Housing Element Annual Progress Report (APR)

The General Plan Annual Report also details progress in meeting the County's RHNA and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The Housing Element 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 RHNA.

HCD's reporting forms 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. Therefore, Tables A and A2 are not attached to this report but will be submitted to HCD and LCI as required. Summaries of the information presented in Tables A and A2 are provided below along with several other relevant tables described below.

Table A contains data on the housing development applications that were submitted to the Planning Division in 2025. These data are limited to the discretionary applications for housing units received in 2025. A total of 733 new housing units were proposed in the 22 applications received, where 19 applications were approved, and three are still in process and expected to be approved in 2026. This is a significant increase from 2024, which in comparison saw only 461 new units proposed through housing development applications. This is a promising sign for 2026, as we saw building permits issued take a significant dip in 2025, as seen below.

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. A total of 19 housing projects were entitled in 2025, proposing 471 new units, an increase from 38 units entitled in 2024. Building permits were issued for a total of 54 housing units in 2025 including single family dwellings, attached family dwellings, and accessory dwelling units. A total of 96 units were granted final building permits.

In Table B, these 138 housing units are broken down by affordability categories to demonstrate the County's progress in meeting the allocated share of regional housing need for the planning period (RHNA). The 138 housing units include 84 at-risk units that were successfully preserved, along with 54 new issued housing units. All 138 units count towards the County's RHNA. More information on the 84 preserved units can be found under Table F. 2025 is the second full year of the 6th Cycle RHNA, which ends in 2031. However, the 6th Cycle started on June 30, 2023. Table 5 shows the progress made by the County in the 6th Cycle toward meeting its RHNA.

Table 5: 6th Cycle 2023-2031 RHNA Progress					
Income Level	**RHNA (Units)**	**Goal** *(2/8 of Total)*	**6th Cycle Units Permitted**	**Percent of Goal**	**Percent of RHNA**
Very Low	1,492	374	89	24%	6%
Low	976	244	132	54%	14%
Moderate	586	148	61	41%	10%
Above Moderate	1,580	390	81	21%	5%
Total	**4,634**	**1108**	**363**	**33%**	**8%**

Table C lists the sites identified for rezoning in the 2023 Housing Element Housing Sites Inventory to accommodate the shortfall of housing units required to meet the 6th Cycle RHNA. A total of 70 parcels were identified for rezoning to accommodate the shortfall, accounting for 1,977 potential units. Sixty-three of the 70 parcels have been rezoned as of May 20, 2025, with the remaining seven parcels awaiting California Coastal Commission (CCC) certification in 2026.

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

Table E is not applicable to Santa Cruz County.

Table F lists housing units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved. A new 55-year restriction was recorded in 2025 for 84 units that were successfully determined to be eligible towards the County's RHNA goal. 7 units are restricted at 30% AMI (Extremely Low), 73 units are restricted at 50% AMI (Very Low), and 4 are restricted at 60% AMI (Low). The preservation of these units improves the County's RHNA progress in 2025 to a total of 138 units. The preservation of these units is in line with Program H-2A of the County's certified 2023 Housing Element.

Table F2 is not applicable to Santa Cruz County.

Table G is for a list of County-owned sites from the Housing Element Sites Inventory that were sold, leased, or otherwise disposed of during the reporting year. There were no sites disposed of in 2025.

Table H inventories County-owned surplus lands in Census urbanized areas. This list includes the surplus RDA site on 7th Avenue. Following dissolution of the RDA, the Redevelopment Successor Agency (RSA) in 2013 adopted a Long-Range Property Management Plan (LRPMP) directing the property be sold. Pursuant to the Surplus Lands Act, the RSA adopted a resolution declaring the property "surplus land" and stating its intent to sell the property on June 23, 2023. In addition, the County entered an exclusive negotiation agreement (ENA) with the housing developer in late 2025. HCD's Surplus Land Act (SLA) team has reviewed our surplus procedure and deemed it in compliance with SLA.

Tables J, K, and L are not applicable to Santa Cruz County.

The Summary Tables provides a summary of housing units for which building permits were issued and applications were submitted in 2025. These tables also include information on applications and permits that applied for streamlining under recent state bills, including SB 6, SB 9, SB 35/423, and AB 2011. While the County has received several pre-applications under SB 9, which allows ministerial review of certain two-unit developments and lot splits, only few have advanced past the planning application phase and for which a building permit was issued. One new residential duplex under SB 9 was issued in 2025.

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 was used to fund the Sustainability Update. Work on the project was completed in September 2024 and there have been no new LEAP grants for 2025.

Housing Element Annual Progress Report

TABLES

for

Santa Cruz County - Unincorporated

Reporting Calendar Year 2025

Jurisdiction	Santa Cruz County - Unincorporated	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/15/2023 - 12/15/2031

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	43
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		9
Total Units		**54**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	1	0	17
Single-family Detached	4	8	8
2 to 4 units per structure	21	4	4
5+ units per structure	437	0	0
Accessory Dwelling Unit	8	42	67
Mobile/Manufactured Home	0	0	0
Total	**471**	**54**	**96**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	52	54
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	22
Number of Proposed Units in All Applications Received:	733
Total Housing Units Approved:	471
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	1	2
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	1	256
Discretionary	21	477

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	4
Number of Units in Applications Submitted Requesting a Density Bonus	591
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	37
Sites Rezoned to Accommodate the RHNA	43

Jurisdiction	Santa Cruz County - Unincorporated	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2023-12/14/2023**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	7	-	-	-	-	-	-	7	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	1,492	-	-	9	73	-	-	-	-	-	-	89	1,403
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	976	2	1	-	4	-	-	-	-	-	-	132	844
	Non-Deed Restricted		28	-	54	43	-	-	-	-	-	-		
Moderate	Deed Restricted	586	4	-	1	-	-	-	-	-	-	-	61	525
	Non-Deed Restricted		6	-	48	2	-	-	-	-	-	-		
Above Moderate		1,580	38	-	34	9	-	-	-	-	-	-	81	1,499
Total RHNA		4,634												
Total Units			78	1	146	138	-	-	-	-	-	-	363	4,271

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
    - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Santa Cruz County - Unincorporated	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4	5	6
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**
Program H-1A: Continue to annually evaluate progress made and any improvements needed to meet the County's RHNA, along with the Annual Progress Report (APR) submitted to HCD. Consider known barriers to development, and update development standards and/or address other constraints to residential development on the sites included in the County's Sites Inventory, where necessary to achieve the County's RHNA.	APR Submitted Annually to HCD and the Board of Supervisors	Annually	6th Cycle	Continuous	CDI Planning staff prepares the APR annually and presents it to the Planning Commission and Board of Supervisors prior to April 1 of each year.
Program H-1B: Rezone sufficient vacant and/or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category, after deducting units accommodated on existing sites, which are shown in Appendices HE-E and HE-F. Such sites are needed to increase the amount of housing available at various levels of affordability to support the local workforce and for essential workers, including but not limited to those working in healthcare, education, public safety, other public sector or non-profit jobs, services, environmental practitioners, agriculture, hospitality, and tourism. This program will rezone sites with the appropriate zoning and development standards to facilitate achieving maximum densities as shown in Table 7 of Appendix HE-E (the Sites Inventory) as required by Government Code subsections 65583(c)(1) and 65583.2(h) and (i). Those subsections require that sites listed on Table 7 that are necessary to meet the shortfall of Lower Income units (currently estimated at 27 of the 75 parcels in Table 7, subject to reevaluation at time of rezoning) shall be zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period. Bring proposed rezonings (Appendix HE-E) to the Board of Supervisors in time for a second reading of the ordinance no later than December 2026.	Rezone ~75 parcels to fit shortfall of units (at least 1,338 lower and moderate-income units)	Complete by December 2026	6th Cycle	Completed	CDI created two groups of parcels to be rezoned (Batches A and B), with each batch containing roughly half of the parcels to be rezoned. Rezoning of Batch A was completed by December 2024. Rezoning of Batch B was completed in May, 2025. The County's actions needed to implement this program have been completed, however, 7 of the parcels rezoned as part of Batch B, located in the Coastal Zone, are still pending approval by the Coastal Commission. That action is tentatively scheduled for hearing by the Coastal Commission in March 2026.
Program H-1C: Develop a by-right overlay zone to permit rental and owner-occupied multi-family housing uses by right (ministerially) pursuant to Government Code section 65583.2(c), (h) and (i) for developments with 20% or more lower-income units. This overlay zone shall apply to sites included in the Inventory that were included in the Inventory as sites for lower-income housing in one or more prior cycles but were not developed. These sites are identified in Appendix HE-E with the overlay zone indicated with a "-Min" in the Proposed Zoning Column (e.g., "C1-Min"). A total of approximately 11.8 acres is proposed for rezoning into the "-Min" overlay zone, consisting of seven parcels in commercial zones, comprising a total of five sites, as shown in Appendices HE-E and HEF. The sites range in size from 0.52 acres to 8 acres, and with a total estimated capacity of at least 200 units. All of these parcels are in commercial zones which allow mixed-use, with residential densities of 22-45 units per acre. Each site can accommodate more than twenty units at densities of 22-45 units per acre. The addition of the required by-right overlay will bring these parcels into compliance with the above-cited subsection of the Government Code.	Ordinance creating new overlay zone that meets the standards of Gov. Code subsections 65583.2(h) and (i), and that rezones these parcels into that overlay zone.	Complete by December 2025	6th Cycle	Completed	On August 27, 2024, County Board adopted an ordinance creating a new overlay zone (-Min) in compliance with Gov. Code subsections 65583.2(h) and (i). The overlay zone enables ministerial processing of housing applications that include at least 20% lower-income units. Qualifying projects in the -Min zone can be approved ministerially, significantly reducing approval times and making it easier to build affordable housing in these areas. The County filed an LCP amendment needed for the -Min ordinance to take effect within the County's Coastal Zone with the Coastal Commission on February 3, 2025, and the Commission approved that LCPA in April, 2025. The rezoning of parcels into this new overlay zone was completed by the County by mid-2025 (see also program H-1B). Rezoning of 7 of the Batch B parcels located in the Coastal Zone into the -Min combining zone is pending Coastal Commission action, currently anticipated in March 2026.
Program H-1D: Update density bonus code (SCCC Chapter 17.12) to provide additional policy incentives to encourage parcel assembly for multi-family housing projects, inclusion of extremely low-income units, and units for special needs households, and to ensure consistency with current state density bonus law. Include a clause noting that if state density bonus law is amended in the future (as has occurred very frequently over the past decade), any preemptive provisions of the law will be implemented, notwithstanding any contradictory provisions in the County's local density bonus code.	Update to Chapter 17.12 with Policy H-1.9	Complete by December 2025 and on an annual basis thereafter as warranted.	6th Cycle	In Progress	This program is part of a current scope of work the CDI Policy & Housing team has begun with outside special counsel to develop draft code language and a draft ordinance to update the County's density bonus code chapter (17.12). Staff anticipates completion of this program by end of 2026.
Program H-1E: Rezone appropriate urban opportunity sites to Residential Flex (RF) zoning and increase densities on current RM-zoned sites to densities of 20 units or more per acre, potentially including, but not limited to, parcels identified as opportunity sites in the Sustainable Santa Cruz County Plan (if not already rezoned through Program H-1B, or already in a zone which allows higher density residential). Such sites are needed to increase the amount of housing available at various levels of affordability to support the local workforce and for essential workers, including but not limited to those working in healthcare, education, public safety, other public sector or non-profit jobs, services, environmental practitioners, agriculture, hospitality, and tourism.	Additional parcels rezoned to RF	Upon request of property owner, or by December 2027	6th Cycle	Continuous	This program will be undertaken after completion of Program H-1B, likely in 2026, or upon request of property owners of sites meeting the target criteria for this program.

Program H-1F: Update multi-family development standards such as minimum parking requirements, floor area ratio (FAR) limits, lot coverage, height, and story limits. Increasing height limits to allow 4-6 stories at key intersections, high quality transit areas, and/or within major shopping centers, to accommodate more housing near transit and services in multi-family and mixed-use zones within the Urban Services Line.	Ordinance with updated standards, and updated design guidelines	Complete by December 2026	6th Cycle	Not Yet Started	CDI will begin this program in Spring 2026.
Program H-1G: Update County procedures and codes to streamline the process for filing residential parcel maps (minor land divisions) and subdivision maps on property within the Urban Services Line, to minimize or eliminate steps that exceed the requirements of state law, and/or that add unnecessary delay to processing time, consistent with these objectives in the County's 2023-25 Operational Plan.	Updated County code (Title 14, others as needed), procedural guidance, process improvements.	Complete by December 2025	6th Cycle	In Progress	CDI has begun work on this program and anticipate a completion date of June 2027.
Program H-1H: Develop an SB 9 implementing ordinance, and Local Coastal Program (LCP) amendments as needed to allow SB 9 housing projects within the Coastal Zone, as recently directed by the Coastal Commission. SB 9 allows up to four units on single-family parcels that meet certain criteria specified in SB 9.	LCP amendment for SB 9 projects	Complete by December 2024	6th Cycle	Completed	SB 9 allows development of up to 4 homes on single-family lots through lot splits and/or construction of duplexes. Jurisdictions in the coastal zone must amend their Local Coastal Programs (LCPs) to permit SB 9 projects in the Coastal Zone. On December 17, 2024, the Board adopted an ordinance to implement SB 9. California Coastal Commission certified this ordinance in September, 2025. This LCP amendment will allow the development of more housing in the County's Coastal Zone.
Program H-1J: Rezone residential parcels per SB 10, which allows up to 10 units on qualifying infill parcels, to allow "missing middle" housing within low-density infill neighborhoods. Many of these sites are located in high resources areas as shown on the Mid-County TCAC Opportunity Map in Appendix HE-A, Figure HE-A-122, where the rezoning will enhance housing mobility (housing choices and affordability in these areas. This program includes the approximately 40 parcels identified in Appendices HE-E and HE-F for SB 10 rezoning, and/or additional parcels identified later for rezoning per SB 10.	Ordinance rezoning property pursuant to SB 10	Complete by December 2025	6th Cycle	Completed	All 40 parcels listed in the inventory were rezoned per SB 10 with the Batch A rezoning completed in 2024 and Batch B rezoning which completed in 2025. See Program H-1B status update for further details.
Program H-1K: Provide priority processing for projects of seven or more new units with at least 15% lower-income, or 25% moderate-income units, and/ or projects to substantially rehabilitate 10 or more subsidized rental units. Develop administrative procedures for implementing priority processing during discretionary review, plan check, permitting, (including grading, encroachment, and related permits), inspections, and processing maps associated with qualifying projects. Administrative procedures should address how to prioritize multiple projects that qualify for priority processing around the same time, and other frequently asked questions. Train relevant staff of all County review agencies at the Unified Permit Center (UPC) how to implement priority processing in their respective roles and tasks. Encourage special districts and regional agencies involved in development review, ministerial permitting, and/or utility connections to implement a similar priority processing policy for projects in the County's unincorporated areas, to the extent possible.	Creation of administrative procedures document for priority processing, code updates if needed, training for UPC staff	Complete by December 2024	6th Cycle	In Progress	CDI staff in the involved divisions have met internally to begin work on this program. In the meantime, CDI continues to provide priority processing of eligible Planning and Building permit applications pursuant to existing policies and procedures. Anticipated completion by June 2026.
Program H-1L: Amend the special community design criteria for the East Cliff Village tourist area provided in SCCC 13.20.145, to allow buildings taller than two stories where appropriate to support economically viable development and facilitate housing development on larger parcels at an appropriate density for affordable housing, while providing design guidance to ensure compatibility with the overall character and historic properties in the area.	LCP amendment providing updated design criteria in SCCC 13.20.145 for the East Cliff Village tourist area	Complete by December 2024	6th Cycle	Not Yet Started	This program is on the CDI work program for FY 2025-26. CDI had to prioritize higher-priority programs in FY 2024-25, such as the Ministerial combining zone and the rezoning program (Programs H-1B and H-1C), among other high priority CDI work items. In the meantime, density bonus law allows applicants to request a waiver of height limits when necessary.
Program H-1M: Continue to implement current ADU Incentives Programs, such as the ADU Technical Assistance Program, which provides technical assistance and education to homeowners wishing to add an ADU to their properties, through its three-year pilot period, and update County ADU codes annually, or as frequently as legally required, to ensure compliance with recently enacted, pre-emptive ADU laws. The ADU Incentives Program assists homeowners who either are low- or moderate-income themselves or agree to create an ADU that will be rented within the affordability requirements of the program for at least three years. Evaluate program outcomes at conclusion of pilot period, and if funding and administrative capacity remains available at that time, contract for another three-year program cycle. Evaluate the continuation of other programs, such as the County's educational materials, website tools that help property owners assess the potential for development of ADUs on their properties, planning fee reductions, and marketing materials. Evaluate geographic distribution of ADU new construction and conversion projects to determine if additional actions are necessary to increase this housing choice in higher resource areas, as shown on TCAC Opportunity Maps. Add pre-approved ADU plans, developed through an earlier County contract, to the County website. Those pre-approved plans meet County standards and provide design options for various types of ADU sites. Update website to provide links to ADU designers who have had ADU plans approved by the County.	Evaluation of ADU Incentives Program outcomes and launch of a new three-year program cycle with any modifications recommended by evaluation report; consideration of actions to encourage ADU construction in higher resource areas, if necessary; posting of pre-approved plans and links to ADU designers on County website; updated County ADU codes.	Complete evaluation of ADU Incentive Program at end of 3-year pilot period (December 2026); evaluate geographic distribution of ADU construction in same timeframe (December 2026); post pre-approved ADU plans on website no later than March 2024; Update County ADU codes within 6 months of enactment of any new pre-emptive State ADU laws and/or notice from HCD of any inconsistencies with current state law.	6th Cycle	Continuous	The ADU Incentives Pilot Program is underway, with the 3-year term of the pilot ending in June 2026. The program, administered by Hello Housing through a contract with the County, has been very well received and has helped many County homeowners navigate the ADU development process. As of 12/31/25, four ADUs have been completed, 6 ADUs are under construction, 2 are in permitting, and 4 are in the feasibility stage. To date 373 homeowners have applied for the program from the unincorporated areas of the County and have received various levels of education and technical assistance. Of those moving forward with an ADU project, 14 of the homeowners are low-moderate income households, 1 is developing an ADU for a family member with a developmental disability, and 1 agreed to rent the ADU for an affordable rent. The program is open to new applicants on a continuing basis. Pre-approved ADU plans were posted on the County's website in 2024 and are available for use. The County's ADU code section has been updated to cover the most recently enacted state ADU laws and was recently reviewed by HCD for compliance.

Program H-2A: Seek local, state, or federal funding and/or partnerships with the Housing Authority, or other incentives to encourage property owners to extend affordability covenants or subsidy programs at subsidized affordable rental properties with expiring restrictions. One affordable rental property, Seaside Apartments in Live Oak, could expire within this cycle, in 2027. There are no more expiring "Measure J" units, as the last expiring units expired in 2019. The remaining Measure J units are restricted in perpetuity, as the County's inclusionary policy was updated in 1990 to make all Measure units restricted in perpetuity. The County shall also target the preservation of all units that are at risk of conversion to market rate rents during the planning period and commit to complying with all noticing requirements pursuant to Government Code section 65863.10 (e.g., 3 years, 12 months, and 6 months).	Extension of affordability covenants or subsidy programs, such as project-based Section 8 contracts ("HAP" contracts) for expiring properties.	1-2 years before expiration of deed restrictions or project-based Section 8 (HAP) contract	6th Cycle	Completed	The sole at-risk property in the County, Seaside Apartments on Brommer St., was sold in 2024 to a new owner seeking public subsidies to renovate and retain the property as low-income housing. The County held a TEFRA hearing as required for the applicant to apply for tax-exempt bonds to fund the proposed acquisition/ rehab/preservation of this property. A new regulatory agreement restricting the property as low-income rental housing for another 55 years was recorded in Sept. 2024. Multiple BPs were issued for the rehabilitation and the work has been completed. See: https://www.multihousingnews.com/california-affordable-asset-trades-for-45m/ and https://santacruzcountyca.iqm2.com/Citizens/Detail_LegiFile.aspx?ID=16367&highlightTerms=seaside%20apartments
Program H-2B: Maintain existing County codes and regulatory programs to preserve existing MHPs in the unincorporated area. These include the County's MHP rent stabilization program (SCCC Chapter 13.32), the MHP conversion and closure codes (SCCC Chapter 13.30 and 13.31), County deed restrictions on MHPs assisted by the former redevelopment agency, and may include, when available, funding for various MHP preservation, acquisition and/or maintenance projects through State programs such as the MORE program (formerly MPROP).	Preservation of existing MHPs and the continued affordability of the housing stock that is currently located in them	Ongoing	6th Cycle	Continuous	Ongoing. Maintaining existing codes, programs and procedures is the "other" quantified objective.
Program H-2C: Maintain and implement, when conversions are proposed, the Condominium Conversion Ordinance (SCCC Chapter 14.02) to preserve existing rental housing. This chapter provides various protections and benefits for tenants of rental housing proposed for conversion, and requires, with limited exceptions, converted condominiums to be restricted affordable to lower- and moderate-income buyers for the life of the unit.	Few if any conversions of existing rental units to condominiums during the 6th Cycle	Ongoing	6th Cycle	Continuous	Ongoing. Maintaining existing codes, programs and procedures is the "other" quanitied objective.
Program H-2D: When adequate resources are available, continue housing rehabilitation programs to help low-income mobile/manufactured homeowners and/or income-eligible, disaster-affected homeowners rehabilitate and/or replace their homes using state, federal, and/or local funding sources, when available, to the extent insurance or FEMA proceeds are not adequate to cover these costs. Assist owners of affordable rental housing to obtain state funding for rehabilitation and/or provide County assistance for rehabilitation, if available. Ensure that budgeting for owner-occupied housing rehabilitation programs covers the full cost of administering such programs, including appropriate staffing by a qualified rehabilitation specialist and/or contract program administrator, standard legal costs, as well as loan servicing and/or unit monitoring for the life of the proposed rehabilitation loan or grant terms. Continue to coordinate with HCD Disaster Recovery unit on planning and outreach to local homeowners and housing providers in need of CDBG-DR assistance.	Rehabilitation or replacement of at least six substandard mobile homes during the 6th Cycle, or more if adequate state or federal funding is obtained, and rehabilitation of 176 affordable rental units.	On annual basis, County staff will review state and federal notices of funding availability and will apply for funding whenever financial resources for this purpose become available, and the County meets the eligibility criteria to apply.	6th Cycle	In Progress	Ongoing and complete. Two substantial rehabilitation projects at existing affordable rental properties were recently completed (Vista Verde and San Andreas). The rehabilitation work was funded by the state Portfolio Reinvestment Program (PRP) and the projects were assisted in various ways by the County. Both had received prior financing from the County's former RDA. Both are located in South County and provide affordable housing to farmworkers and other lower-income residents.
Program H-2E: Continue to implement the County's Affordable Housing Preservation Program (AHPP), administered by the Housing Authority, to preserve County-assisted affordable homeownership units at risk of foreclosure or loss due to bankruptcy, egregious non-compliance, death of owner without heir, or other reasons, prior to trustee sale or other court/compliance actions, and when preservation is feasible with available AHPP resources.	Preservation of affordable homeowner units at risk of loss	Ongoing, as needed when affordable homes are at risk and can be preserved through AHPP	6th Cycle	Continuous	Significant County resources have been dedicated to one preservation case beginning in early 2024 and continuing to date, with additional cases being handled as they arise.
Program H-2F: Continue to implement First-time Home Buyer (FTHB) programs to help lower-income households purchase manufactured homes in non-profit and/or resident-owned MHPs, and/or standard homes (i.e., condominiums, townhomes) when funding is available, and when sufficient homes meeting housing quality standards (HQS) are available for sale within the program-feasible price range in the higher opportunity areas of the unincorporated area, or in other portions of the unincorporated area, if that is where the buyer prefers to purchase a home. Ensure that program budget covers all necessary costs of program operation, including outreach/marketing, initial program administration and lending, and long-term loan servicing and unit monitoring.	Number of new homebuyer loans made. Based on the County's historical track record, achieved during several decades when plentiful redevelopment agency housing set-aside funds were available for this purpose, and which time period included several recessions when home prices were significantly more affordable, staff anticipates making an average of two loans per year during the sixth cycle. Achieving this target would require the amount of inventory available for sale within the program-feasible price range to increase significantly within the first several years of the cycle and is subject to funding availability for this program.	On an annual basis, review state and federal notices of funding availability and apply for funding whenever it is available for this purpose and the County is eligible to apply.	6th Cycle	Continuous	Staff reviews all published HCD NOFAs for eligibility and feasibility. Programs will be initiated when resources are available and market conditions are conducive to such programs.
Program H-2G: Continue to implement SB 13 of 2019 for ADUs subject to Notices of Violations (similar to the County's prior Safe Structures Program), to allow property owners a five-year postponement of code enforcement action on unpermitted ADUs built before 2020 that meet all health and safety standards, so they can continue to provide needed housing while permits are being sought for the ADU.	Five-year postponement of enforcement action on qualifying ADUs	Ongoing	6th Cycle	Continuous	Ongoing. To date, several inspections have been done to determine elibility, 2 SB 13 ADU permits have been issued, and 1 permit is routing for issuance in the futre.
Program H-2H: Develop a proactive code enforcement program to bring unpermitted vacation rentals into compliance with County Code (primarily Chapter 13.10.694) restricting vacation rental use of housing units, and to improve compliance with transient occupancy tax (TOT) requirements applicable to vacation rentals.	Reduction of unpermitted vacation rental uses of existing housing stock and increased TOT collections from vacation rentals	By end of 2024	6th Cycle	Continuous	Starting in late 2022, the Code Compliance section of CDI has implemented a program in partnership with the Auditor-Controller-Treasurer-Tax Collector's Office, Sheriff's Office, and Assessor's Office to establish a process for revoking short-term rental permits that are not compliant with the Conditions of Approval, actively issue citations for violations for unpermitted use of a property as a short-term rental, and ensure proper collection of transient occupancy tax. Over 113 citations for violations including unpermitted use and exceeding scope of permitwere issued in 2025.

Program H-2I: To the extent funding is or will be available to the County and/or Continuum of Care (CoC) for this purpose, support local legal aid programs that provide legal aid and housing counseling to lower-income and at-risk tenants with rental housing concerns such as unlawful evictions, unlawful rent increases, and/or fair housing violations.	Additional legal aid for local renters facing eviction, unlawful rent increases, and/or fair housing violations.	On an annual basis, County and/or CoC staff will review state and federal notices of funding availability and apply whenever grants are made available for this purpose.	6th Cycle	Continuous	In late 2023, the County Human Services Dept. provided $130,000 for a multi-year contract with Tenant Sanctuary to provide legal representation to tenants facing eviction. They assist tenants in three main types of cases: •Unlawful Detainers (UD)/Evictions •Civil Affirmative •Small Claims
Program H-3A: Use County Affordable Housing Impact Fee (AHIF) revenues, generated through payment of housing impact fees by market-rate housing developers and those constructing non residential buildings (i.e., commercial linkage fees), primarily to assist development of new deed restricted, affordable rental units, and to support ongoing administration and monitoring of the County's portfolio of deed-restricted affordable homes (Measure J and other County-assisted units), consistent with the AHIF authorizing resolution and related codes and policies. Other special affordable housing programs or initiatives, such as the recently launched ADU Incentives Program, may be funded from this source from time to time when adequate AHIF funds are available. The AHIF fund, established in 2015, has averaged slightly over $500,000 per year in annual revenues, including both fee payments and interest on the fund balance, over the past five fiscal years, beginning in 2019.	Make AHIF loans to assist development of new affordable rental units and/or preservation of existing affordable units, and to fund ongoing administration of County affordable housing programs. Commit the accrued AHIF balance, net of the amounts necessary for annual operation of inclusionary and/or ADU programs, to affordable housing developers requesting such funds for development of affordable housing on sites in the Inventory, with a priority for projects including ELI units and/or special needs units for farmworkers, disabled households, and formerly homeless households, and prioritizing funding applications that meet readiness and capacity thresholds, such as site control, developer capacity, and related factors (similar to those used by HCD in its NOFAs).	Ongoing. Commit currently available funds within 12 months, and subsequently issue NOFAs every 2-3 years, or whenever a sufficient balance of $1 million or more has accrued in the fund, or in coordination with H4H NOFAs when appropriate.	6th Cycle	Continuous	In 2024 the County provided one AHIF loan of $1.2M to assist acquisition of an opportunity site in the Sites Inventory by a non-profit housing developer for a development of 60 - 120 affordable lower-income units on Green Valley Rd. Project is currently in the predevelopment stage. An additional AHIF loan of $350,000 was provided for development of 173 affordable lower-income units in Soquel which was entitled in 2025. Staff is currently preparing a new NOFA for future Housing loans in early 2026 for affordable housing predevelopment and/or rehabilitation activities, as approved by the Board in January 2026.
Program H-3B: Continue to leverage available County affordable housing funds with other public or private sector housing resources, by collaborating with 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 may include but are not limited to: RDA Successor Agency Housing Asset Funds (as former RDA loans are re-paid), County AHIF Funds, PLHA funds, and other state/federal grant funds or grant reuse accounts held by the County.	At least three new affordable housing developments financed in part with County Housing Funds during the 6th Cycle, and regular facilitation and coordination with interested parties as needed to assist in development of housing on sites in the inventory, regular attendance and presentations to regional and local housing groups during quarterly, biannual or annual meeting and events.	Ongoing (daily, weekly, monthly, or quarterly, as needed)	6th Cycle	Continuous	See status update under H-3A above. In addition to AHIF loans, several other projects, including 2 Homekey projects, are underway with County assistance from other funds such as PLHA and Low-Mod (former RDA) Funds.
Program H-3C: Seek documentation from local utility districts to verify their compliance with state law that requires that all public sewer and water providers provide priority to, and retain sufficient capacity for, affordable housing projects built within their service areas.	Documentation of compliance from each water/sewer agency that is no more than 4 years old, maintained on file at CDI for reference; and increased awareness of this requirement among local water/sewer district staff.	By December 2024 and every 4 years thereafter, or upon notice of non-compliance from affordable housing developers	6th Cycle	Continuous	In progress and ongoing.
Program H-3D: Advocate with state representatives representing any portion of the county to consider state legislation to further limit (beyond the existing limits in CA Civil Code Section 1950.6) the amount of rental housing application fees that may be charged by rental property managers, and/or increase grant funding for rental assistance programs that can pay for such fees for lower-income applicants, and/or to require landlords to accept a standardized rental housing application ("universal application") in a form to be developed by the State or the appropriate housing industry association.	New state law, new standard ("universal") rental application, and/or additional funding for application fees	December 2026	6th Cycle	Not Yet Started	Planned for 2026; partially addressed by recent state legislation (AB 2493, SB 611, etc.).
Program H-3E: Complete the nexus study recently commissioned by County Public Works to study possible updates to its impact fee schedule for development projects. Encourage other local agencies that assess impact fees on new housing development within the unincorporated area (i.e., water, drainage, fire, sanitation, schools, environmental health agencies) to evaluate their impact fees applicable to new housing development every 5-10 years to ensure that their fee rates have an appropriate nexus and proportionality to the impacts of new units on their respective infrastructure or services, particularly for multifamily (apartment) units, and to consider exemptions or reduced rates for deed-restricted affordable units, when fiscally possible.	Completed DPW nexus study, possibly additional studies by other agencies.	December 2024 (current study); ongoing for other studies	6th Cycle	In Progress	County staff from CDI (Public Works, Sanitation, and Stormwater) and Parks have been working with a consultant to analyze existing impact fees to determine if they are adequate, or new fees are appropriate, as part of this nexus study. Public Works collaborated with the consultant to develop a list of transportation projects that would be eligible to use impact fees assessed to new development. Next steps include a comparative study of similarly sized counties and the formulation of a draft updated fee schedule. In December 2025, the consultant provided a draft preliminary nexus study which is currently being reviewed by County staff. Staff expects to release the draft nexus study and a comparison study, comparing the County's fee schedule to those of peer jurisdictions, for public review by mid-2026.
Program H-3F: Continue to implement County codes and applicable state and federal laws regarding tenant relocation assistance and replacement of existing affordable housing proposed for removal as part of redevelopment projects, or at risk due to substandard conditions or other property owner actions. Where such requirements apply, include conditions of approval in project entitlements (or for ministerial projects, place a hold on demolition permit issuance) to ensure developer compliance with applicable tenant relocation assistance requirements and/or replacement housing requirements. Ensure that UPC, Code Enforcement, and Housing staff are trained on implementation of this program. Evaluate County Code Chapters 8.45 and/or 12.06 to determine if any updates are warranted to improve implementation of Policy H-3.6, while not creating significant new constraints to redevelopment of underutilized sites with one or several existing, usually substandard units.	Continued implementation and enforcement of relocation assistance and/or replacement housing requirements applicable to County permittees and/or developers.	December 2025	6th Cycle	Continuous	Ongoing.

Program H-3G: Commission an independent study to evaluate all aspects of the County's Local Coastal Program (LCP), including its implementing ordinances and procedures, that apply to proposed multi-family and/or mixed use developments in the Coastal Zone, and/or that have historically served to, or may in the future impede the development of lower-income and/or multi-family rental housing on sites within the Coastal Zone included on the Sites Inventory; and evaluate the development review practices of any/all agencies involved in development review of proposed multi-family and mixed-use multi-family housing projects within the County's Coastal Zone. The study shall determine if LCP regulations, development standards, design guidelines, and local development review practices applied to multifamily housing development are any of the following: 1) Objective; 2) Directly related to, necessary for, and effective in preserving coastal resources and/or coastal priority uses; 3) Helping or hindering achievement of the goals and objectives of the County's General Plan/LCP, including the Housing Element, and/or those of the Coastal Act; 4) Comparable to policies and practices of peer agencies operating elsewhere in the state, and/or consistent with current best practices available to achieve the same goals of coastal protection, while not overly hindering general community development goals and effective use of limited development sites within the County's urbanized Coastal zone (but non-waterfront) areas. The study shall also determine whether any of the LCP policies, regulations, or practices applied to proposed multifamily developments within the Coastal Zone have: served as a barrier to fair housing access; a constraint to multi-family housing development and County achievement of its RHNA goals in current or prior cycles; imposed more restrictive development standards on multifamily housing than for non-residential uses in the same zone; and/or have resulted in a disparate impact on protected classes, many of whom may be employed in coastal priority industries such as hospitality, agriculture, fishing, or visitor-serving commercial establishments, by limiting their access to available, attainable and/or affordable housing in or near the Coastal Zone. The study shall be completed by a qualified independent consulting entity with expertise in fair housing, urban design, sustainability, environmental and coastal resource protection, sea level rise and adaptation, multi-family housing development standards, current economics of and development trends in multi-family development in the region, and the creation and use of objective standards for residential development. The selected entity shall not have any actual or potential conflicts of interest related to the subject matter or geographic focus area of the study.	Completion of the study, report to the Board with its findings	December 2025	6th Cycle	Not Yet Started	Pending, following completion of several higher priority programs. Need for study may be addressed by state legislation.
Program H-3H: Commission a new nexus study and evaluation of the County's inclusionary housing program (aka "Measure J") codified in County Code Chapter 17.10. The study should, at minimum, evaluate the nexus related to the following aspects of the program, and provide recommendations for legally defensible and warranted updates: possible updates to the Affordable Housing Impact Fee (AHIF) rates and fee structure, which provides different fee rates for various categories of residential developments; the mandatory inclusionary percentage required of ownership projects subject to the ordinance (currently 15%); which types of projects are required to meet the mandatory inclusionary requirements (ownership and/or rental) rather than being allowed to pay the housing impact fees; the project size threshold that triggers the mandatory inclusionary requirements (currently seven net new units); requirements related to replacement of existing affordable units on the site; whether or not replacement affordable units can or should be counted toward the mandatory inclusionary requirements; affordability levels; and harmonizing the program with State density bonus law. The study shall comply with applicable State law regarding nexus studies and inclusionary housing, including, to the extent applicable, Government Code Section 65850.01. If the outcome of the study results in a proposal to increase the mandatory inclusionary requirements above 15%, the State HCD may require the County to produce an economic feasibility study as set forth in GC 65850.01. If that is the case, the required feasibility study shall be produced within one year of completion of the nexus study and prior to consideration of any ordinance to increase the inclusionary percentage. Any updates to the County's inclusionary program shall not be a constraint on residential development.	Completed nexus study and evaluation; and if directed by the Board, completion of draft ordinance to amend Chapter 17.10 within one year of study completion (or within two years, if an economic feasibility study is required).	June 2025 (for nexus study)	6th Cycle	In Progress	County has entered into contract with a qualified consulting firm for these required studies in conjunction with Program H-3J. The study is currently underway. The first stakeholder meeting was held in 2025 and a second stakeholder meeting will be held in early 2026, with a goal to bring proposed code amendments to County commissions and Board during mid-2026.
Program H-3I: Ensure compliance with the Surplus Lands Act when County-owned sites are surplused, including noticing procedures to affordable housing developers, as required by the law, as it may be amended in the future. With respect to the County-owned site at 7th Avenue and Brommer Street, release a Notice of Intent and Request for proposals that incorporates an affordable housing component consistent with the Housing Sites Inventory. Conduct outreach with potential developers and priority permit processing for residential development on these properties.	Selection of development team for 7th Avenue and Brommer site.	December 2024 (Request for Proposal for 7th Ave & Brommer site)	6th Cycle	Completed	County entered into an Exclusive Negotiating Agreement with the selected developer in 2025. The developer is currently seeking funding for their project and completing various due diligence and predevelopment tasks. HCD has approved the County's surplusing of this property and found it in compliance with the SLA.
Program H-3J: Modify the County's inclusionary housing requirements in SCCC Chapter 17.10 to make the following changes: 1) Require 15% of all rental units developed in residential rental projects subject to the inclusionary requirements of Chapter 17.10 to be provided as affordable ("Measure J") units (consistent with SCCC 17.10.039, except that this section shall serve as the mandatory compliance option for rental projects of 7 or more new units, rather than an alternative compliance option); and 2) Do not count replacement units (those required to replace any existing affordable units on the site, as defined in SCCC 17.12.025) toward the 15% inclusionary requirements of Chapter 17.10.	Ordinance amending SCCC Chapter 17.10 to make the changes described above.	December 2025, or as soon as practicable following completion of Program H-3H	6th Cycle	In Progress	See comments under H-3H above.
Program H-3K: Continue to work with owners of Public Facility (PF) zoned sites to facilitate affordable and employee housing projects. Monitor the development on these sites for progress toward the number units included in the Housing Sites Inventory during the eight-year planning period. If the number of units developed is not keeping pace, conduct outreach to owners to determine constraints and review the development standards for housing on these sites, including an increase in allowed density from Urban High to Urban High Flex.	Development of housing units tracks with the number of units in the Housing Sites inventory; or, if necessary, General Plan and Ordinance amendments to development standards	Annually (monitoring); December 2027 (outreach and necessary General Plan and SCCC amendments to adjust development standards)	6th Cycle	Continuous	Monitoring effort ongoing. Significant interest in various PF sites. Due diligence and predevelopment work has begun on one major PF site with potential for multi-phase affordable housing project.

Program H-3L: Maintain, implement, and update community plans, programs, and initiatives for community preservation and revitalization and displacement protection through place-based improvements in lower resource, lower income and higher poverty areas.	Infrastructure: South County Service Center: Complete tenant improvements by December 2024. Freedom Sewer Rehabilitation Project: Pursue SWRCB grant in 2024 for Phase II of Freedom Sewer Rehabilitation Project, to protect environment, public health, and reduce maintenance and treatment costs. Pajaro River Flood Risk Reduction Project: Break ground in Summer 2024 on Pajaro River levee project, complete in phases over ~5 years. Green Valley Road Multi-Use Trail Improvements: Award contracts by June 2024 and begin construction in Summer 2024. This project creates a 2-mile multimodal corridor for bikes, pedestrians, and transit, improving mobility in an underserved community. Transportation Improvements: Various projects to improve transportation infrastructure in South County and San Lorenzo Valley, two under-resourced areas, according to timelines in Capital Improvement Program. Freedom Boulevard Multi-Purpose Trail Project: Bid and construct bike/ped trail along Freedom Blvd by December 2024. Local Hazard Mitigation Plan: Maintain, implement, and update	Complete objectives on various projects between 2024 and 2029 as described at left.	6th Cycle	In Progress	The Sounty County Service Center opened in June 2024. The Freedom Sewer Rehabilitation Project was completed in 2024. Pajaro River Flood Risk Reduction Project: Pajaro River Levee Project broke ground in October 2024.Green Valley Road Multi-Use Trail project was completed in 2025. Local Hazard Mitigation Plan (LHMP): An update of the LHMP, which was last updated in 2021 and is valid through 2026, is underway. The update will expand the plan to a Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) including the County, all the cities within the County, water districts, the Resource Conservation District, and Cabrillo Community College. The purpose of the MJHMP is to reduce losses and displacement resulting from natural disasters through sustained, long-term actions to protect people, property and the environment. A draft of the MJHMP has been published, and adoption of the MJHMP Update is projected to occur in March 2026.
Program H-4A: Implement actions listed in the "Housing for a Healthy Santa Cruz" Strategic Framework to address homelessness throughout the county. Organize actions in four strategic work areas: ▪ Build a Coalition. Develop a strong and informed action-oriented partnership with leaders and stakeholders within the community. ▪ Prevent Homelessness. Use targeted prevention and early intervention housing problem-solving to help people and families keep or return to housing as quickly as possible.▪ Increase Connections. Expand and improve "Front Door" programs and services including outreach, temporary housing and supportive services. ▪ Expand Permanent Housing. Increase permanent housing and income growth resources and opportunities to become housed. Utilize the framework to obtain funding for projects utilizing Homekey and other sources to create supportive and temporary housing units in higher resourced areas, such as projects in Soquel, Santa Cruz, and Ben Lomond.	Number of households experiencing unsheltered homelessness will decrease by 50%; progress on other goals described in the Framework.	Complete framework actions by January 2024. In February 2024, update the Framework to, at a minimum, ensure compliance and consistency with federal and state plan requirements and goal alignment with resource availability. Occupancy of units by December 2025.	6th Cycle	Continuous	In Progress and Ongoing. Updated Framework was adopted in 2024 for the 2024-2027 period. https://housingforhealthpartnership.org/Portals/29/hap/pdf/H4H_Framework_2024-7-v3.1.pdf. Implementation of the Framework is ongoing.
Program H-4B: Continue to partner with qualified developers and service providers to seek all available sources of funding for development and/or preservation of affordable housing for special needs households, in partnership with property owners/developers that have a site available for such housing development, and/or for supportive and rehousing services for special needs households, including but not limited to, those listed below. State of California-administered funding programs: ▪ CDBG, including CDBG-DR▪ AHSC ▪ Joe Serna, Jr. Farmworker Housing Grant Program ▪ Infill Infrastructure Grant (IIG) ▪ Manufactured Housing Opportunity and Revitalization Program ▪ MHP▪ CalHome ▪ HOME ▪ Homekey Round 3 ▪ HHAP ▪ ESG ▪ Housing and Disability Advocacy Program ▪ BCSH Encampment Resolution Fund (ERF 1) ▪ Bringing Families Home (BHF) ▪ Transitional Housing Program/Housing Navigators Program (THP/HNP) ▪ California Emergency Solutions and Housing Program (CESH – 18/19) ▪ Permanent Local Housing Allocation Program (PLHA) Federal (HUD) funding programs available to the local Continuum of Care or the Housing Authority: ▪ HUD Continuum of Care Grant Program ▪ HUD Unsheltered SNOFO Grant program ▪ HUD 202 or HUD 811 grants ▪ Project-based Section 8 Vouchers ▪ Housing Opportunities for Persons living with AIDS (HOPWA)	State, federal, or other funding awards for local housing projects and special needs programs	Ongoing, when funding opportunities arise that the County or other entities are eligible to apply for. Typically, the County submits multiple funding applications to HCD each year, including an annual PLHA allocation, some of which are successful in obtaining an award. The CoC also typically applies for HUD funding one or more times per year.	6th Cycle	Continuous	Ongoing. County was awarded $1 Million HOME Grant for Tenant Based Rental Assistance Program and are pending Standard Agreement. County continues to apply PLHA as eligible. County assisted housing developer apply for CDBG-DR-MHP for a potential housing project.
Program H-4C: Review land use policies and County Codes related to group homes, community care facilities, transitional housing, emergency shelters (also known as navigation centers or interim housing, including such facilities consisting of multiple emergency sleeping cabins and/or tiny homes with supportive services), and permanent supportive housing, for consistency with recently updated, preemptive state laws.	Completion of review, and if necessary, land use policy and/or code amendments to ensure consistency with state law.	Complete the review by December 2024 and complete code updates by December 2026	6th Cycle	In Progress	CDI has begun work on this policy project and completion by Dec. 2026 is on track.
Program H-4D: Explore options for increasing the supply and awareness of the supply of permanent, affordable, and accessible housing for people with disabilities, including: ▪ Continue to require developers of County-assisted affordable housing projects to conduct targeted outreach to disabled residents and organizations for marketing, rental and/or sale of ADA-accessible units, and/or maintain separate waiting lists for such units, if allowed by all financing sources for the development, and/or otherwise ensure ADA units are offered first to households that need units adapted for use by people with physical disabilities; ▪ Encourage housing developers, including developers of affordable housing projects, to build more ADA-accessible units that meet the needs of physically disabled households, (as well as units accessible for those with sensory disabilities), and to exceed state or federal requirements for accessibility when feasible; ▪ Promote universal design and visitability of new or renovated housing units permitted by the County by providing outreach materials on universal design to building permit applicants, and by encouraging discretionary project applicants to incorporate universal design features into their housing projects by adding a question about such features to the application checklist for Development Review Group (DRG) applications, and highlighting such features when presenting projects to the approving body.	Additional accessible and visitable units developed, increased occupancy of such units by residents needing the accessibility features of the specific unit.	Ongoing, add Universal Design to DRG checklist by December 2024	6th Cycle	Continuous	Ongoing and in progress. CDI staff in the Unified Permit Center (UPC) are working on updating UPC application forms and obtaining informational brochures on universal design and visitability to make available to applicants and the public. This work is expected to be completed by June 2026.
Program H-4E: Provide technical assistance with site selection, environmental review, and/or the development review and permitting process, to public or non-profit agencies, including other County departments, or state/ regional agencies, that seek to develop, renovate or expand community care facilities for foster children, transitional housing for young adults aging out of the foster care system, or similar residential care facilities for children and youth in need of special services, in appropriate zones within the unincorporated areas of the County.	Improved coordination with facility developers, increased capacity for special needs children and youth	Upon request	6th Cycle	Continuous	One transitional housing facility for TAY, known as the "Freedom House", located on Freedom Blvd in unincorporated Freedom, CA near Watsonville, is under construction and is expected to be completed by July 2026. Funding and technical assistance provided by County.

Program H-4F: Continue to support housing access and affordability for local seniors by: ▪ Referring seniors seeking rental housing, or seniors seeking a housemate, to the shared housing match program operated by Senior Network Services, or to other comparable shared housing local programs; ▪ Encouraging owners of age-restricted MHPs parks and other age-restricted senior housing developments in the County to maintain the legal senior housing status of those properties, and to make improvements where necessary to ensure retention of senior-only status; ▪ Supporting the development of multi-family housing projects with small units, such as studios, one- and two-bedroom apartments, including accessible units, in Residential Flex and higher-density multi-family zones, that can meet the needs of seniors as well as younger households, and can add a significant number of affordable or "affordable by design" rental units to the County's housing stock, providing more housing options for seniors who wish to live in integrated communities with neighbors of all ages; ▪ 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; ▪ Encourage developers to design multi-generational housing projects such as townhomes or subdivisions with ADUs, or other designs conducive to multi-generational living, so extended families can live together comfortably.	Increased supply of housing units available and affordable to seniors, maintenance of existing age-restricted housing, to the extent feasible/legal.	Ongoing	6th Cycle	Continuous	Ongoing.
Program H-4G: Prioritize the use of local affordable housing funds for projects that include housing affordable to extremely low-income and/or special needs households, including affordable housing for farmworkers and their families, as defined in Policy H-4.1 above. Funding streams that can be leveraged with County funds include but are not limited to: USDA multi-family programs, Joe Serna Jr. Farmworker Housing Grants, HUD Sections 811 and 202, Low Income Housing Tax Credits, Homekey, NPLH, Veterans Housing and Homelessness Prevention (VHHP) Program.	Inclusion of new ELI and special needs units, including farmworker housing, in County-assisted housing developments	Ongoing	6th Cycle	In Progress	A new 80-unit, 100% lower-income, multi-family rental project (Cienega Heights), including 37 farmworker housing units funded by a Joe Serna grant, was completed in December 2024 and occupied in January 2025. A new multi-family affordable project is under development, tha includes up to 60 farmworker housing units. The County has provided approximately $1.5 Million in funding for acquistion and predevelopment of the site.
Program H-5: Research the feasibility of expanding electrification requirements to all new residential construction throughout the county.	Summary of feasibility findings	December 2024	6th Cycle	In Progress	CDI, Santa Cruz County Office of Response, Recovery, and Resilience, and AMBAG are working together to develop and provide trainings on reach codes, incentives, and educational trainings in support of building electrification.
Program H-6A: Collaborate with the County Agriculture Commissioner, local growers, farmworker housing providers, and other interested parties to promote the maintenance and development of various types of farmworker housing by participating in regional farmworker housing collaboratives, such as that convened regularly by the Monterey Bay Economic Partnership (MBEP), that includes stakeholders such as agricultural property owners, lessee farmers, agricultural employees, agricultural product processors, funders, public sector representatives, and housing developers, to discuss options and pathways for developing farmworker housing in the region. (See also Programs H-4B and H-4G and Policy H-4.3 regarding funding and policy for affordable farmworker housing developments.)	Development of additional on-farm and/or unsubsidized farmworker housing units in the unincorporated area, increased awareness of updated County codes and available sites for farmworker housing.	Ongoing. MBEP group meets quarterly.	6th Cycle	Continuous	One small on-farm farmworker housing project is currently in pre-development by the Land Trust, consisting of four RV pads with hook-ups and RVs that will be rented to farmworkers by the Land Trust on their property at 495 Harkins Slough Rd. The RVs will be leased to local farmworkers. Two building permits have been submitted to the County UPC for the installation of the four RV pads.
Program H-6B: Coordinate with local employers, business groups, environmental and housing advocacy groups, H4H, other public agencies, commissions, civic and neighborhood groups to build public understanding and support for development of new workforce, affordable, and special needs housing units, much of which must, due to the very limited supply of developable land within the urbanized areas of the County, consist of higher-density, multi-family housing, such as apartments or condominium buildings of three or more stories. The Housing Element identifies additional multi-family housing capacity in higher resource, higher income and concentrated areas of affluence as part of actions to enhance housing mobility (housing choices and affordability) in these areas. Seek to build greater understanding of other issues related to housing, such as the connections between inadequate housing supply, housing cost burdens, inadequate local workforce, and homelessness, and the connections between sustainability, climate adaptation and resilience, and infill development strategies. Partner with these local partners and groups to increase awareness of available housing programs, including local, regional, state, and federal housing programs for low- and moderate-income households, those with special needs, and/or homeless residents.	Development of a community awareness and engagement plan to implement this program.	Ongoing, by December 2026 (development of plan)	6th Cycle	Continuous	Ongoing.
Program H-6C: Meet regularly with fair housing advocates in the region, to the extent they are available, such as CRLA, Project Sentinel, Watsonville Law Center, or others, to collaborate, share data, and explore how the County, cities, Coastal Commission staff, special districts, and other local agencies involved in development review, land use planning or regulation, permitting, housing finance, and/or development and operation of housing in the region, can support and affirmatively further fair housing in Santa Cruz county and the Monterey Bay region. Request AMBAG assistance in convening such meetings, or to offer training on fair housing to staff of AMBAG member agencies and regional regulatory agencies involved in land use policy and/or regulation.	Meetings with fair housing advocates and/or attendance at AMBAG or comparable fair housing training events	Biennially	6th Cycle	Continuous	Ongoing coordination with legal aid providers occurrs on as needed basis. Meetings and trainings occur during annual affordable housing month or comparable events.
Program H-6D: Continue to 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.	Updated regional MTP/SCS	2026 and every four years thereafter	6th Cycle	In Progress	AMBAG is working with the region's jurisdictions to update and evaluate the various performance measures, project lists, and data to develop the 2050 MTP/SCS, which is expected to be adopted in June 2026.
Program H-6E: Seek the cooperation of local cities, particularly one or both of the existing CDBG entitlement cities (Santa Cruz and Watsonville), as well as one or more of the smaller cities within the county, to evaluate the pros and cons of forming a "CDBG Urban County" and/or "HOME Consortium", which could result in significantly increased annual federal funding for affordable housing and community development activities, including funding for homeless assistance programs, across the county as a whole, as well as other non-monetary benefits of such an approach, such as increased access to technical assistance programs, networking and partnership opportunities, and better leveraging of local resources. Depending on the results of the evaluation, adopt required resolution(s) to approve partnership agreements with one or more cities and submit the required CDBG Urban County application to HUD as soon as possible thereafter.	Report to Board of Supervisors with results of evaluation, and (if applicable), Board and Council resolutions to form an Urban County partnership submitted to HUD.	Complete evaluation by 2025	6th Cycle	In Progress	Initial conversations with staff at the relevant entitlement cities has not been promising, as they indicated little interest in forming a consortium or Urban County. Recent uncertainty with federal funding and HUD staffing reductions have made this a less than ideal time to pursue this program. This concept may be revisited in later years of this HE cycle.
Program H-6F: Continue to work with the Coastal Commission to achieve a prompt and positive outcome related to the Sustainability Update.	Coastal Commission Approval of the Sustainability Update by February 2024	February 2024	6th Cycle	Completed	Completed and in effect by March 2024. Quantified outcome: Code modernization program updating several sections of County Code and General Plan

Jurisdiction	County -	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	**Units that Do Not Count Towards RHNA+** Listed for Informational Purposes Only				**Units that Count Towards RHNA +** Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				**The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:**
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk					7	73	4	84	At-Risk HUD S8 project set to convert in 2027 was acquired, preserved and rehabilitated by Reliant Group. A TEFRA hearing was held by the Board of Supervisors and the project received tax-exempt bonds. A new 55-year restriction was recorded in 2025. 7 units are restricted at 30% AMI (Extremely Low), 73 units are restricted at 50% AMI (Very Low), and 4 are restricted at 60% AMI (Low) https://santacruzcountyca.iqm2.com/Citizens/Detail_LegiFile.aspx?ID=16367&highlightTerms=seaside%20apartments
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income					7	73	4	84	

Jurisdiction	Santa Cruz County - Unincorporated	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

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

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Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
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; Declared surplus land 6/23/2023; the County entered into an ENA with the housing developer in late 2025. HCD's SLA team has reviewed our surplusing procedure and deemed it in compliance with SLA.
042-151-31-0000	105 Esplanade	Vacant	0	Surplus Land	0.06	Declared surplus land 8/22/2023