3) A review of significant policy issues which may have arisen regarding provisions of the General Plan and including the annual urban services line review pursuant to Chapter 17.02 SCCC.

(4) A recommendation for General Plan amendments to be initiated to maintain an effective, up-to-date General Plan including policy changes, clarifications, and new policy development; changes in land use allocations; and changes necessary to update resource and constraint maps. The recommendation may also include suggestions for priorities for implementation programs, as well as General Plan amendments to be included in the work program for the following fiscal year.

## **2021 General Plan Amendments**

There were no General Plan amendments approved in 2021.

## **General Plan Amendments Pending Review**

Apart from the adoption of periodic Housing Element updates, including the most recent 2015 Housing Element, as well as recent updates to the Public Safety Element and Noise Element as part of the Public Safety and Hazard Management Amendments, the General Plan/Local Coastal Program was last comprehensively updated in 1994. In order to maintain an effective and up-to-date General Plan, several elements are expected to be revised and updated in 2021/2022 to incorporate sustainability principles by providing for efficient land use, resource protection, economic opportunities, transportation options, adequate housing and quality neighborhoods, as articulated in the vision of the Sustainable Santa Cruz County Plan (2014). During 2021/2022, County staff intends to finalize the proposed amendments associated with the Sustainability Policy and Regulatory Update and prepare an Environmental Impact Report (EIR) on the package, which will also include proposed code modernization revisions to the SCCC. The package will substantially amend and update the Land Use, Circulation and Community Design Elements to incorporate sustainability policies and several new land use designations, per the Sustainable Santa Cruz County Plan. Environmental review for this project is currently underway,

and tribal consultation for this project is expected to occur in the coming year. 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 2022.

The Planning Department has received an application for a proposed medical office building at 5940 Soquel Avenue, which requires a General Plan amendment to change the land use designation from Urban High Residential (R-UH) to Professional and Administrative Office (C-O), concurrent with a rezone from Multifamily Residential within the Regional Housing Need R Combining District (RM-2-R) to Professional and Administrative Office (PA). This application is currently in the environmental review process. Tribal consultation for this project occurred first in 2019, and additional consultation for the outfall site occurred 2020.

#### Land Use Designation and Zoning Corrections

There are sixteen (16) 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. Staff is currently reviewing these parcels and the needed corrections, which would be included in the Sustainability Policy and Regulatory Update.

#### **Implementation Programs**

The General Plan/Local Coastal Program includes several implementation programs designed to ensure ongoing conformance with existing land use policy. Key General Plan programs identified in the County Code are highlighted in this section.

The General Plan prioritizes preservation of agricultural lands in the County. Agricultural resource lands are designated by the General Plan and are further classified into agricultural land types based on viability of continued agricultural operations. There were no applications to amend an agricultural land classification types in 2021.

When a development permit application is filed with the County for a property that is designated as a proposed park site in the General Plan, the property is reviewed by Parks, Open Space & Cultural Services Department staff and the Park and Recreation Commission for possible acquisition. There were no reviews of “D” designations considered by the Department or reviewed by the Parks and Recreation Commission in 2021.

Each year the Department of Public Works in conjunction with the County Administrative Office and the Planning Department creates a Capital Improvement Program (CIP) document, which is required to be consistent with the General Plan. The CIP is reviewed by the Planning Commission and approved by the Board of Supervisors along with the County budget each year. Capital projects proposed by other agencies in the unincorporated portion of the County are also reviewed for General Plan consistency. No projects were found to be inconsistent with the County’s General Plan.

There were several projects related to development of priority coastal uses in 2021 involving public access to the coast. County Parks began design review on the Rockview County Park coastal access project located in the Live Oak community of Pleasure Point, which will develop a stairway from the park to the beach along the seawall. Progress was made in 2021 on two projects involving improvements to public access to the coast, including community meetings on a restoration and public access plan for Moran Lake County Park, and the design of a permanent accessible restroom facility at Hidden Beach County Park. Preservation of lower and moderate-

income housing is a priority in the Coastal Zone. In 2021 no conversion or demolition of existing residential units occupied by persons or families of lower or moderate income were proposed within the Coastal Zone.

The purpose of the Annual Urban Services Line Review is to consider the need for possible inclusion or removal of particular parcels or areas. There is no identified need at this time for inclusion or removal of parcels or areas. There were no applications filed in 2020 to amend the Urban Services Line.

## **Recommendation**

General Plan amendments to maintain an effective, up-to-date General Plan have been initiated and are currently proceeding through the environmental review and public hearing process. A priority of the Planning Department in 2022 is to make significant progress on the Sustainability Policy and Regulatory Update.

## **Housing Element Annual Progress Report**

This part of the General Plan Annual Report details progress in meeting the County's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The Housing Element Annual Progress Report (APR) is prepared using standards, forms, and definitions adopted by HCD. The data and information in the HCD forms document the number of new units of all types of housing in each income category, and the progress in meeting the County's share of the Regional Housing Needs Allocation (RHNA).

The reporting forms have been revised by HCD in recent years and require detailed information on each application, entitlement, issued building permit and completed construction in an Excel spreadsheet format. As a result, the tables are large and difficult to reproduce as attachments to this report. Therefore, Tables A and A2 are not attached to this report but will be submitted to HCD and OPR as required. Summaries of the information presented in Tables A and A2 are attached to this report in Table B and four summary tables.

Table A contains data on the housing development applications that were submitted to the Planning Department in 2021. These data are limited to the discretionary applications for housing units received in 2021. A total of 19 units were proposed in the 7 applications received last year. Five of the applications were approved in 2021 and two are still in process at the end of 2021 and are expected to be approved in 2022.

Table A2 contains data on the discretionary housing development applications that were approved (entitled), all ministerial building permits issued for housing development, and housing construction completed. Building permits were issued for a total of 96 housing units in 2021 including single family dwellings, ADUs, apartments, and condominium units. Six housing projects were entitled in 2021, proposing 27 new units, and 64 units were granted final building permits.

Table B places these 96 new housing units into affordability categories to demonstrate the County's progress in meeting the allocated share of regional housing need for the planning period (RHNA).

Table C is not applicable to Santa Cruz County.



Table D contains information on the status and progress of Housing Element program and policy implementation for all programs described in the Housing Element.

Tables E and F are not applicable to Santa Cruz County.

Table G lists County-owned sites from the Housing Element Sites Inventory that were sold, leased, or otherwise disposed of during the reporting year. The disposition of an additional affordable housing project site on Capitola Road was amended in November 2020 and the transfer to MP Live Oak Associates, L.P. and 2 nonprofit clinics was finalized in April 2021.

Table H inventories County-owned surplus lands in Census urbanized areas. This list has been updated with a surplus RDA site on 7<sup>th</sup> Avenue. No County properties were declared surplus in 2021.

The Summary Tables provides a summary of housing units for which building permits were issued and applications were submitted in 2021. These tables also include information on SB 35 streamlining applications and permits; no projects have applied for SB 35 streamlining in the County to date.

The LEAP Reporting table is required for any jurisdictions that have received Local Early Action Planning (LEAP) grants. Santa Cruz County submitted an application for the LEAP grant that was approved in 2021 for an award in the amount of \$500,000. This grant award is being used to fund the Sustainability Policy and Regulatory Update.

## **Affordable Housing Projects**

### **Density Bonus Policy and Projects**

Since the County last updated SCCC Chapter 17.12 in late 2018, the State has enacted legislation making further amendments to density bonus law, which in most cases preempt local codes if in conflict. Staff is currently working on a draft ordinance to update Chapter 17.12 where necessary to ensure consistency with these recent state laws, which include AB 1763, chaptered in 2020, and four bills chaptered in 2019. This work has been delayed somewhat due to the COVID-19 pandemic, which caused some reprioritization of workload. Staff will bring the draft ordinance forward for adoption when it is ready for review.

At the Planning Commission hearing on September 26, 2018, the Planning Commission requested an annual report on applications proposing to utilize a residential density bonus pursuant to SCCC Chapter 17.12. The Density Bonus Annual Report was included in the 2020 and 2021 Growth Goal Reports. This report has been updated and included below with more detail in accordance with state law.

In 2021, no project application were received with a requested density bonus and one density bonus project was approved. The following table details density bonus projects received, approved, and under construction in 2021.

DENSITY BONUS PROJECTS – 2021 UPDATE						
Project	Status	Project Type	Total Units	Affordable Units	Density Bonus Units	Concessions & Waivers
Paul Minnie	Entitled Apr-19	Rental/MU, 35% bonus	15	2: Very Low	4	2: increased res FAR, defer fees
Pleasure Point Plaza	Entitled Dec-19	Rental/MU 50% bonus	33	4: Very Low	12	2: increased res FAR, reduced setbacks
Soquel Townhomes	Entitled Jan-20	For-Sale, 43% bonus	15 (13 new)	2: Mod	4	1: reduced setbacks
Capitola Rd Extension	Entitled Sep-20	Rental, 35% bonus	7	2: Low	2	2: reduced setback, landscaping
3212 Mission Dr	Entitled Feb-21	For-Sale, 40% bonus	21	3: 2 Mod, 1 Very Low	5*	1: 8% FAR Inc; open space, setback
Habitat for Humanity, Harper St	Under Construction	For-Sale, PUD, 35% bonus	11	11: Low	1	1: reduced parking standards
1500 Capitola Rd	Under construction	Rental/MU, 20% bonus	57	56	9	None

\* 7 available, developer opted to build just 5

### Permanent Room Housing (PRH) Projects

As mentioned above, the County created the PRH Combining District to recognize the conversion of obsolete visitor accommodations to housing units that are “affordable by design” due to their small size. The following table details eight PRH projects approved in 2020. Of the 64 total units created, 61 are estimated to be affordable, ranging from very low to moderate income affordability levels.

2020 Permanent Room Housing Projects		
Street Address	Total Units	Affordable Units
10110 Soquel Avenue, Aptos	9	9: Very Low
165 East Street, Aptos	3	3: Low within Coastal Zone
222 Santa Cruz Ave, Aptos	13	12: Low within Coastal Zone
6154 Highway 9, Felton	10	7: Very Low & 3: Low
4700 Highway 9, Felton	6	2: Low & 4: Mod
13320 Highway 9, Boulder Creek	11	5: Very Low & 4: Low
14630 Two Bar Road, Boulder Creek	5	2: Very Low & 3: Low
14650 Two Bar Road, Boulder Creek	7	6: Very Low & 1: Low
<b>Total</b>	<b>64</b>	<b>61</b>

## **Status of Development on Parcels in the Regional Housing Need R-Combining District**

From 2007 - 2009, as required by HCD as part of the certification of the County's Housing Element, 26.5 acres of land on a total of five sites were rezoned to allow for housing at 20 units per acre.

The General Plan Housing Element requires that the Planning Department report to the Board of Supervisors on development permits that have been approved or issued for each Regional Housing Need R Combining District 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.

### R-Combining Sites Developed to Date:

- Schapiro Knolls: An 88-unit affordable housing project located at 33 Minto Road (APN 051-51-135) was approved in 2009, building permits were issued in 2011, and the units were completed and occupied in 2013.
- Aptos Blue: A 40-unit affordable development located at 3200 Aptos Rancho Road in Aptos (APN 039-471-09) was approved in 2012. Building permits were issued in 2012 and the units were constructed and occupied by 2014.
- Pippin Orchard Apartments: This 46-unit rental project originally straddled the Watsonville city limit, including 26 units in the unincorporated area and 20 in the City of Watsonville. The design review of the County's portion of the project, with a PUD amendment and EIR Addendum, was approved by the Board of Supervisors on May 20, 2014. The County issued building permits in November 2016. Construction of both portions of the project was completed in Fall of 2018 and the units were occupied by November 2018.

### Remaining R-Combining Sites with Approved PUDs:

- No building permits have been issued yet for the remaining R-Combining sites: Erlach in Soquel, Lamb (Pippin II) in Pajaro Valley, and Nigh/Protiva in Live Oak. The former site has been the subject of developer interest, but no permit applications have been received to date.
- In June of 2019, the Board of Supervisors approved an acquisition loan to MidPen Housing for the remaining parcel rezoned under the R-Combining program, at 78 Atkinson Lane, known as the Lamb site or Pippin II. MidPen Housing purchased the parcel in 2019 through its affiliate, MP Berry Farms LLC, and submitted an application for design review in early 2021. The project includes construction of 80 units near Atkinson Lane. MidPen Housing has developed proposed site plans and designs for this project and held a community meeting with neighbors and County representatives in November 2020. The design review for the project was approved by the Board of Supervisors on December 7, 2021. The project is proposed as affordable rental housing for families and farmworkers, and has received a Joe Serna, Jr. Farmworker Housing Grant from the State to support development of the farmworker housing units in the project.

- The medical office building and parking garage proposed on the Nigh site is currently in environmental review. Per Housing Element Policy 1.2, properties zoned RM-2-R may be rezoned when “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.” Substitute property for concurrent rezoning or a project proposal that would provide the same number of units must be identified.

Sites in R-Combining Zone District						
Site Name	APNs	Street Address	Supervisor District	Acreage within R Combining District*	Unit Yield	Units Built
17 <sup>th</sup> and Capitola Road	026-741-12, 026-741-13, 026-741-14, 026-741-15	1500 Capitola Road, Santa Cruz, 95062	1	2.4	48	57 <sup>†</sup>
Nigh	029-021-47	5940 Soquel Ave., Santa Cruz, 95062	1	5.0	100	--
Erlach	037-101-02 037-061-66 037-061-04	3250-3420 Cunnison Lane, Soquel, 95073	1	5.1	102	--
Aptos Blue (formerly Miller)	039-471-09	3200 Aptos Rancho Rd., Aptos, 95003	2	2.0	40	40
Schapiro Knolls (formerly Minto)	051-511-35	33 Minto Road, Watsonville, 95076	4	4.4	88	88
Atkinson Lane (Pippin)	Pippin Orchard Apartments	048-211-25	4	1.3	26	26
	Lamb (Pippin II)	048-221-09 019-236-01	4	8.7	174	80 <sup>†</sup>
<b>TOTAL</b>				<b>28.9</b>	<b>578</b>	<b>291</b>

\* Gross parcel acreage for some sites may be larger than portion in R-Combining district.

† Under construction

**Exhibit B**

**Housing Element Annual Progress Report**  
**for**  
**Santa Cruz County - Unincorporated**  
**Reporting Calendar Year 2021**

*Prepared by:*

**County of Santa Cruz Planning Department**

**February 28, 2022**

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<b>Jurisdiction</b>	Santa Cruz County - Unincorporated	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	12/31/2015 - 12/31/2023

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	317	1	42	-	-	-	-	-	-	-	72	245
	Non-Deed Restricted		-	-	-	-	-	29	-	-	-		
Low	Deed Restricted	207	2	23	-	-	2	16	4	-	-	117	90
	Non-Deed Restricted		-	-	-	15	-	26	29	-	-		
Moderate	Deed Restricted	240	-	-	-	5	1	-	-	-	-	268	-
	Non-Deed Restricted		84	35	66	21	27	11	18	-	-		
Above Moderate		550	33	17	38	44	46	60	45	-	-	283	267
Total RHNA		1,314											
Total Units			120	117	104	85	76	142	96	-	-	740	602

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>		Santa Cruz County - Unincorporated	
<b>Reporting Year</b>		2021	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<p style="text-align: center;"><b>Housing Programs Progress Report</b></p> <p style="text-align: center;">Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
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, in conjunction with SSCC implementation effort	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 2020/2021. Population and housing forecasting for this project included the identification of potential opportunity sites where additional housing at higher zoning densities could be achieved. In addition, in 2018, the County updated its density bonus codes, including adding a new Enhanced Density Bonus Program, which allows a bonus of up to 50%, or up to 75% for non-profit developers, for projects providing more affordable units than required under state law. This code change also changed procedures to make it easier for developers to apply for high-density zoning.



1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	2016, On-going	<p>In the last several years the County has implemented a regulatory reform program called "Safe Structures" that includes provisions to allow property owners to more easily maintain existing structures, including rental housing. Under this program, unpermitted structures that cannot obtain a permit under the current building code without being completely rebuilt have the option of obtaining a safety inspection and obtaining a certificate pending necessary safety upgrades.</p> <p>Similarly, in 2020 the Board of Supervisors approved General Plan/LCP and County Code amendments for creation of a Permanent Room Housing (PRH) Combining Zone District. This new zone district recognizes the conversion of obsolete visitor accommodation and care facilities to small rental housing units that are affordable by design. Many of these facilities are located in the rural San Lorenzo Valley. Approval to join the district requires rezoning, a use permit, and a health and safety inspection similar to the inspection for the Safe Structures program. Nine properties (representing 66 units) have joined the district so far.</p> <p>The County's accessory dwelling unit regulations were amended in 2018 and 2020 to relax development standards, reduce fees and remove various occupancy requirements for accessory dwelling units. The purpose of these updates has been to facilitate development of more ADUs (especially small ADUs that are affordable by design), and comply with state ADU laws. The ADU regulations were further updated in 2021 for the purpose of streamlining ADU development in Santa Cruz County, aligning with the ADU Guidebook released by the California Department of Housing and Community Development (HCD), and resolving points of confusion in existing ADU regulations.</p>
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, in conjunction with SSCC implementation effort	These objectives are incorporated in the General Plan update and code amendments described under Program 1.1 above.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>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.</p>	<p>Land is available for housing</p>	<p>2016</p>	<p>The Board of Supervisors adopted Ordinance 5286 on December 4, 2018 to update the County's density bonus codes consistent with recent State legislation, create an enhanced density bonus program allowing a bonus of up to 50% for certain mixed income developments and up to 75% for 100% affordable developments, update the code for the Regional Housing Need Combining district, and make several minor amendments to the County's inclusionary zoning codes related to in-lieu fees. The Coastal Commission considered the ordinance on March 6, 2019 and recommended several modifications to the Coastal-implementing portions of the ordinance. Several projects have already been entitled using these new code provisions, including: Portola Plaza, 17th and Capitola Rd., and 2606 Paul Minnie, as identified in the other tables of this report, with a total of 105 apartments; and several more projects have submitted applications or preliminary plans also using these new codes. See also Program 1.1, which will modify the 50% limit on residential units in mixed-use developments. This item has been completed in part through Ordinance 5286. The remaining work (General Plan policy update) is being addressed through Program 1.1. In addition, state density bonus law has evolved since that Ordinance was enacted, and now includes provisions for an 80% bonus for certain types of developments, among other minor changes. Planning staff is working on an additional code update to conform the County's codes to the new density bonus laws enacted in the past several years. In addition, bills introduced in the current legislative session propose to allow more residential development in commercial zones, which, if enacted, may override any local policies requiring a certain percentage of commercial space in commercial zones.</p>
<p>Program 1.5:</p> <ul style="list-style-type: none"> <li>- 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</li> <li>- Identify suitable sites for newly created designations and zoning districts, and propose appropriate sites for re-designation and rezoning.</li> </ul>	<p>Land is available for housing</p>	<p>2016-2018</p> <p>2018-2020</p>	<p>See Program 1.1</p>

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	The Housing Division of the Planning Department continues established programs to encourage and assist in the development of affordable rental housing. On February 10, 2015 the County established an AHIF for new housing units and non-residential development, as codified in Chapter 17.10 of the Code and in the Unified Fee Schedule. In 2018, \$540,000 in AHIF fee revenues was committed to two loan programs to provide financing for development of new ADUs. Housing staff is currently implementing that loan program and one loan was made in 2020 and the ADU is currently under construction. The County received over \$500,000 in AHIF revenues in FY 2018/19, another \$327,663 in FY 2019/20, and \$311,760 was received by the end of FY 2020/21. It is projected that approximately \$500,000 in AHIF revenues will be received in FY 2021/22. The COVID 19 and CZU wildfire disasters caused some slowdowns in building permit activity for much of calendar year 2020, which led to the reduction in AHIF revenues during that period compared to earlier years.
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	This is an ongoing program and a major part of the Housing Division workload. Please see prior year's APRs for details on work in prior years. Current projects that implement this Program 2.2 include an 11-unit Habitat for Humanity project at 2340 Harper Street) which is currently under construction, and a 57-unit affordable rental project at 1500 Capitola Rd, approved in 2019. Both of these projects were on sites owned by the former RDA and received Housing Successor Agency financing. Another project on one of the last undeveloped R-Combining sites (the Lamb or "Pippin II" property on Atkinson Lane in Watsonville), also received County financing for site acquisition, has been entitled, received approval for the design and layout of the project in 2021 and building permits are in process.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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, in conjunction with SSCC implementation effort	A significant level of public conversation and County actions occurred during the years 2016-2018, 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 (SSCC), and the Economic Vitality Strategy. In addition, during the years 2017 and 2018, the County engaged the public in the development of a Strategic Plan for the County, which focuses on housing, economic vitality and health, community development, and sustainable environment. As initiatives related to these programs move forward there will be continuing need to educate the community to better understand the issues. Further discussion of these issues will occur as the General Plan and County Code Sustainability Policy and Regulatory Amendments to incorporate the SSCC recommendations are presented to the public and evaluated during the CEQA environmental review process being prepared in 2020 and 2021. Staff launched a highly interactive website aimed at public education and involvement in the Sustainability Update in 2019. A significant outreach program including community meetings will follow the release of the draft documents.
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	In April 2018, the County adopted an ordinance making several amendments to Chapter 17.10 related to the Affordable Housing Impact Fee requirement and the County's inclusionary housing requirements, based on an update to the nexus study prepared to support establishment of the AHIF in 2015. The AHIF is used to support various types of affordable housing projects. In addition, the County has implemented a transfer tax increase that will be available to support affordable housing. The County supported a "Housing Solutions Bond" that appeared on the November 2018 ballot intended to address the shortage of affordable housing for local working families and other vulnerable community members. The bond failed to attract the two-thirds vote required. However the State has created an ongoing permanent source called "PLHA" and the County has recently received its first award of PLHA funds. This Program is now complete.
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	The fee schedule was modified to reduce the overall cost of an ADU permit by treating ADUs as additions rather than new units for the purposes of permit fees. Also, in 2019 the Board of Supervisors began a three year pilot program waiving all planning department permit review fees for ADUs ≤640 SF. Per state law in place beginning in 2020, impact fees are not charged for ADUs <750 sf. In addition, as noted above, the County is funding and implementing an ADU Loan Program which provides 20-year forgivable loans for ADUs that will be rented to lower-income tenants.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 as a part of the Sustainability Policy and Regulatory Update. An EIR is being prepared and public comment on draft amendments are expected to begin in 2022. See Program 1.1. Also, the Permanent Room Housing District established in 2020 recognizes housing units 500 sf or smaller that are converted from hotels, motels, and care facilities. In addition, as noted above, in late 2018 the County amended its density bonus codes to conform to then-current state law and add a new Enhanced Density Bonus Program. While those amendments do not shift to a form-based code approach to permitting units in mixed-use projects, they do make it much more feasible to fit more, smaller multi-family dwelling units on commercial sites than was previously possible.
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, which will amend regulations to increase opportunities for mixed-use residential units. In 2019, the 1500 Capitola Road project was entitled, including addition of the R-Combining zone to a portion of the property and a PUD to allow a 57-unit LIHTC project plus two community health clinics on a 4-parcel County-owned property in a commercial zone that allows mixed use.
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. See Program 2.7 for example.
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, was implemented in 2017. A survey triggered upon issuance of a building permit for an ADU was initiated in 2019. Staff will continue to collect this voluntary survey and will analyze data prior to preparation of the next Housing Element.
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. In late 2019 the County adopted code amendments amending County codes related to properties in the Public Facilities (PF) zoning district to make it more feasible to develop affordable and/or school employee rental housing within PF zones, and also updated its codes for farmworker housing to streamline that process and achieve consistency with current State law. These codes were approved by the Coastal Commission in February 2020 and are now in effect.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	In 2016/2017 the County continued strategic discussions with partner Counties on this issue. A farmworker Needs Assessment and Study was completed in Spring 2018. See also response to 2.10 above related to code updates for farmworker housing, which were completed in 2019. Housing staff continues to participate in a regional Farmworker Housing Committee for ongoing collaboration and updates on these regional efforts. In addition, Housing staff regularly provides information for those interested in adding farmworker housing on their properties and coordinates with staff in various County departments as needed on the development review process for farmworker housing projects.
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 tiering 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 is being evaluated by an EIR being prepared in 2020-2021. The County completed amendments in 2018, 2020, and 2021 to encourage the development of ADUs. In 2019, the County created a Permanent Room Housing combining zone district recognizing conversion of former visitor accommodation and care facilities to small, affordable-by-design housing units. In December 2019, the Board of Supervisors approved an ordinance allowing for a variety of farmworker housing options, as well as workforce housing on school- and school district-owned properties and other public facility sites. In 2020, the COVID pandemic and CZU wildfire disasters required staff to focus on disaster response and delayed some policy updates, however the County set up a 1-stop permit center and adopted permit streamlining provisions to handle permit applications for wildfire rebuilding projects. Staff is now analyzing what can be learned from that process to further streamline the regular permitting process going forward. In 2020, Planning staff also developed guidance materials and applications related to streamlining approval of housing projects under SB 35, SB 330, and SB 9.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	<p>In 2017, in accordance with Board direction, the Department hired an outside consultant to assist with the development of an ADU program that incentivizes and simplifies ADU construction. This work was completed in January 2018, and revised regulations were put into effect throughout the County along with an online toolkit including design and finance guidebooks, a fee calculator, property look- up, and extensive resources. This toolkit won an award from CSAC in 2019. There are also printed brochures and worksheets along with a poster at the front counter for the public.</p> <p>In 2020 the County's ADU regulations were again modified, to further streamline the ADU permit and development process and align with new state ADU laws. Additional updates to the County's ADU ordinance were adopted in 2021 to further align with the ADU Handbook released by HCD in Fall 2020.</p> <p>"Tiny ADUs" is not a term that is used at this time, but "Tiny Homes" can function as ADUs, and ADUs and Junior ADUs can be as small as 150 square feet. At the Board's direction, the Planning Department is currently drafting an ordinance that would allow "Tiny Homes" (400 feet or smaller, on wheels or on foundations) to be used as primary dwellings or ADUs.</p>
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	<p>The ability of water and sewer agencies to charge connection fees for conversion ADUs was eliminated by State law. Utility fees charged for new construction ADUs must be in proportion to the ADU size as determined by square footage or fixtures. The County has further reduced ADU fees by considering ADUs similarly to "additions" for many fee types, and in 2019 the Board of Supervisors eliminated all permit fees charged by the Planning Department for ADUs less than 640 square feet for a three-year pilot program. As of 2020, state law disallows impact fees for ADUs less than 750 square feet. Planning Department staff has communicated this change to all County departments and partner agencies.</p>
Program 3.4: Work with local utility districts to ensure compliance with the state law requirement that all public sewer and water providers provide priority to and retain sufficient capacity for affordable housing projects.	Remove unnecessary governmental constraints to housing	On-going	On-going

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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. The PUD ordinance was updated in 2020 to allow PUDs within the Public Facilities (PF) zoning district, as part of the workforce housing amendments to make it more feasible to develop affordable and/or school employee rental housing within PF zones. In addition, 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 mixed-use projects. Work to establish implementing policies and regulations, including the "new tools" of higher density zoning approaches, is underway, as part of the Sustainability Policy and Regulatory Update. See Program 1.1.
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 LAPP ran from 2014 through 2016 and results were analyzed to support improvements in a future program. The Safe Structures Program launched in 2018 and is providing a pathway for legalizing existing non-permitted structures (including ADUs) so they can be rented legally after basic safety and habitability is confirmed by a Building Inspector. The Building and Code Enforcement divisions of the Planning Department are continuing to coordinate to ensure that this program is successful.
Program 3.7: Continue work with AMBAG, RTC, and the County's cities to update the regional Metropolitan Transportation Plan/ Sustainable Communities Strategy 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 through 2018	The County of Santa Cruz, and each of the four cities within the County, participated with AMBAG in the creation of the regional Metropolitan Transportation Plan/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. The final SCS Update is expected in 2022.



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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	<p>Ongoing. The County continues to coordinate with other cities on regional transportation issues by participating at the staff and elected levels in a variety of regular inter-regional meetings hosted by the Santa Cruz County Regional Transportation Commission (SCCRTC) and the Association of Monterey Bay Area Governments (AMBAG). The County is working with SCCRTC to develop a 32 mile rail-trail along 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 Watsonville. In addition, several water districts and the new groundwater basin management agencies are working on strategies to address water supply shortages. In early 2019, the SCCRTC adopted a resolution accepting the Final Unified Corridor Investment Study (UCS) and Preferred Scenario which was developed during 2018. The UCS provides a rigorous analysis of how various groups of projects or scenarios advance the transportation goals of Santa Cruz County. They recently confirmed the decision to invest in electric passenger rail transit along the rail corridor through the Transit Corridors Alternatives Analysis.</p> <p>The County is also providing staffing for updates to local Groundwater Management Plans as required by the Sustainable Groundwater Management Act. The first of these plans was adopted for the Mid-County area in 2019; the Pajaro Valley area is also seeking approval of an existing plan to meet SGMA requirements. The third Plan for the Santa Margarita groundwater basin, was adopted in 2021.</p> <p>The County's Department of Public Works continues to work on sewer improvements in the County's Live Oak area that would remove sewer moratoria and other constraints to urban development.</p>
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, being coordinated with update of the General Plan Circulation Element. See Program 1.1. The County is also looking for funding to complete a vehicle miles traveled mitigation program study to allow development to pay into a bank and fund off site mitigations for VMT impacts.
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, Annual	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 has occurred in part as part of the General Plan Safety Element Update in 2020. General Plan amendments associated with the Sustainability Policy and Regulatory Update will also address disadvantaged communities and identify policies and implementation strategies aimed specifically at increase equity in the County.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	In prior years, the County focused its CalHome Owner Occupied Rehabilitation Grant on mobile home replacements. The CalHome Manufactured Home Replacement Program ended in December 2017. New loans are made available as previous loan repayments are received.
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	An initial database was created in 2007. Maintenance of the database has been challenging with reduced Housing Section staffing due to loss of Redevelopment Agency resources. In 2018, Housing staff began working with Information Services staff to improve the housing database design and features, and complete data entry updates on an ongoing basis once the redesign and software updates are complete. Staff also began working with County's GIS services staff in 2018 to explore use of GIS to provide affordable housing resources data to the public and housing seekers in an easily accessible format (e.g., online story maps, etc.). In addition, staff began tracking demolition permits in the 2020 Growth Goal Report, and will continue to update demolition permit data and the type of housing demolished in the Growth Goal Report report on an annual basis. A number of third-party databases are available online to direct the public to local subsidized and deed-restricted affordable housing complexes, including the local Housing Authority, HUD, and HCD websites, as well as sites such as: <a href="https://affordablehousingonline.com/housing-search/California/Santa-Cruz-County">https://affordablehousingonline.com/housing-search/California/Santa-Cruz-County</a> . Staff had planned to complete a public-facing GIS layer of affordable rental projects by Dec. 2020, however the dual disasters (COVID and CZU fire), as well as 20% reduction in Housing staff due to COVID-related fiscal constraints, have required Housing staff to prioritize disaster response and recovery efforts, and therefore this item has been delayed. Staff hopes to have it completed by the end of 2022.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	See Program 2.6. In addition, the RF zone will be implemented with the Sustainability Policy and Regulatory Update.
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 the existing housing stock	On-going	The Housing Division actively maintains and takes steps to preserve units at risk of losing affordability restrictions due to foreclosure through its Affordable Housing Preservation Program. In 2019, one affordable homeownership unit was preserved by the County and sold to a new eligible homebuyer. No units were in danger of foreclosure in 2020 or 2021. Housing created and funded a housing counseling program in early 2020 to help at-risk homeowners of County-assisted affordable homes, or other low-mod homeowners affected by COVID-related income losses, to obtain forbearances or similar options available to prevent foreclosures. That program is ongoing through June 2021 or until funding is exhausted. In addition, this year Housing staff has coordinate with several entities to preserve or extend restrictions on large affordable rental properties, including Woodland Apartments, Via Pacifica, and the Housing Authority, all of which are pursuing HUD or FHA refinances. This program is 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.	Preserve and improve existing housing units and expand affordability within the existing housing stock	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. See also Program 4.6 above.
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 affordability within the existing housing stock	On-going	The Housing Division continues to implement First Time Home Buyer loan programs and service its existing loan portfolio. In prior years, HOME and CalHome funds were used to fund the program. The County applied for CalHome and HOME funds in 2019 and received a HOME award but not CalHome. However the County has program income from prior loans made with these sources, and continues to make loans as funding and staffing capacity allows.
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 affordability within the existing housing stock	On-going	On-going.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 housing stock	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. In addition, the County Continuum of Care (CoC), which is now administered by the Human Services Department, also funds similar programs.
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 affordability within the existing housing stock	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 includes 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. Additional amendments to vacation rental provisions of the County Code that further restrict and regulate vacation rentals were passed in 2020 and became effective in early 2021.
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 housing units	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 Serna, 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

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Program 5.3: Review policies that affect group homes, transitional housing, and the full range of licensed healthcare programs and facilities in order to:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Ensure that local requirements conform to State law regarding transitional housing and shelters, especially the number of beds triggering a discretionary permit.</li> </ul>	Promote housing equal opportunity and production of special needs housing units	Ongoing	<p>This program was envisioned to move forward in cooperation with the County Health Services Agency. However, in early 2020, a new “Housing for Health” division was created in the Human Services Department to administer the CoC and lead other homeless prevention efforts. That Division is now taking the lead on this item, in coordination with Planning and Health Services Agency staff. A code update related to these types of uses is currently planned as a policy work item in coordination with those departments, subject to funding availability and staff capacity. The County’s codes are already in conformance with SB 2, so the primary focus of this project will be related to code updates related to community care facilities and supportive housing projects.</p>
<p>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:</p> <ul style="list-style-type: none"> <li>- Supporting and funding the Emergency Winter Shelter Program which provides shelter to homeless persons during the winter months;</li> <li>- 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</li> <li>- 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.</li> </ul>	Promote housing equal opportunity and production of special needs housing units	On-going, Annual	<p>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 (Housing for Health Division of the Human Services Department) is the lead agency for the CoC, as noted above. The CoC has developed a new plan to replace the prior All-In plan, which is in the process of being adopted by the CoC member entities. It is scheduled for adoption by the Board in March. More information about that plan is available here: <a href="http://homelessactionpartnership.org/SystemsPlanning.aspx">http://homelessactionpartnership.org/SystemsPlanning.aspx</a></p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Program 5.5: Explore options for increasing the supply of permanent, affordable, and accessible housing for people with disabilities, including:</p> <ul style="list-style-type: none"> <li>- 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</li> <li>- Encouraging housing developers, including developers of affordable housing projects, to build units that meet the needs of physically disabled households.</li> <li>- Encourage developers to partnering with the Housing Action Partnership to explore potential funding to target rental subsidies to extremely low income households.</li> </ul>	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. The two Habitat for Humanity projects in the County's development pipeline each include ADA/wheelchair accessible units.
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. The CoC and other County departments also partner with agencies that implement these types of projects and programs. The Planning Dept. provides technical assistance as needed when development permits are needed or zoning questions arise.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Program 5.7: Continue to support programs that address the needs of the local elderly populations through:</p> <ul style="list-style-type: none"> <li>- Consider collaborating with a shared housing program for matching seniors for shared housing in Santa Cruz County;</li> <li>- 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.</li> <li>- Exploring options for retaining existing housing for the elderly in nursing homes and options for expanding the inventory of nursing homes and assisted living;</li> <li>- 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</li> <li>- Pursue implementation of Program 2.6 in order to encourage development of smaller units suitable for seniors.</li> <li>- 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.</li> </ul>	<p>Promote housing equal opportunity and production of special needs housing units</p>	<p>On-going</p>	<p>The County, in partnership with Habitat for Humanity, developed the My House My Home program. The program’s goal is to help lower-income senior homeowners finance and build ADUs on their properties, in order to provide them with additional income and adjustable living accommodations to help them age in place. In addition, this program creates a new ADU which increases the County’s rental housing stock. Other components of this program will be addressed by the policy update noted under Program 5.3 and the Sustainability Update.</p>

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Program 5.8: Support programs that serve the housing needs of individuals with mental health issues, including:</p> <ul style="list-style-type: none"> <li>- 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;</li> <li>- 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</li> <li>- 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.</li> <li>- Pursue a code amendment to clarify that allowable residential use on a Public Facility or church site may include permanent supportive housing.</li> </ul>	Promote housing equal opportunity and production of special needs housing units	On-going	The Planning Department supports Mental Health Services Act (MHSA) programs in coordination with County Health Services Agency Mental Health Division, by identifying projects that set aside units for MHSA-eligible residents. Four such projects have been completed. In addition, in 2018 the County was awarded technical assistance and pursued both competitive and non-competitive No Place Like Home (NPLH) funding opportunities from the State (a collaboration of Planning, Health Department and Mental Health staff). NPLH funding has now been committed to three projects as a result of those efforts, including one in the County, at 1500 Capitola Rd, and two in local cities. Construction of the Capitola Rd. project is underway.
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	In 2018, Planning staff began drafting code amendments and policy updates intended to complete this Program 5.9 (agricultural employee housing). These amendments were approved by the Board in December 2019 and by the Coastal Commission in early 2020, and are now in effect.
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. MidPen Housing has been awarded Joe Serna Jr. funds for the Pippin II project, an 80-unit affordable development on the "Lamb" property, one of the original R-Combining sites, on Atkinson Lane in Watsonville.



1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 ongoing conversations with developers and owners of farm worker housing to provide technical assistance with predevelopment and/or financing questions. LMIHF Re-use monies and the new Affordable Housing Impact Fee revenues can be considered for larger affordable rental farmworker housing (ARFH) projects enabled by the recent code update. A Farmworker Needs Assessment and Study was completed in Spring 2018. In addition, Housing staff assisted one farmworker housing provider (Jardines del Valle) to prepare and submit an application for State CDBG funds for rehabilitation of 18 units. This application was successful, and the rehabilitation work is pending HCD's clearance of conditions for the project.
Program 5.12: Support services and programs that address the needs of the physically disabled population, regardless of income level: <ul style="list-style-type: none"> <li>- Continue to implement the California Building Code, which incorporates extensive accessibility requirements.</li> <li>- Work with the Commission on Disabilities to develop and maintain an inventory of accessible units in the community.</li> <li>- Promote visitability of all housing units in the County through public information and education targeting applicants for building permits.</li> <li>- Work with affordable housing providers to maintain separate waiting lists for accessible units to ensure they are occupied by households with physical disabilities.</li> </ul>	Promote housing equal opportunity and production of special needs housing units	Ongoing	These efforts are ongoing. Some of these efforts, including universal design and visitability, have been addressed at least to some extent in recent years through State building code updates and/or market-driven design decisions of private developers.
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 competition 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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 launched 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.

<b>Jurisdiction</b>	Santa Cruz County Unincorporated
<b>Reporting Period</b>	2021 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle 12/31/2015 - 12/31/2023

**NOTE:** This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

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

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						
2674125	1520 Capitola Rd 1 Santa Cruz 95062	MP Live Oak Associates, L.P.	APP-201034	27	MP Live Oak Associates, L.P.	Multi-family dwelling consisting of 57 units deed restricted affordable to low and very low income households

<b>Jurisdiction</b>	Santa Cruz County - Unincorporated	
<b>Reporting Period</b>	2021 (Jan. 1 - Dec. 31)	

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

For Santa Cruz County jurisdictions, please format the APN's as follows:999-999-99-9999

<b>Table H</b>						
<b>Locally Owned Surplus Sites</b>						
<b>Parcel Identifier</b>				<b>Designation</b>	<b>Size</b>	<b>Notes</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>	<b>Surplus Designation</b>	<b>Parcel Size (in acres)</b>	<b>Notes</b>
Summary Row: Start Data Entry Below						
026-261-16, 026-261-13, 026-261-17	855-905 7th Ave., Santa Cruz, CA 95062	Vacant	1	Surplus Land	8.3	2 large parcels are vacant, smallest parcel has 1 SFD; LRPMP online

Jurisdiction	Santa Cruz County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	4
	Non-Deed Restricted	29
Moderate	Deed Restricted	0
	Non-Deed Restricted	18
Above Moderate		45
Total Units		96

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	21	7	1
SFD	3	23	33
2 to 4	0	0	0
5+	0	0	0
ADU	3	66	30
MH	0	0	0
Total	27	96	64

Housing Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	19
Total Housing Units Approved:	6
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Santa Cruz County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
<i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
Total Award Amount	\$ 500,000.00 <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
1- Administrative costs	\$23,500.00	\$562.54	In Progress		
2- Built Environment Element	\$25,400.00	\$11,829.06	In Progress		
3- Access + Mobility Element	\$18,800.00	\$1,473.26	In Progress		
4- Residential and Mixed-Use Standards	\$36,800.00	\$13,768.27	In Progress		
5- Countywide Design Guidelines	\$21,900.00	\$4,566.69	In Progress		
6- Permit Process Code Modernization	\$19,200.00	\$8,683.64	In Progress		
7- ADU Ordinance Update	\$18,900.00	\$18,819.84	In Progress		
8- Res. Growth Forecasting/Opportunity Sites	\$14,900.00	\$3,145.61	In Progress		
9a- Hwy 1 Over-Crossing Study	\$158,884.00	\$137,986.90	In Progress		
9b- Active Transportation Plan	\$10,616.00	\$4,211.00	In Progress		
10- Supportive Housing Code Updates	\$21,200.00	\$0.00	In Progress		
11- Public outreach/website	\$51,100.00	\$7,185.62	In Progress		
12 and 13- Public Hearings and Board of Supervisors adoption	\$23,900.00	\$547.56	In Progress		
14- CCC Coordination/Certification	\$54,900.00	\$409.64	In Progress		

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	1
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate		23
Total Units		27

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	4
	Non-Deed Restricted	29
Moderate	Deed Restricted	0
	Non-Deed Restricted	18
Above Moderate		45
Total Units		96

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	11
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		46
Total Units		64