



County of Santa Cruz
Community Development & Infrastructure (CDI) Department

Public Hearing on the Draft 2023 Housing Element

Housing Advisory Commission
November 1, 2023

Background



2023 Housing Element



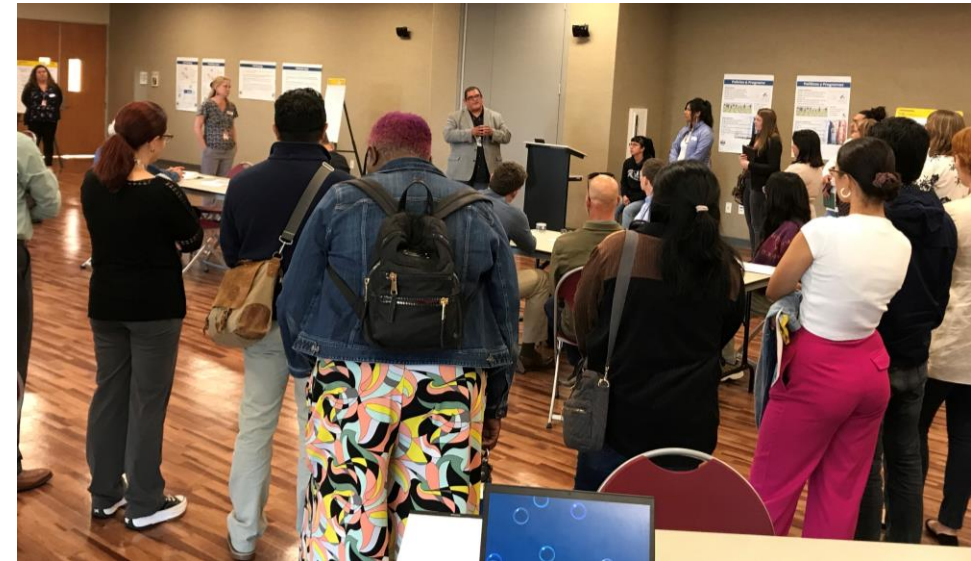
What is a Housing Element?

- One element (chapter) of the County's General Plan
- Required by state law
- Must be updated every 8 years
- Affirmatively Furthers Fair Housing (AFFH)
- Describes local housing needs, policies and programs
- Accommodate Regional Housing Needs Allocation (RHNA) in inventory of parcels where housing can be accommodated



Community Engagement

1. Project website: Public Comment Portal and Interactive Housing Plan Tool
2. Email blasts, social media, flyers and press releases
3. Focus Groups: Stakeholder Group and Community Panel with ~20 participants each
5. Three public community meetings
6. Presentations to commissions, community groups, and Board of Supervisors
7. Participation in Affordable Housing Month Events
8. Planning Commission public hearing



Needs & Solutions Identified through Engagement Process

- Prioritize units affordable to lower-income households
- Variety of housing options
- Higher densities
- Expedited permitting
- Supportive housing for special needs households/people with disabilities



Fair Housing



New to the 6th Cycle: State law requires communities to Affirmatively Further Fair Housing or “AFFH” through their housing elements.

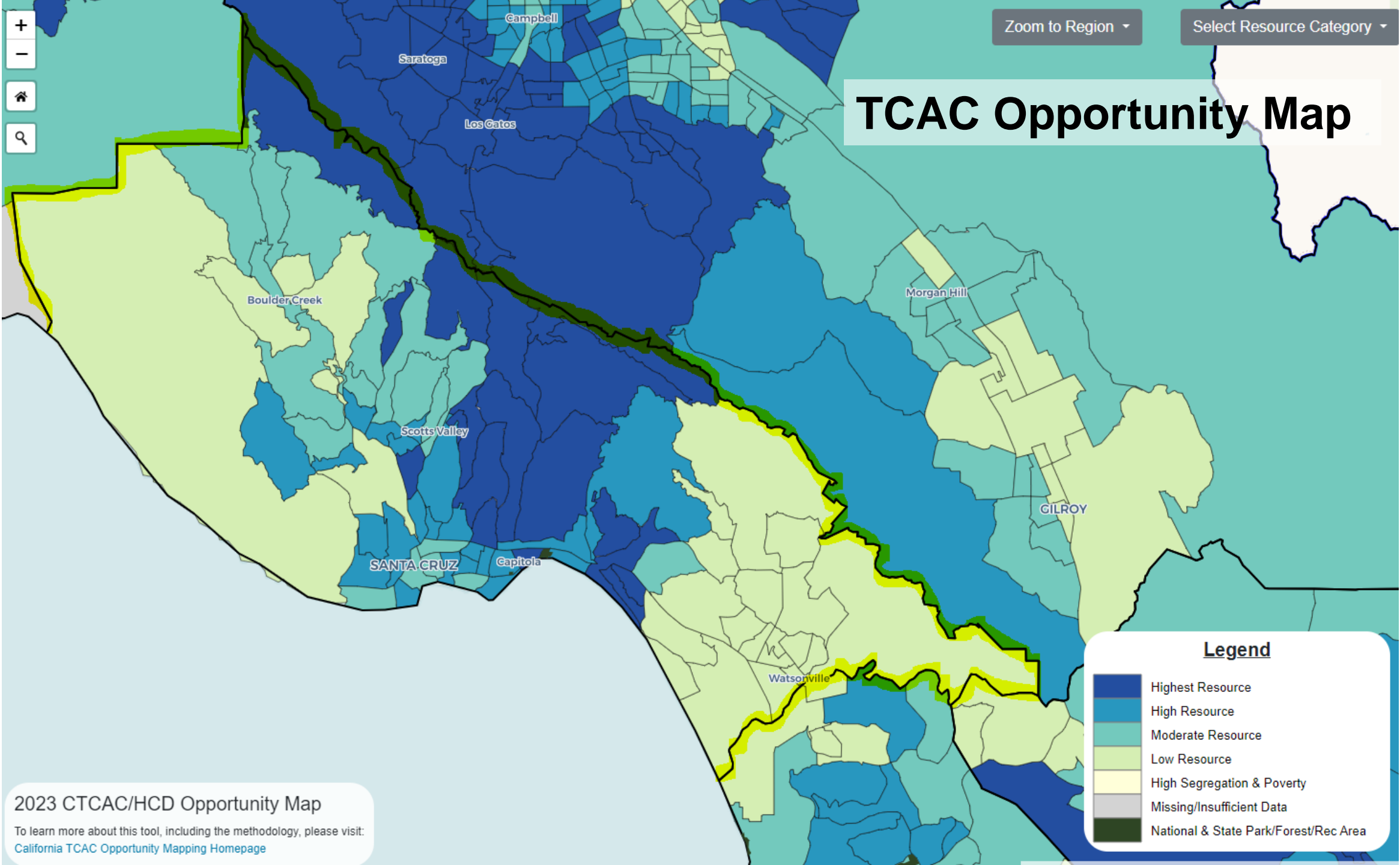
Definition: “Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity.”



Zoom to Region ▾

Select Resource Category ▾

TCAC Opportunity Map



Legend

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data
- National & State Park/Forest/Rec Area

2023 CTCAC/HCD Opportunity Map
To learn more about this tool, including the methodology, please visit:
[California TCAC Opportunity Mapping Homepage](#)

Proposed New Programs (Partial List)

- H-1C: By-right Overlay Zone (required by state law)
- H-1D: Site Consolidation Bonus
- H-1E: Rezone Opportunity Sites
- H-1F: Update Multi-family Development Standards
- H-2H: Proactive Code Enforcement for Vacation Rentals
- H-3D: Advocate for State Limits on Renter Application Fees
- H-3H: Nexus Study for inclusionary Housing Levels and Fees
- H-4D Explore options for increasing supply & awareness of affordable, accessible housing for people with disabilities
- H-5: Explore requiring all new housing built to be electric
- H-6E: Explore formation of a “CDBG Urban County” with local cities



Income Level	Regional Housing Needs Allocation (Units)			
	RHNA Units Required	RHNA + 10% Buffer	Capacity in Existing Zoning	Unit Shortfall (Surplus)
Very Low	1,492	1,641	887	754
Low	976	1,074	892	182
Moderate	586	645	595	50
Above Mod	1,580	1,738	1,793	(55)
Total	4,634	5,098	4,167	931

Sites Proposed for Rezoning to Meet RHNA

Income Level	Sites Proposed for Rezoning to Meet RHNA			
	Shortfall (Units)	Units from Standard Rezoning	Units from SB 10 Rezoning	Total New Unit Capacity
Very Low	754	762	32	794
Low	182	645	64	709
Moderate	50	82	123	205
Above Mod	(55)	414	142	556
Total	931	1,903	361	2,264

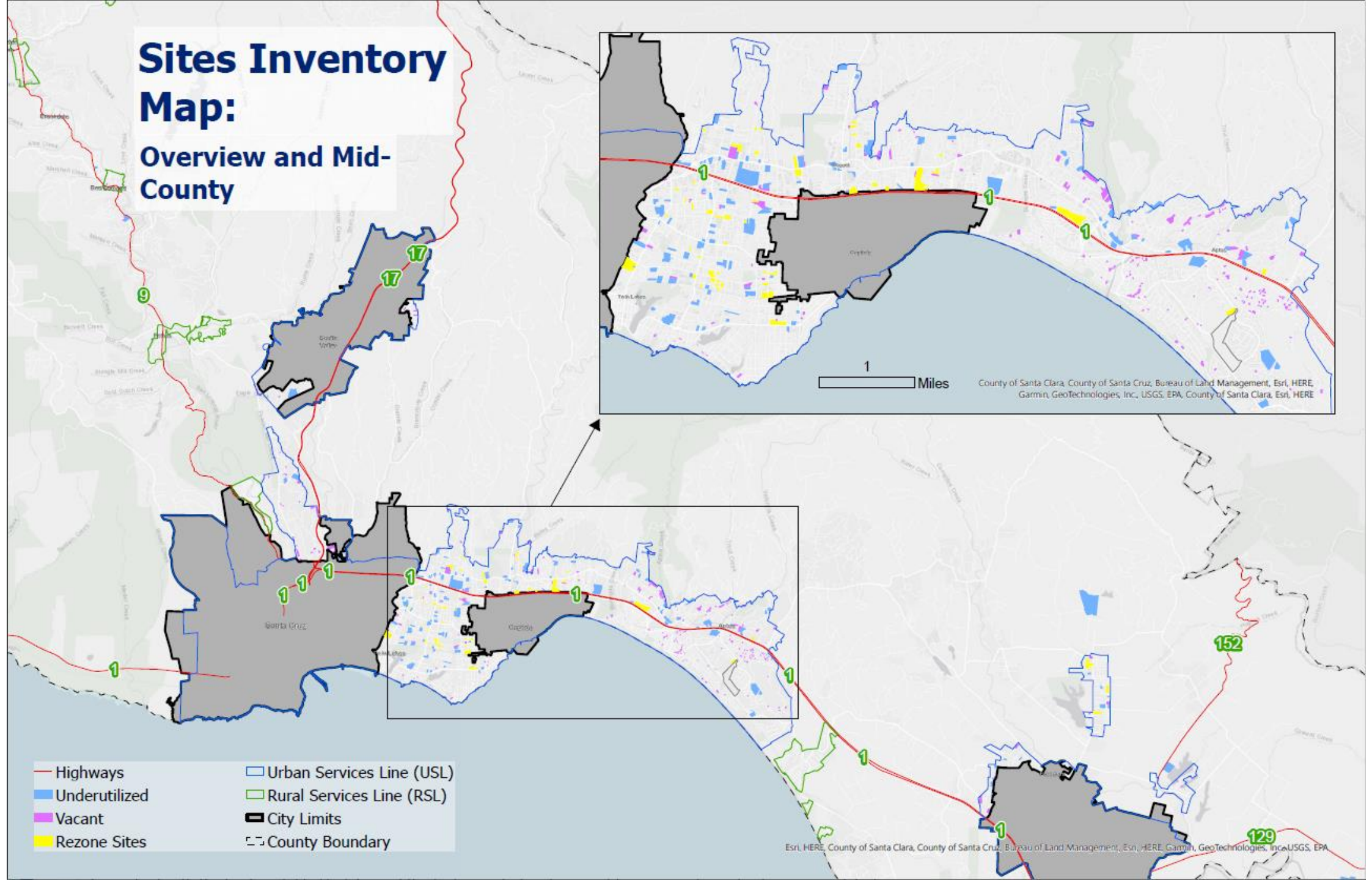
Site Selection Factors for the Sites Inventory

- ✓ State standards for availability and feasibility:
 - Vacant or Underutilized
 - Size
 - Few environmental hazards/constraints
 - Availability of utilities (inside USL)
 - 20+ units/acre for lower-income units

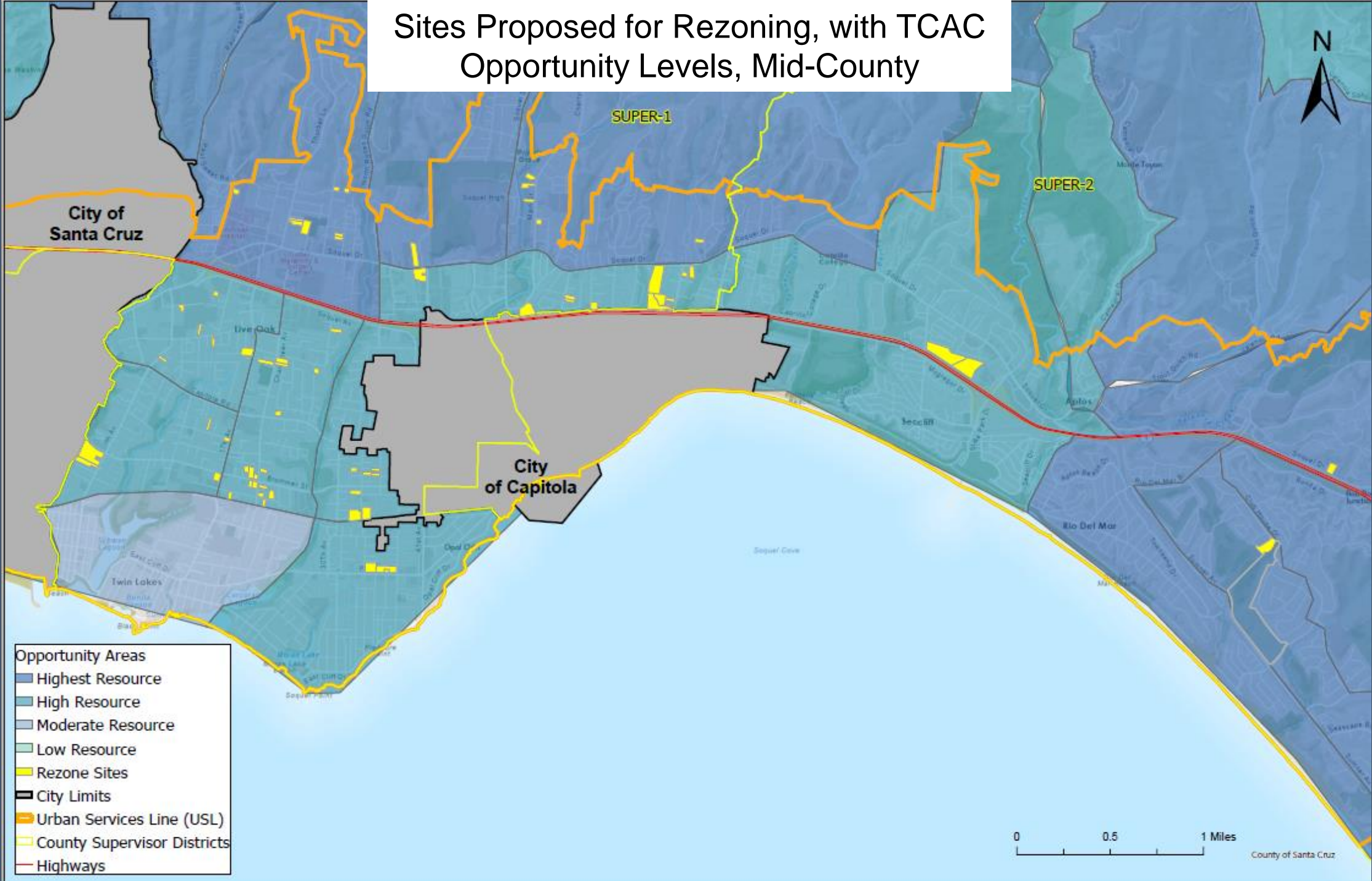
- ✓ State (TCAC) Opportunity Maps
- ✓ Fair Housing (AFFH)
- ✓ Community Engagement
- ✓ Pending Projects
- ✓ Property Owner Intent
- ✓ Zoning/General Plan Land Use Designations



Sites Inventory Map: Overview and Mid-County

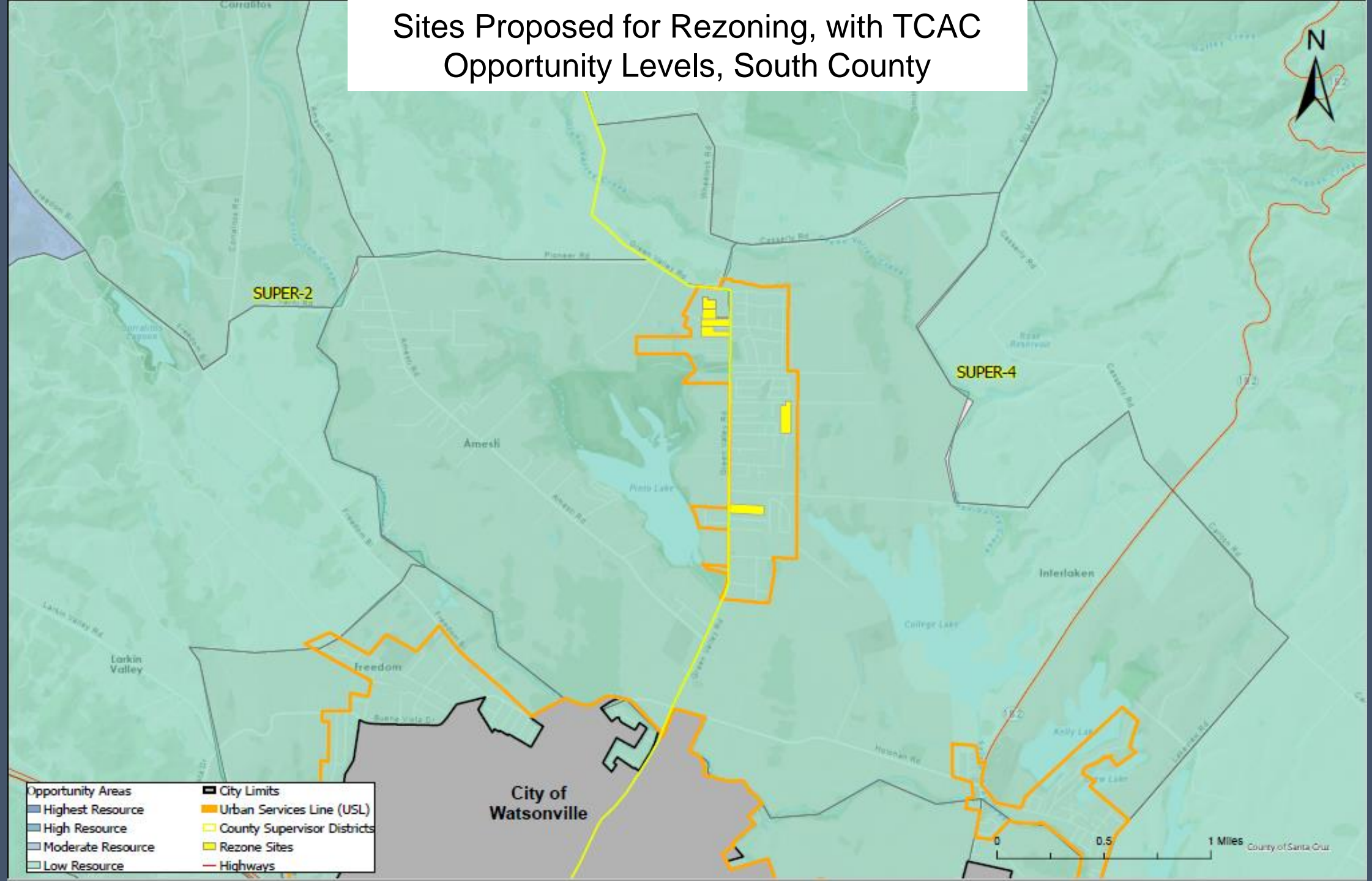


Sites Proposed for Rezoning, with TCAC Opportunity Levels, Mid-County

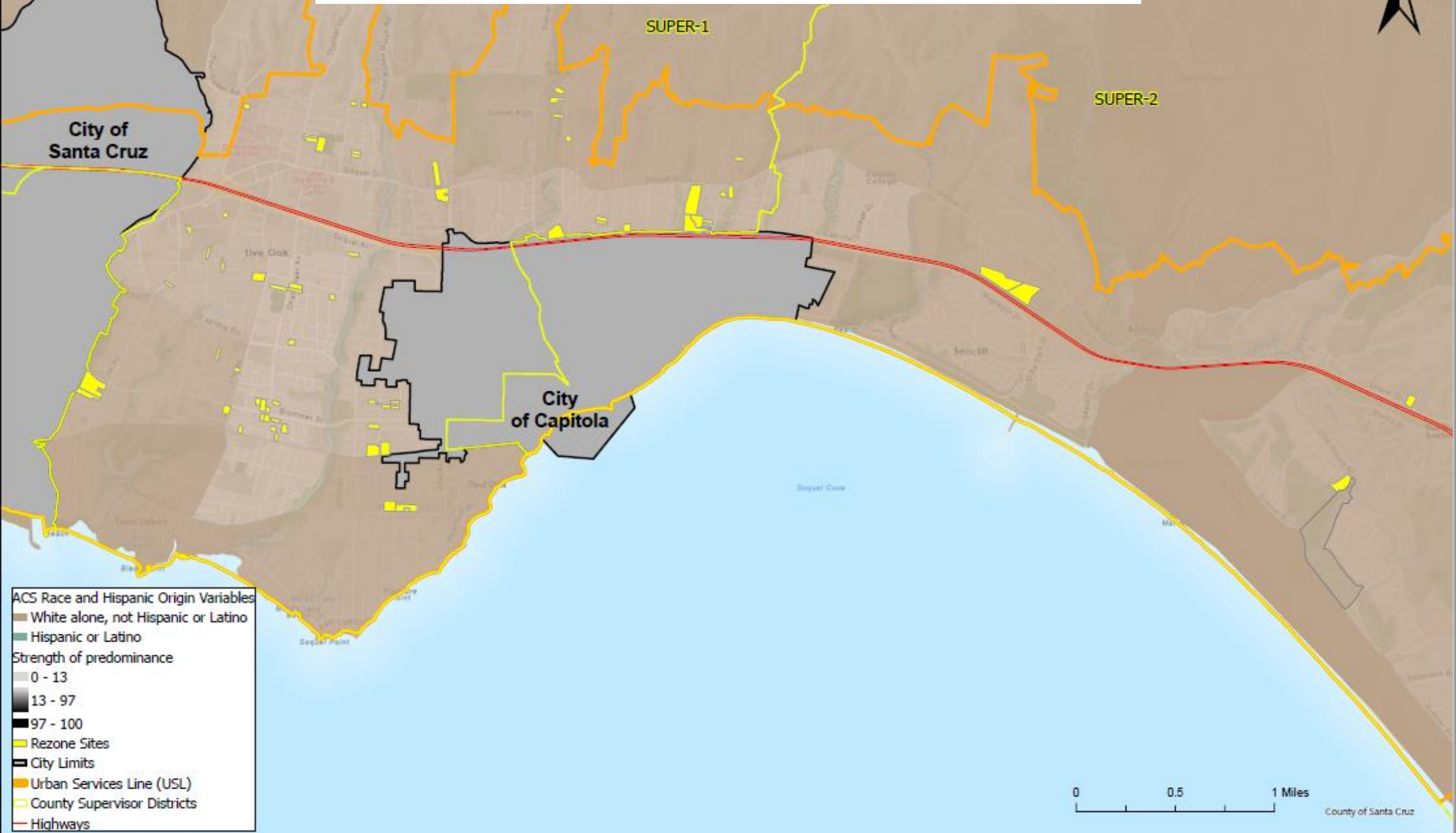


- Opportunity Areas**
- Highest Resource
 - High Resource
 - Moderate Resource
 - Low Resource
- Rezone Sites**
- City Limits
 - Urban Services Line (USL)
 - County Supervisor Districts
 - Highways

Sites Proposed for Rezoning, with TCAC Opportunity Levels, South County



Sites Proposed for Rezoning, with Predominant Race/Ethnicity by Census Tract, Mid-County



ACS Race and Hispanic Origin Variables

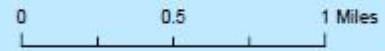
- White alone, not Hispanic or Latino
- Hispanic or Latino

Strength of predominance

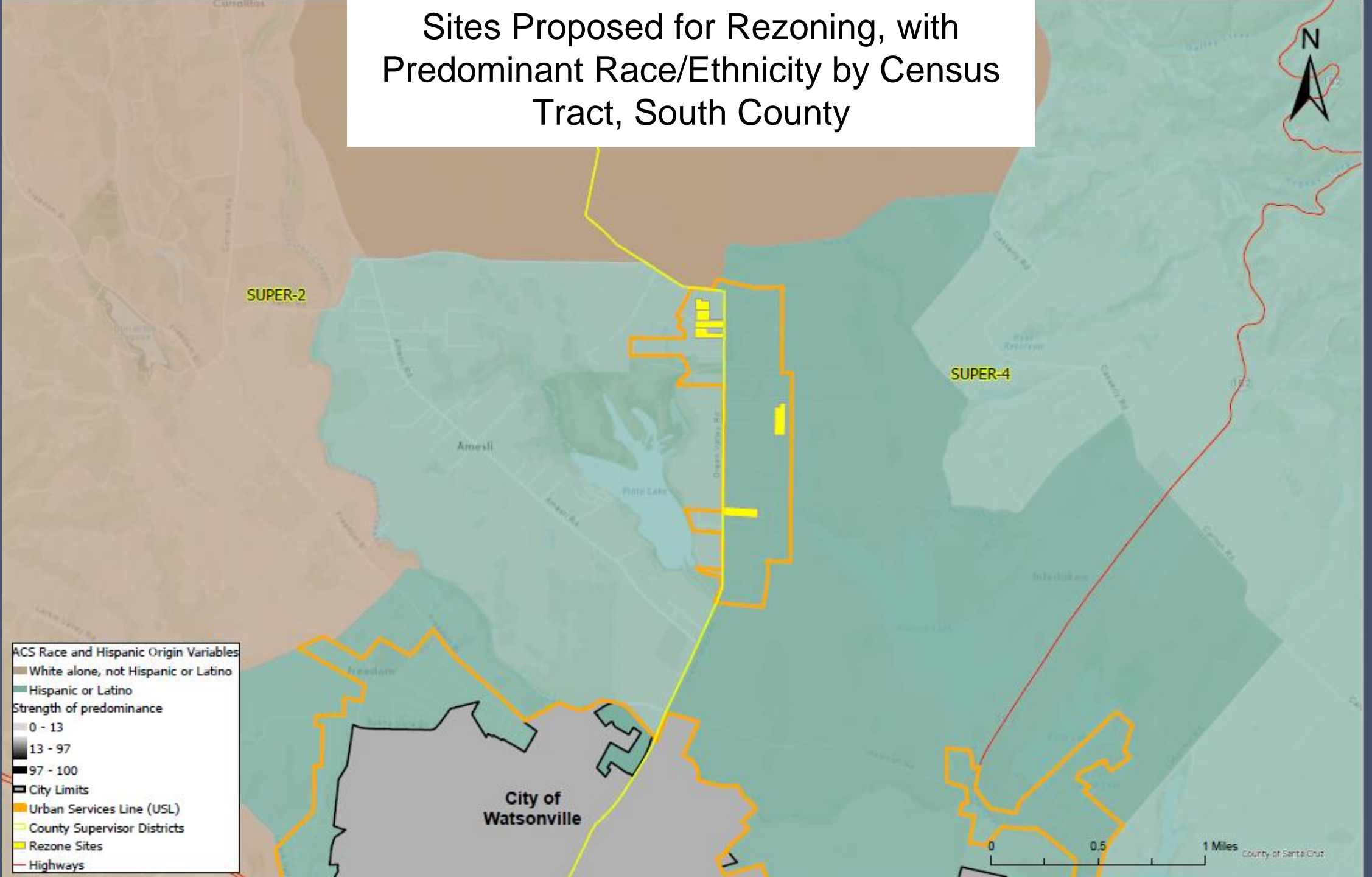
- 0 - 13
- 13 - 97
- 97 - 100

Legend:

- Rezone Sites
- City Limits
- Urban Services Line (USL)
- County Supervisor Districts
- Highways



Sites Proposed for Rezoning, with Predominant Race/Ethnicity by Census Tract, South County



Revisions since September 6 Study Session

Sections 2 and 4, Housing Sites Inventory and Appendices

Section 2 –

- Quantified Objectives to include the extremely low-income category and information on the very-low-income category.
- Program H-IM now supports increasing the number of ADUs.

Section 4 – added the following:

- Revised Table 4.43
- Commercial/retail market demand info.
- Pending Projects discussion
- ADU permits issued 2014 to 2022
- Farmworker housing
- Permanent Room Occupancy (or “SRO”) discussion

Revisions since September 6 Study Session – cont'd

Sections 2 and 4, Housing Sites Inventory and Appendices

Inventory:

- Moved a parcel from rezoning list to pending projects list;
- Two new pending projects were added;
- One parcel that was rezoned as part of the Sustainability Update was added to inventory;

Appendices:

- Additional data added to Appendix HE-A per HCD request

HCD Comments Received 10/23/23

- Additional data requested on fair housing and special needs analysis, programs and policies
- Clarification of capacity analysis methods
- Minor program modifications
- No significant substantive changes
- Staff will incorporate revisions into version presented to Board on 11/14/23

Next Steps

October 23	End of 90-Day HCD Review
Oct. 25	Planning Commission Public Hearing Held
Nov. 1	Housing Advisory Commission Public Hearing
Nov. 14	Board of Supervisors Public Hearing - Adoption
Nov. 15	Submit HE to HCD for 60-Day review
Jan. 15, 2024	Anticipated HCD Certification
2024-2026	Rezoning

Recommended Actions



2023 Housing Element



1. Hold a public hearing on the proposed final draft 2023 Housing Element;
2. Receive and consider public comment; and
3. Recommend that the Board of Supervisors adopt the Proposed 2023 Santa Cruz County Housing Element, with proposed revisions by staff to address HCD comments, and direct that the final Housing Element, as revised, be forwarded to the Department of Housing and Community Development for certification.



Recent Activity on Preparation of the Housing Element

- **June 12 to July 11:** 30-day public review of Draft Housing Element
- **July 25 to Oct. 23:** HCD 90-day review of Draft
 - Sep 6: HAC Study Session
 - Sept 12: BOS Study Session
 - Sept 27: PC Study Session
- **October 23:** Formal comments received from HCD
- **October 25:** Planning Commission public hearing on the Draft Housing Element. Planning Commission voted to recommend approval of the Draft Housing Element, with additional recommendations regarding development of 2600 Mar Vista Dr. ("Par 3"), as requested by the Board on Sept. 12.

Sustainability Update and Climate Action and Adaption Plan

- ✓ All density ranges expanded/increased
- ✓ New Residential Flex Zone: 22-45 units per acre
- ✓ Missing middle housing (2-4 homes in single family zones)
- ✓ Housing near transportation
- ✓ More housing in mixed-use (50% -> 80%)
- ✓ Infill development key to climate adaptation



Housing Element Goals

- Goal 1: Facilitate Development of New Housing, Primarily in Infill Areas;
- Goal 2: Maintain and Enhance the Quality and Affordability of Existing Housing;
- Goal 3: Facilitate the Development of Affordable and Equal Opportunity Housing;
- Goal 4: Assist in Provision of Housing for Special Needs Households
- Goal 5: Promote Energy Conservation and Sustainable Design; and
- Goal 6: Collaborate Across Sectors and Publicize Housing Resources

