



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

# Public Hearing on the Draft 2023 Housing Element

**Planning Commission**  
October 25, 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. Bilingual meeting facilitators
2. Project website
  - Public Comment Portal
  - Interactive Housing Plan Tool
3. Email blasts, social media, flyers and press releases
4. Focus Groups: Stakeholder Group and Community Panel with ~20 participants each
5. Three public community meetings
6. Presentations to commissions and community groups
7. Participation in Affordable Housing Month Events



# 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



# Housing Element Structure

Section 1 – Introduction

Section 2 – Goals, Policies, and Implementation Programs

Section 3 – Housing Needs and Constraints

Section 4 – Vacant and Available Sites

Section 5 – Energy Conservation

## APPENDICES

- A. Fair Housing Report
- B. Review of Previous Housing Element Programs
- C. Public Engagement Results
- D. Housing Constraints
- E. Housing Sites Inventory
- F. Sites Inventory Maps

<https://www.sccoplanning.com/PlanningHome/Housing/2023HousingElement/ProjectDocuments.aspx>



# 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



# Fair Housing



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

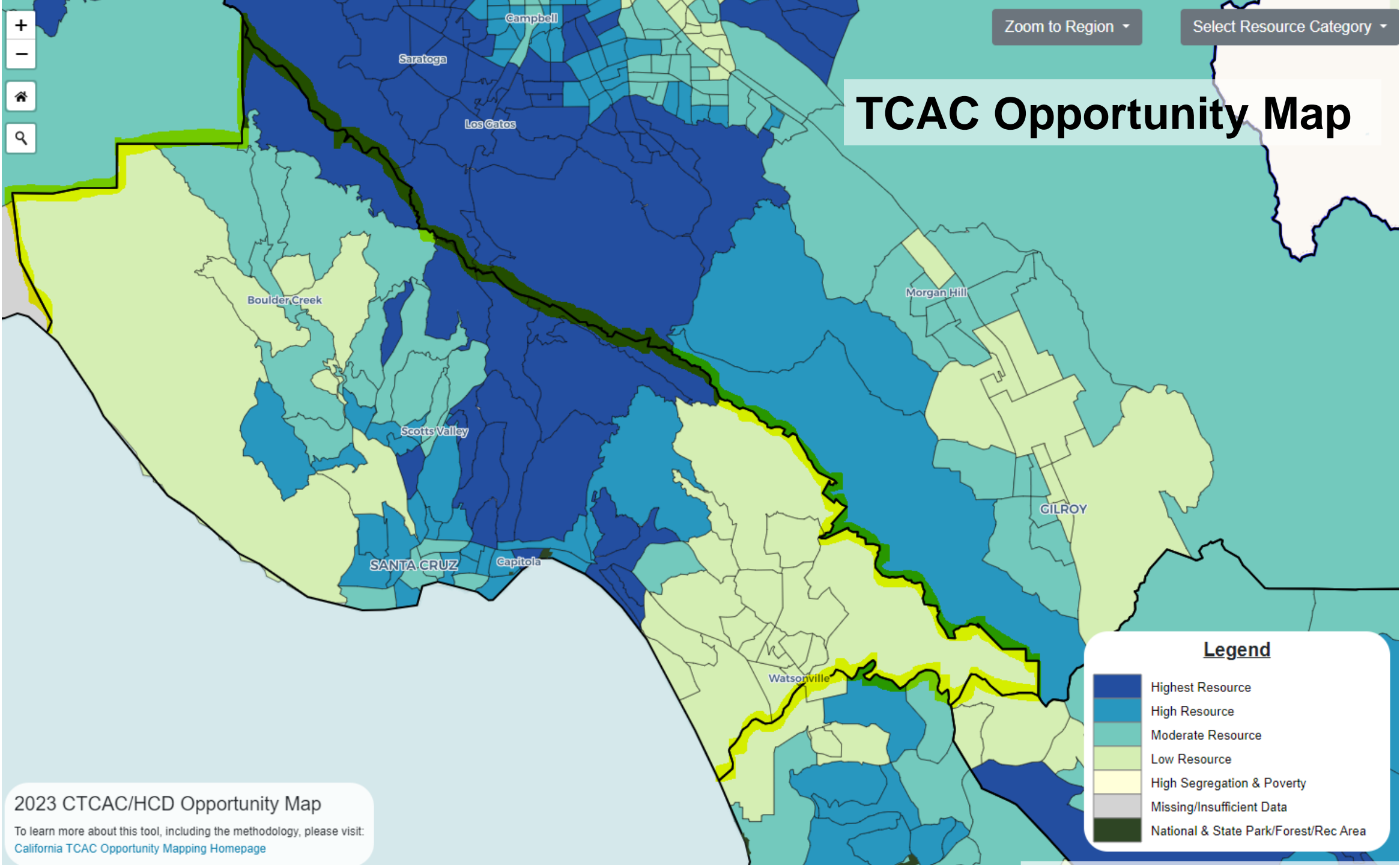
*Definition: “Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity.”*



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



# 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



Income Level	Regional Housing Needs Allocation (Units)			
	RHNA Units Required	RHNA + 10% Buffer	Capacity in Existing Zoning	Unit Shortfall (Surplus)
<b>Very Low</b>	1,492	1,641	890	751
<b>Low</b>	976	1,074	888	186
<b>Moderate</b>	586	645	582	63
<b>Above Mod</b>	1,580	1,738	1,786	(48)
<b>Total</b>	<b>4,634</b>	<b>5,098</b>	<b>4,146</b>	<b>952</b>

# 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 Proposed for Rezoning to Meet RHNA**

<b>Income Level</b>	<b>Sites Proposed for Rezoning to Meet RHNA</b>			
	<b>Shortfall (Units)</b>	<b>Units from Standard Rezoning</b>	<b>Units from SB 10 Rezoning</b>	<b>Total New Unit Capacity</b>
<b>Very Low</b>	751	719	33	752 (719+33)
<b>Low</b>	186	602	66	668
<b>Moderate</b>	63	79	128	207
<b>Above Mod</b>	(48)	416	148	564
<b>Total</b>	<b>952</b>	<b>1,816</b>	<b>375</b>	<b>2,191</b>



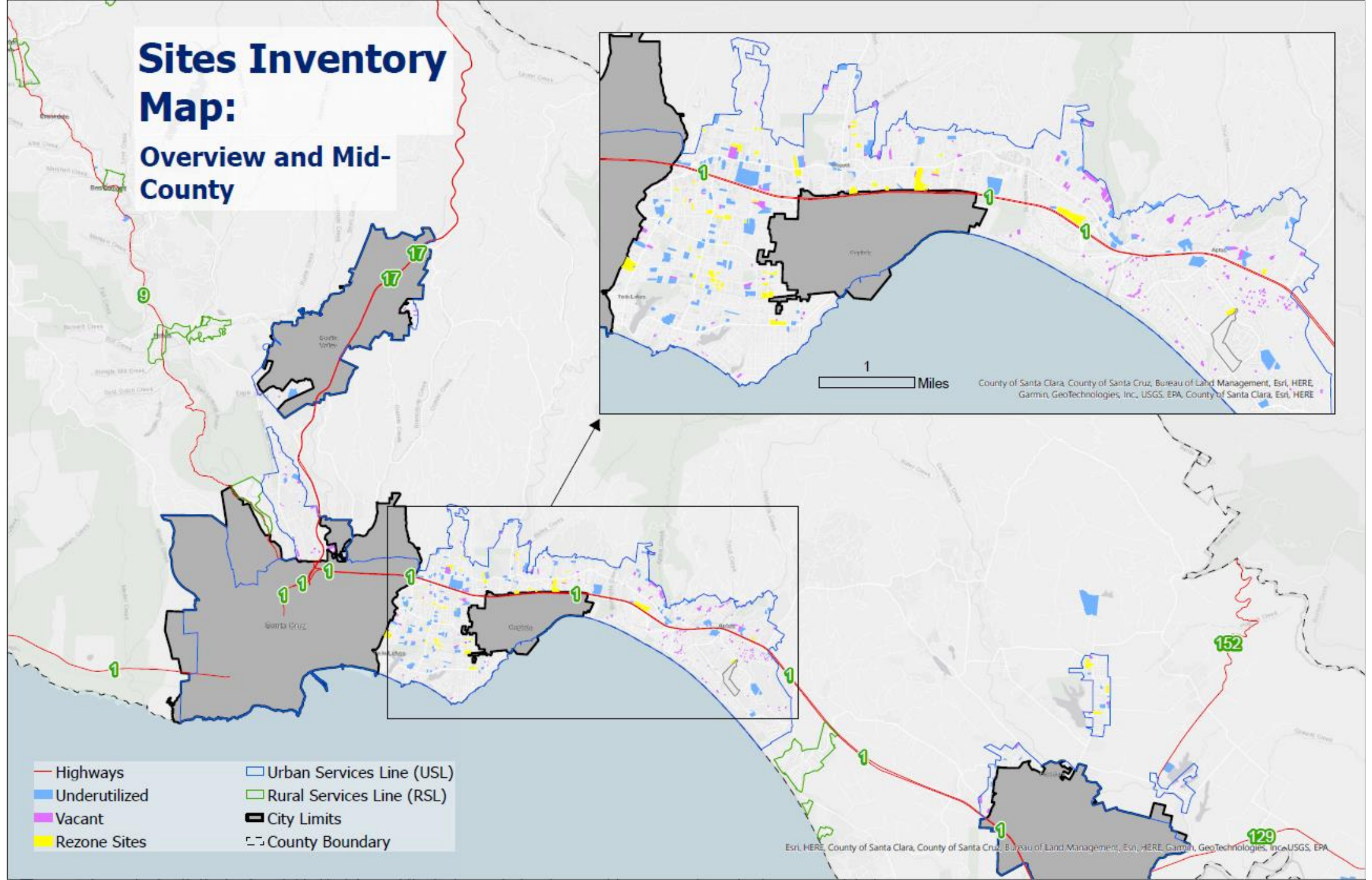
# Density Analysis of Existing Sites

Existing Sites w/o Pending Projects	Estimated Capacity	Density Analysis					
	Total Units	At Minimum	At Maximum	% of Min	% of Max	Midpoint	% of Midpoint
Mixed Use (Public Facility and Commercial Zones)	1,801	1,873	3,942	96%	46%	2,908	62%
Residential Zones	639	663	1,764	96%	36%	1,214	53%

On many of these sites, only a portion of the site is available for development, either due to other existing structures/uses on site, mixed-use zoning, or protected open space or water features. Such areas were netted out before estimating capacity.

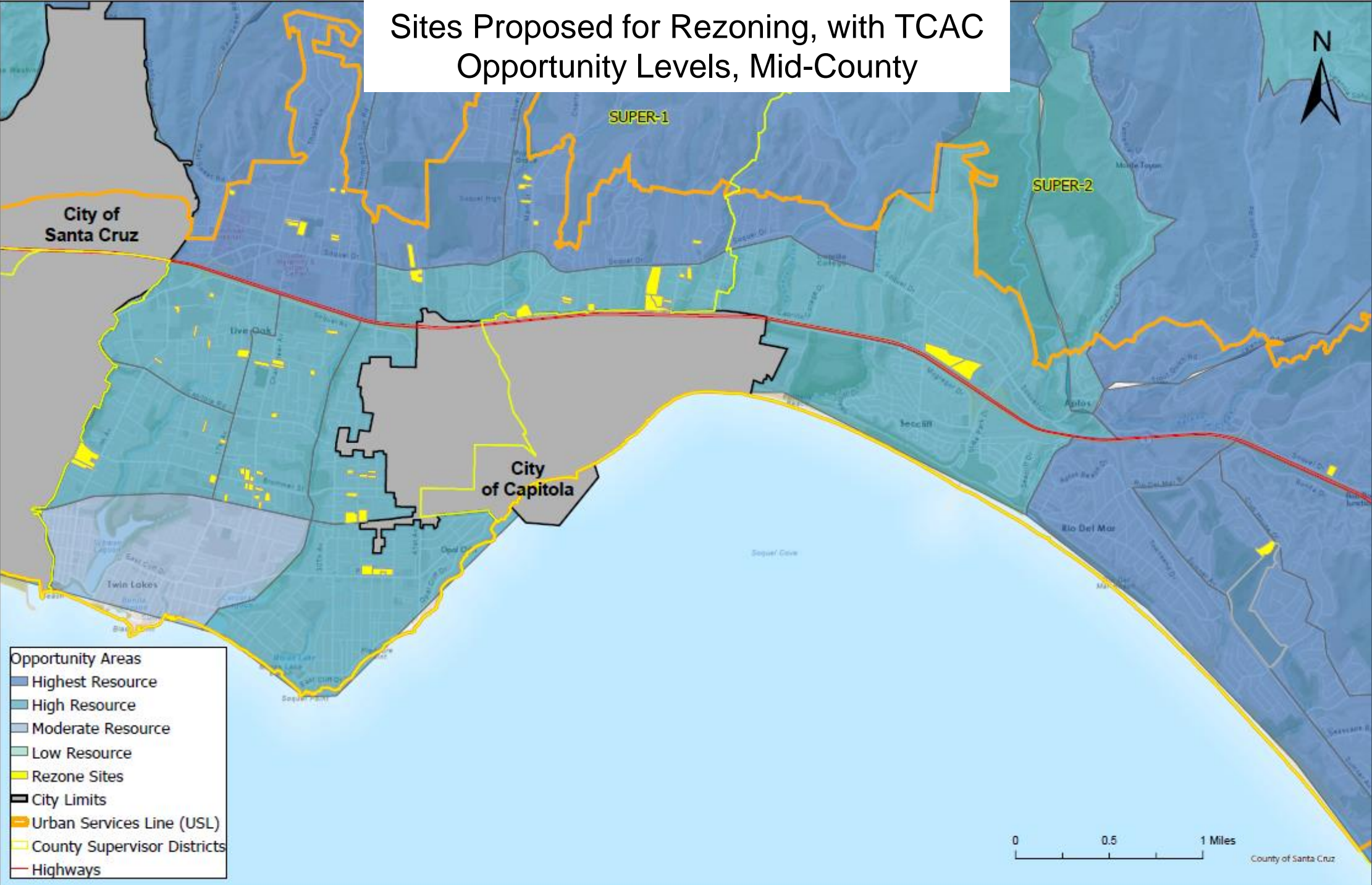
# Sites Inventory Map:

## Overview and Mid-County

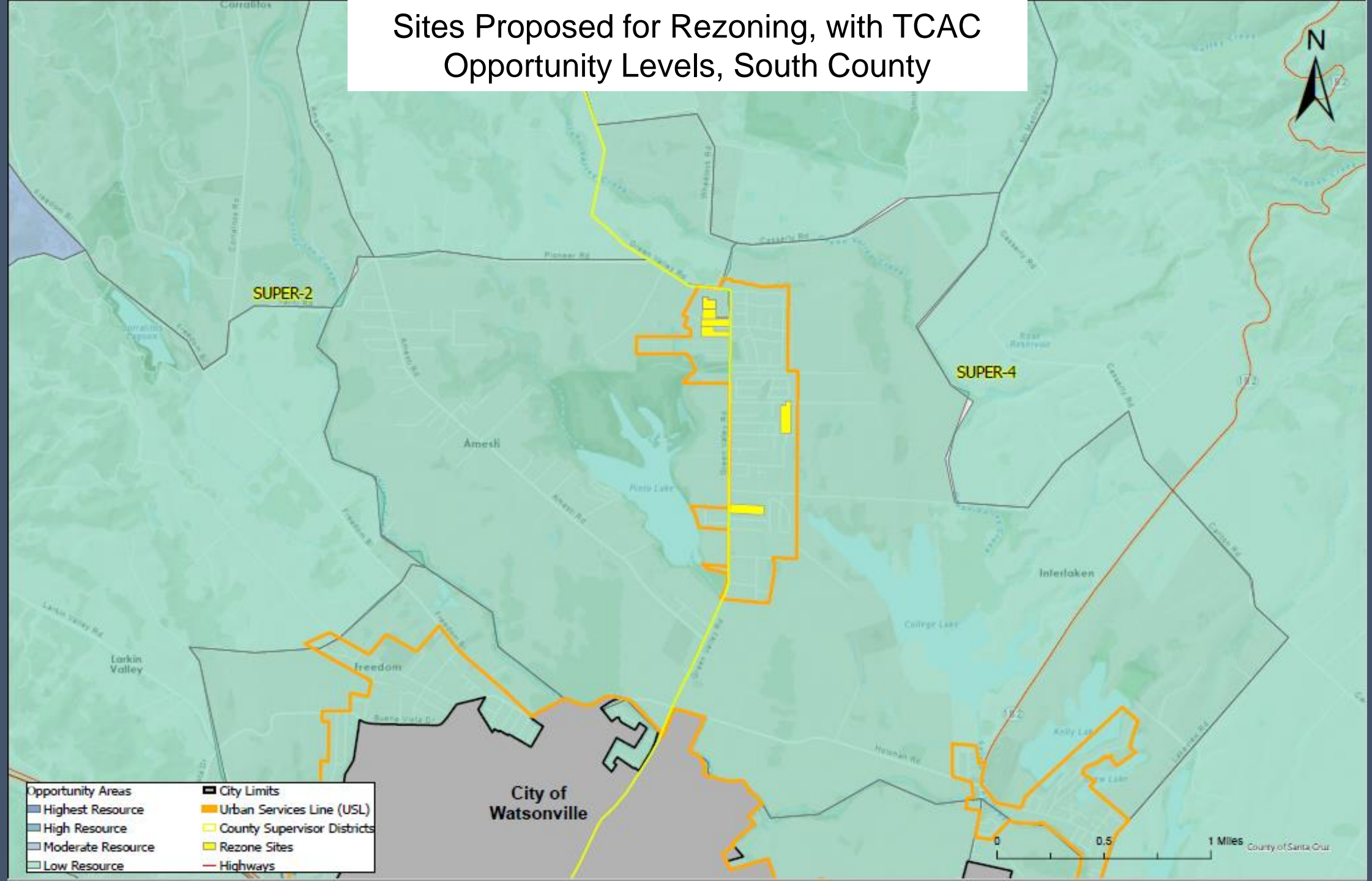




# Sites Proposed for Rezoning, with TCAC Opportunity Levels, Mid-County

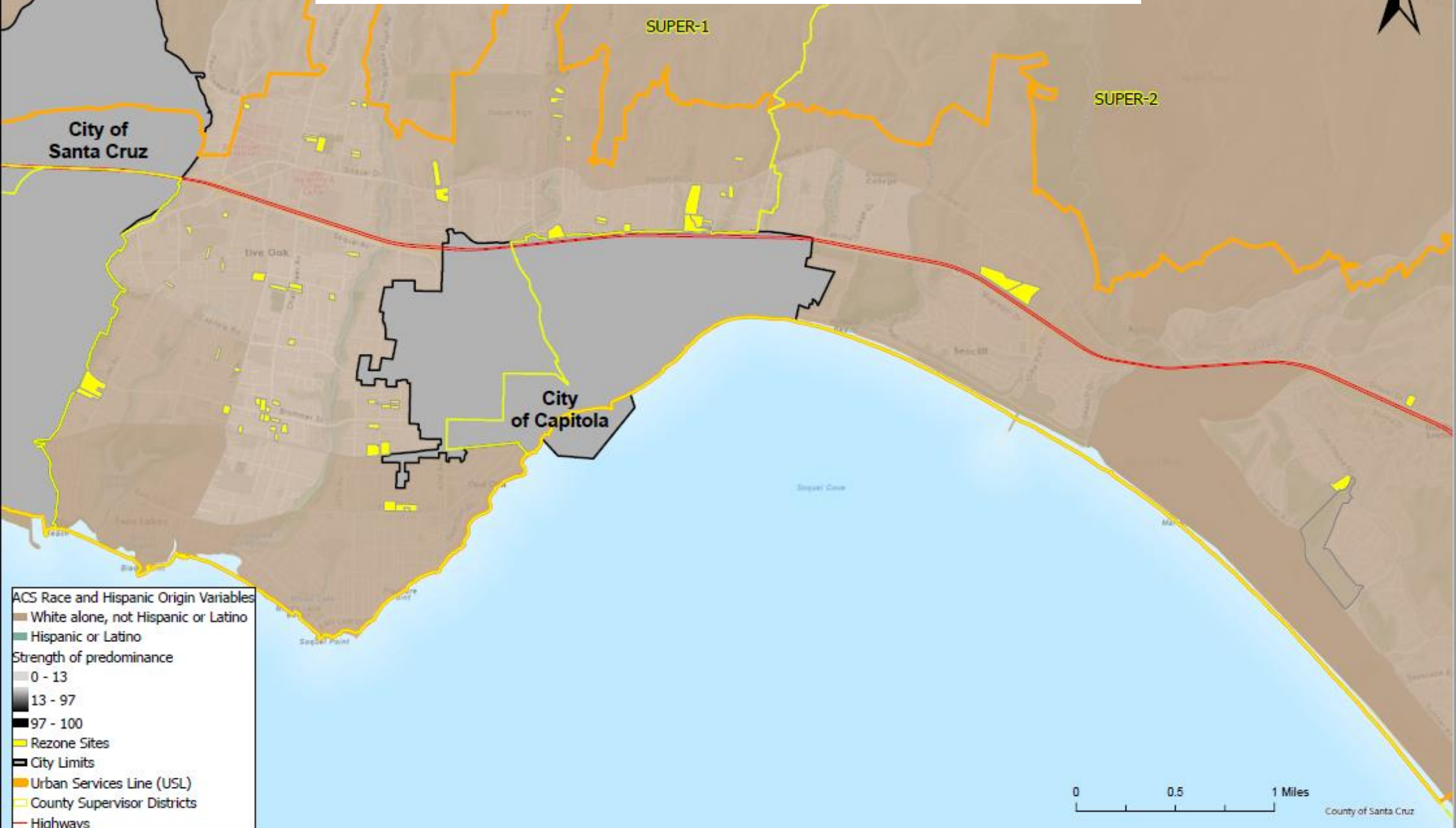


# Sites Proposed for Rezoning, with TCAC Opportunity Levels, South County





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



ACS Race and Hispanic Origin Variables

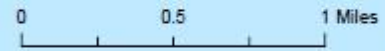
- White alone, not Hispanic or Latino
- Hispanic or Latino

Strength of predominance

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

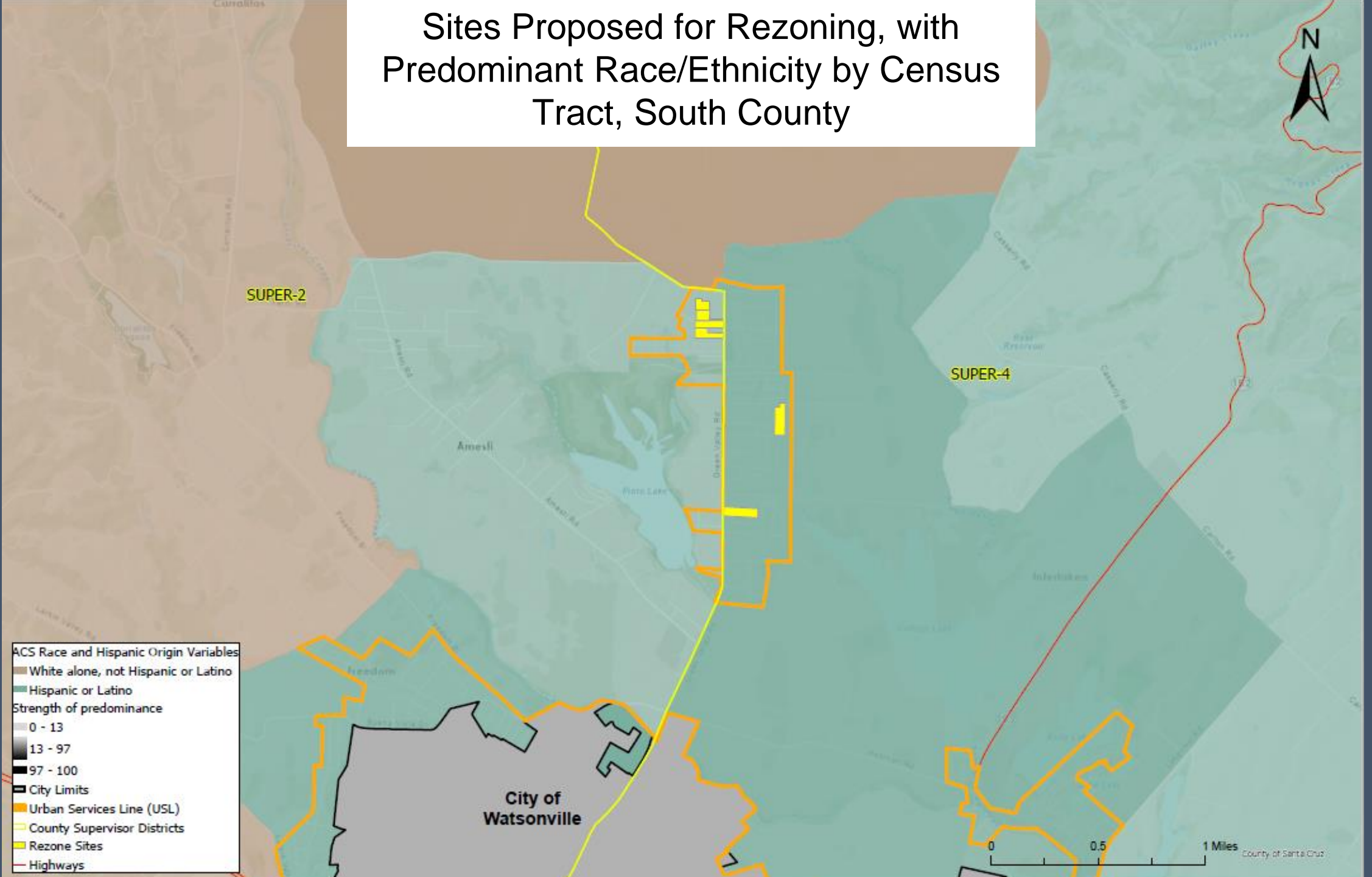
Legend:

- 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

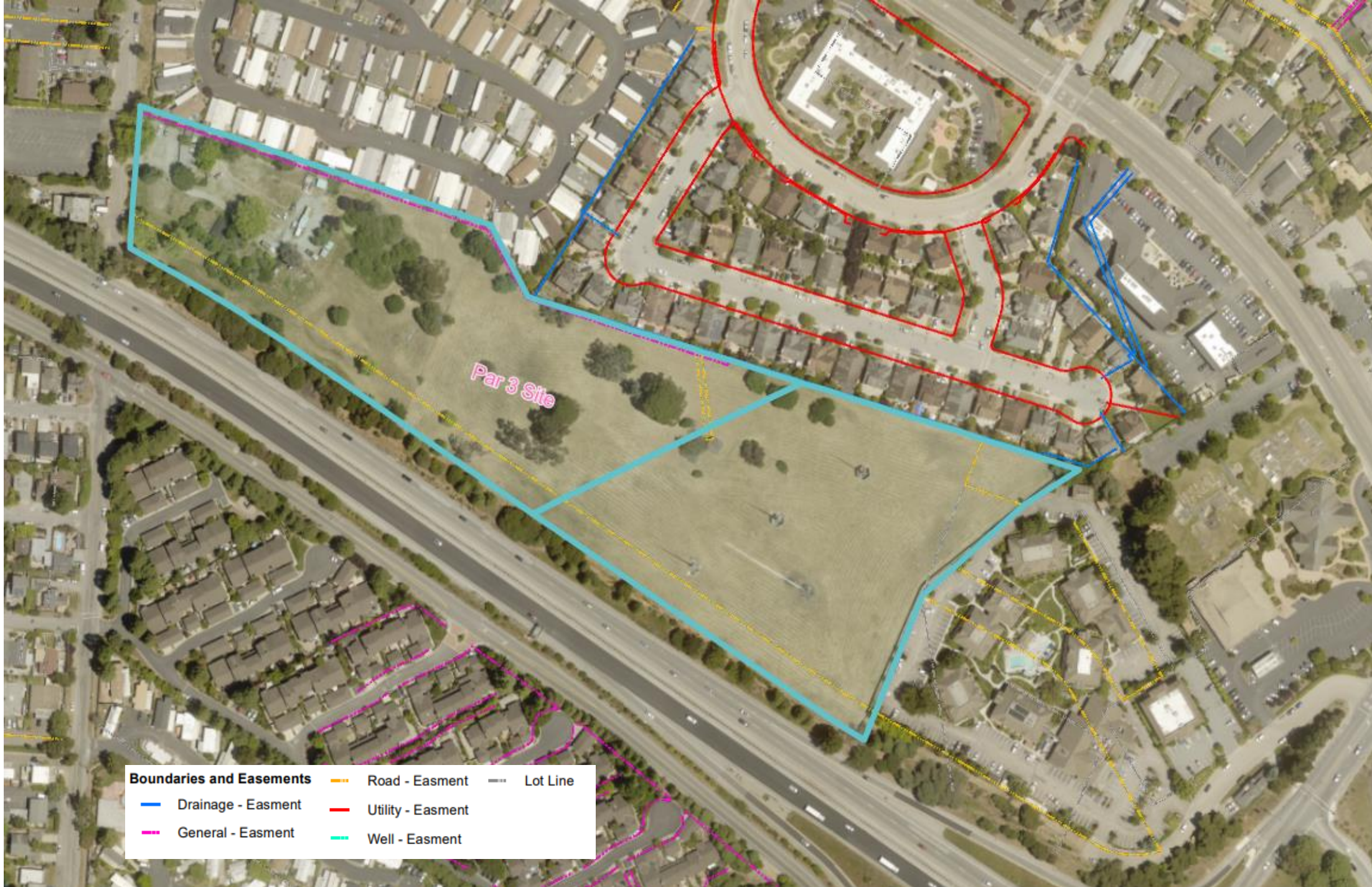


# 2600 Mar Vista Dr. (aka "Par 3" Site)

- 13.7 acres: 2 currently vacant lots zoned Parks & Rec (PR)
- In Sites Inventory:
  - Proposed rezoning to Residential Flex (RF):  
Multifamily, 22-45 units/acre
  - Estimated capacity for ~430 units, including  
190 affordable to lower-income households.
- RF open space code: minimum ~2.05 acres of common open space across both parcels, or individually ~1.12 acres on lot on Mar Vista Dr., and ~0.93 acres on other lot.
- On Sept. 12, Board directed the Planning Commission to *"consider options for specifying that Par 3 site include some kind of provisions for senior housing and publicly accessible open space."*







Par 3 Site

Boundaries and Easements		
	Drainage - Easment	 Lot Line
	Utility - Easment	
	General - Easment	
	Well - Easment	
	Road - Easment	



# 2600 Mar Vista: Opportunities & Options

- Require public access easement over common area open space,
- Encourage future applicant(s) to cluster common open space adjacent to Mar Vista Dr.
- Code requires at least ~2.05 acres of common open space onsite,
- Encourage applicant(s) to aim for more than minimum 2 acres of open space, without reducing capacity for housing;
- Leave some portion of acreage in PR (not recommended, would reduce yield);
- Encourage applicant(s) to include some senior housing within site;
- Site is conducive to:
  - Senior/special needs apartments
  - Subsidized or market-rate multi-family
  - All-age rental housing

# 2600 Mar Vista: Challenges & Constraints

- Existing easements & rights of way = ~2.26 acres of site
- Drainage deficiencies in vicinity
- Not in site-planning stage yet, site conditions not well known;
- Imposing significant *ad hoc* conditions of approval and/or property dedications beyond those in code is legally risky and can be a constraint
- If some acreage is left in PR, yield projections would be reduced proportionally, those units moved to other sites
- Yield projection is 430 Units on 13.7 acres
  - 3 acres open space = 383 units total
  - 4 acres open space = 339 units total
- Reduction of capacity on this site not consistent with AFFH requirements.



# Revisions since September 27 Planning Commission 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-1M 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 27 Planning Commission Study Session – cont'd

## Sections 2 and 4, Housing Sites Inventory and Appendices

### **Inventory:**

- 1 Parcel moved 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;
- Two parcels removed based on development completed in the 5th Cycle; and
- Public facility (PF)-zoned sites available for shelter or navigation centers were added.

### **Appendices:**

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

# California Environmental Quality Act

- Addendum to the Sustainability Update EIR (December 2022)
- No substantive new impacts
- Sustainability Update EIR considered 4,500 new residential units.
- RHNA of 4,634 = 134 units above 4,500 units analyzed
- 56 units constructed since beginning of 2023
- $134 + 56 = 190$  units more than 4,500 units analyzed
- 4.25% increase in analyzed units

# HCD Initial Review Letter Received 10/23/23

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

# Next Steps

October 23	End of 90-Day HCD Review
Oct. 25	Planning Commission Public Hearing
Nov. 1	HAC Public Hearing
Nov. 14	Board Hearing - Adoption
Nov. 15	Submit HE to HCD for 60-Day review
<b>Jan. 15, 2024</b>	<b>Anticipated HCD Certification</b>
2024-2026	Rezoning



# Recommended Actions



## 2023 Housing Element

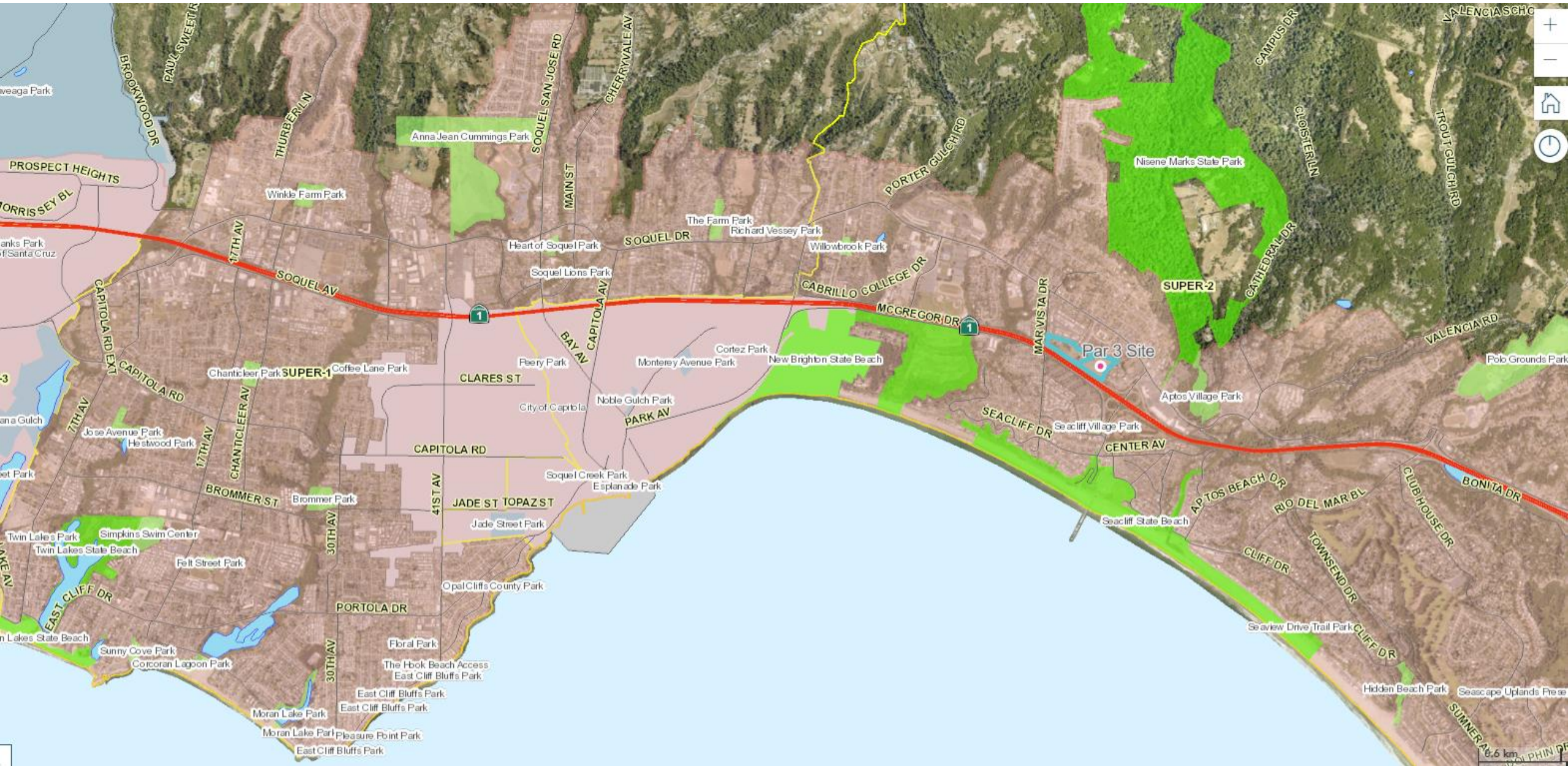


1. Hold a public hearing on the proposed final draft 2023 Housing Element;
2. Receive and consider public comment; and
3. Adopt the Resolution (Exhibit A) recommending that the Board of Supervisors:
  - Adopt the Addendum to the Sustainability Environmental Impact Report,
  - Adopt the Proposed 2023 Santa Cruz County Housing Element,
  - Direct that the Housing Element be forwarded to the Department of Housing and Community Development for their certification.

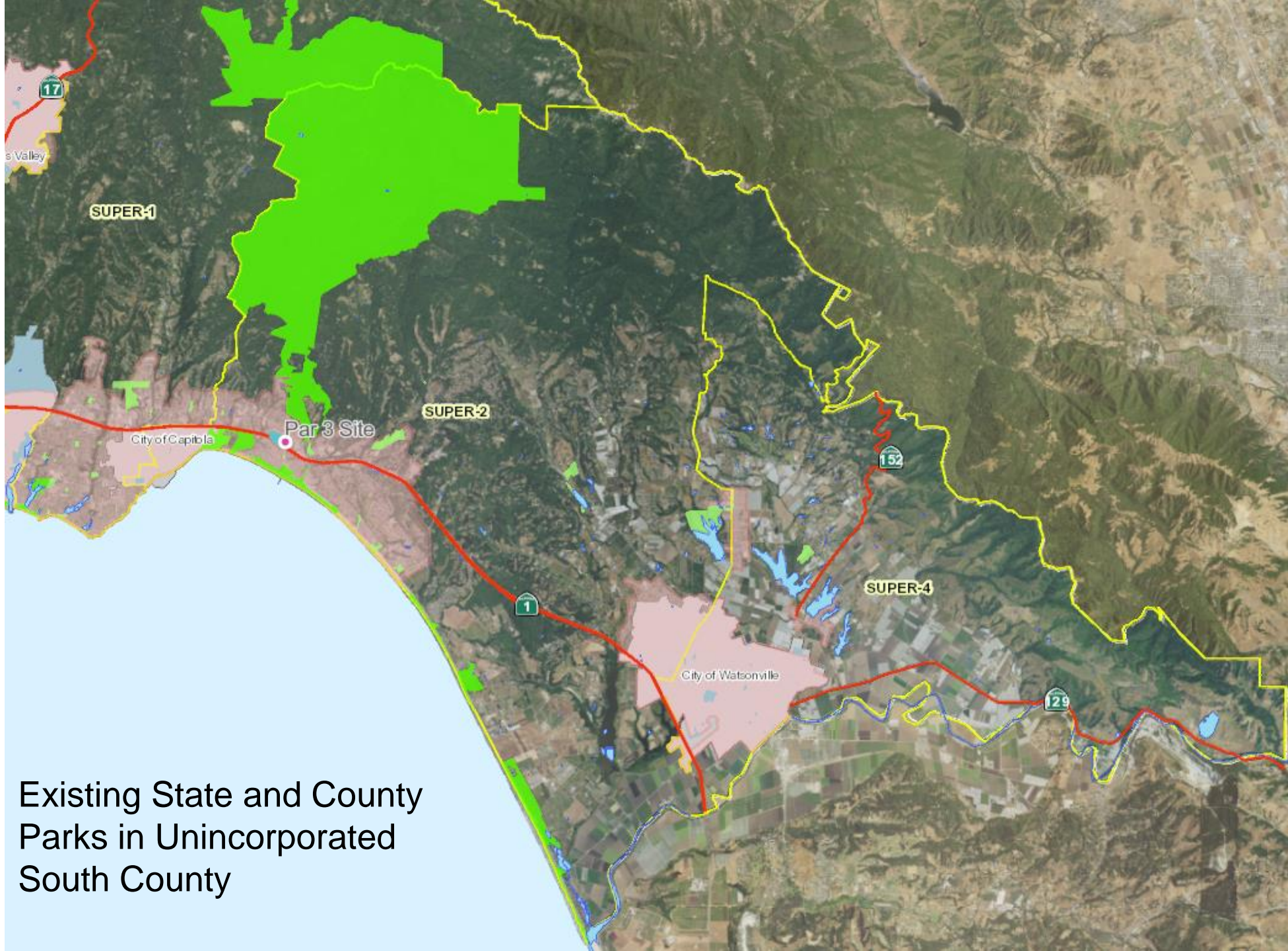




# Existing State and County Parks in Unincorporated Mid-County

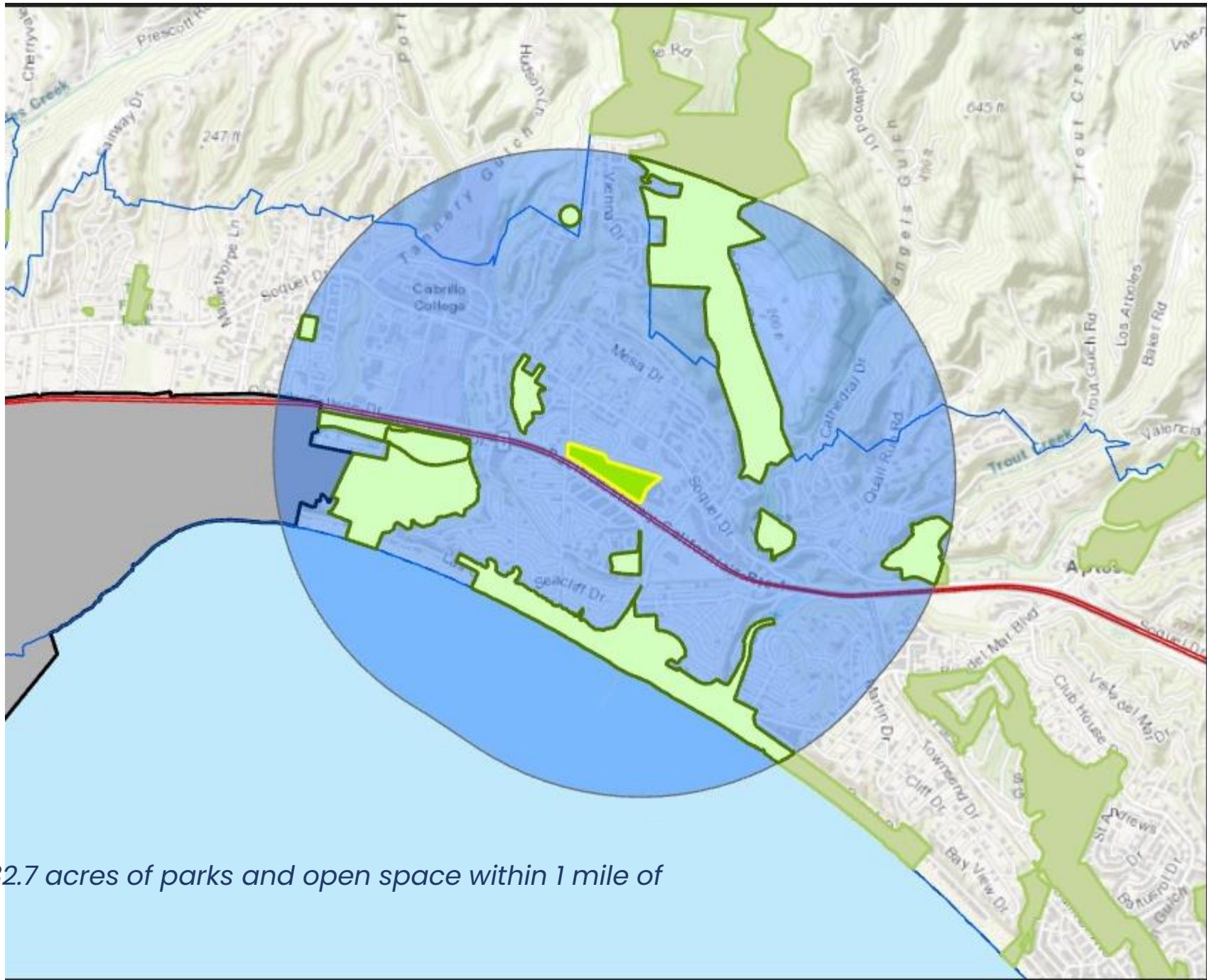






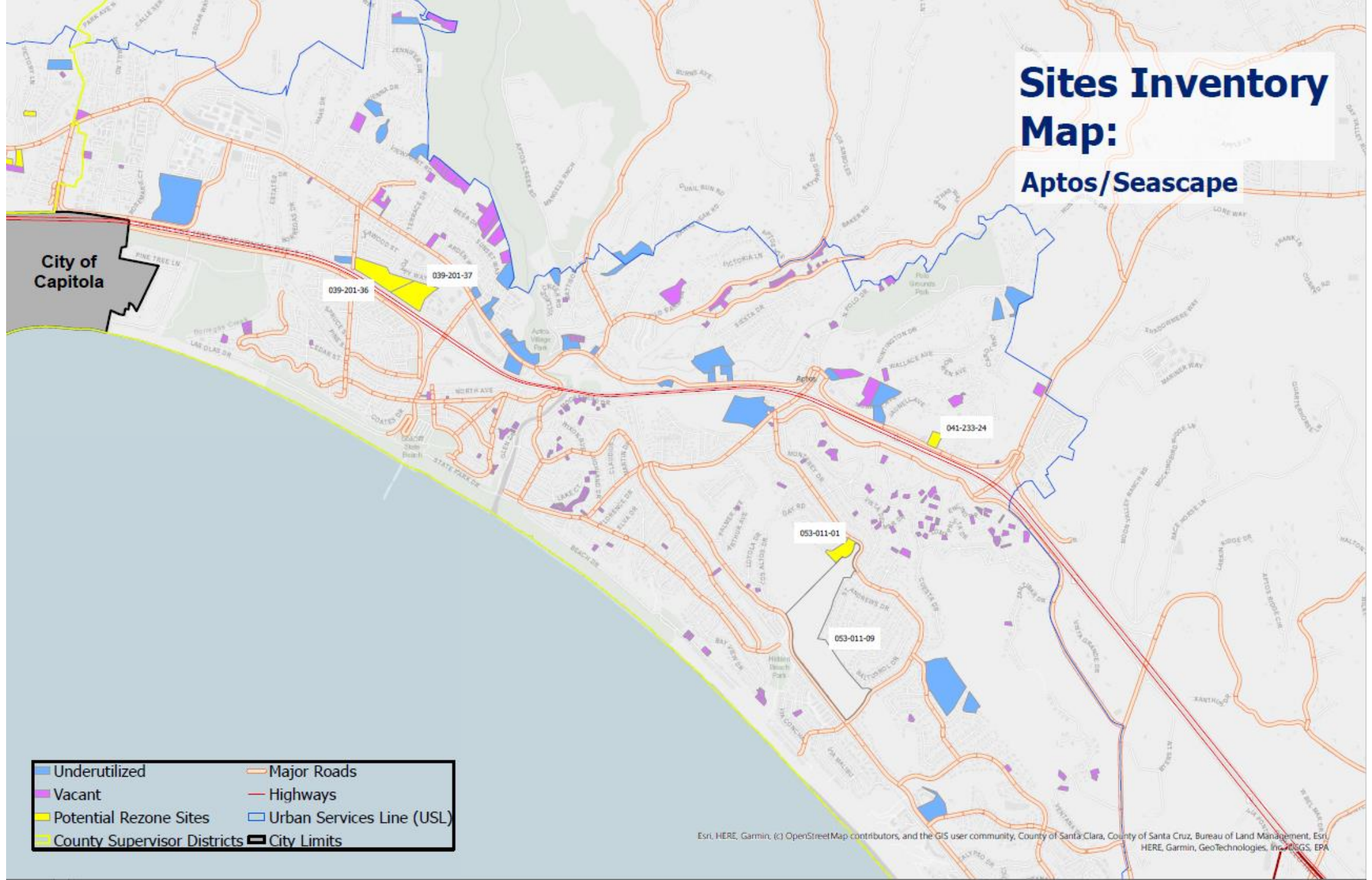
Existing State and County  
Parks in Unincorporated  
South County





- *There are 382.7 acres of parks and open space within 1 mile of Par 3.*

# Sites Inventory Map: Aptos/Seascape



- |                             |                           |
|-----------------------------|---------------------------|
| Underutilized               | Major Roads               |
| Vacant                      | Highways                  |
| Potential Rezone Sites      | Urban Services Line (USL) |
| County Supervisor Districts | City Limits               |



# Sites Inventory Map: South County

- |                             |                           |
|-----------------------------|---------------------------|
| Underutilized               | Urban Services Line (USL) |
| Vacant                      | Rural Services Line (RSL) |
| Potential Rezone Sites      | City Limits               |
| County Supervisor Districts | County Boundary           |
| Major Roads                 |                           |
| Highways                    |                           |

