



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

Study Session on the Draft 2023 Housing Element

Planning Commission
September 27, 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
- Teacher housing
- Smaller units & larger units for families
- Senior housing
- Supportive housing for special needs households/people with disabilities
- Continued funding and resources



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

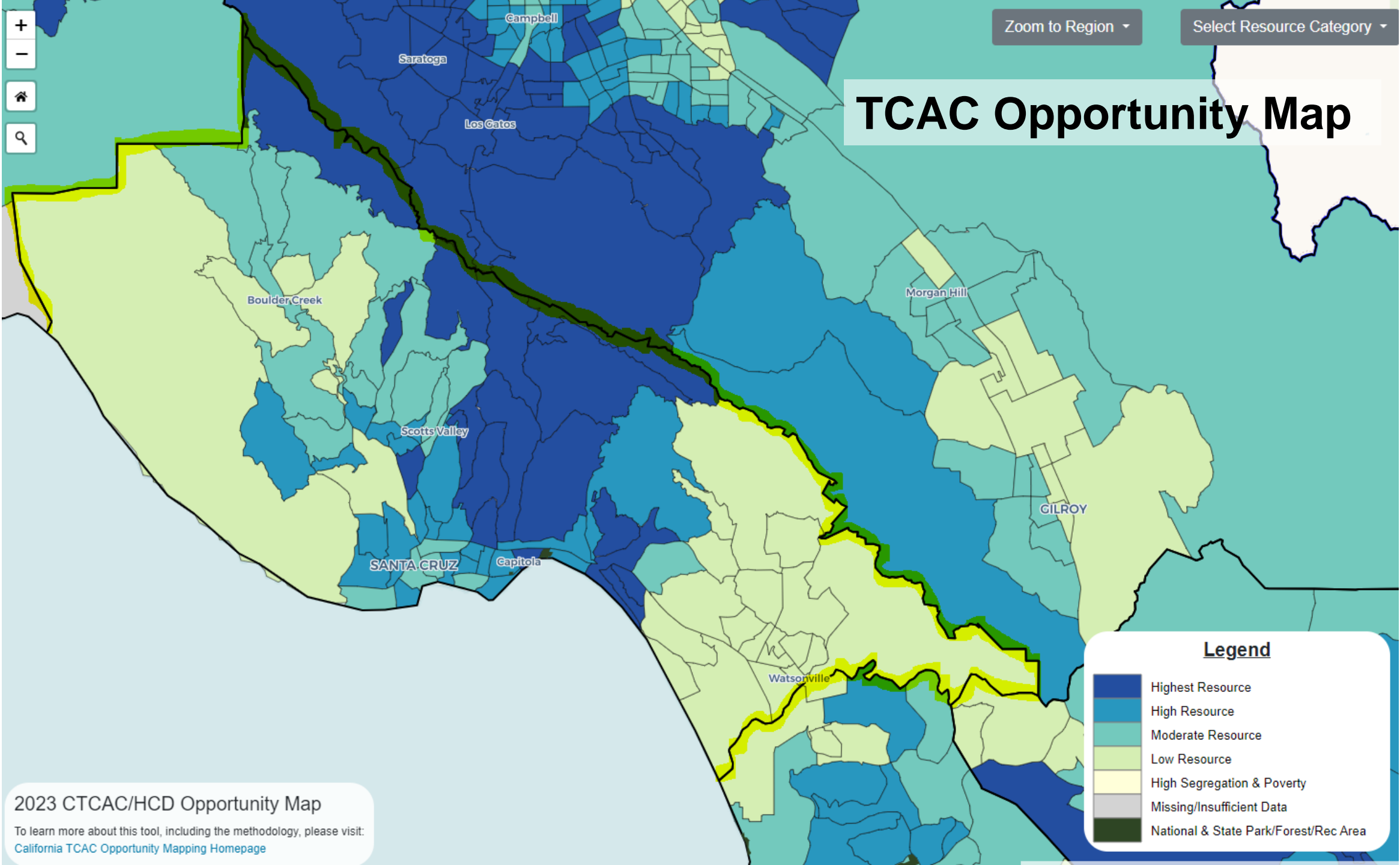
Definition: “Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity.”



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



Sustainability Update and Climate Action and Adaption Plan

- ✓ All density ranges expanded/increased
- ✓ 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)
Very Low	1,492	1,641	890	751
Low	976	1,074	888	186
Moderate	586	645	582	63
Above Mod	1,580	1,738	1,786	(48)
Total	4,634	5,098	4,146	952

Site Selection Factors for Sites Inventory

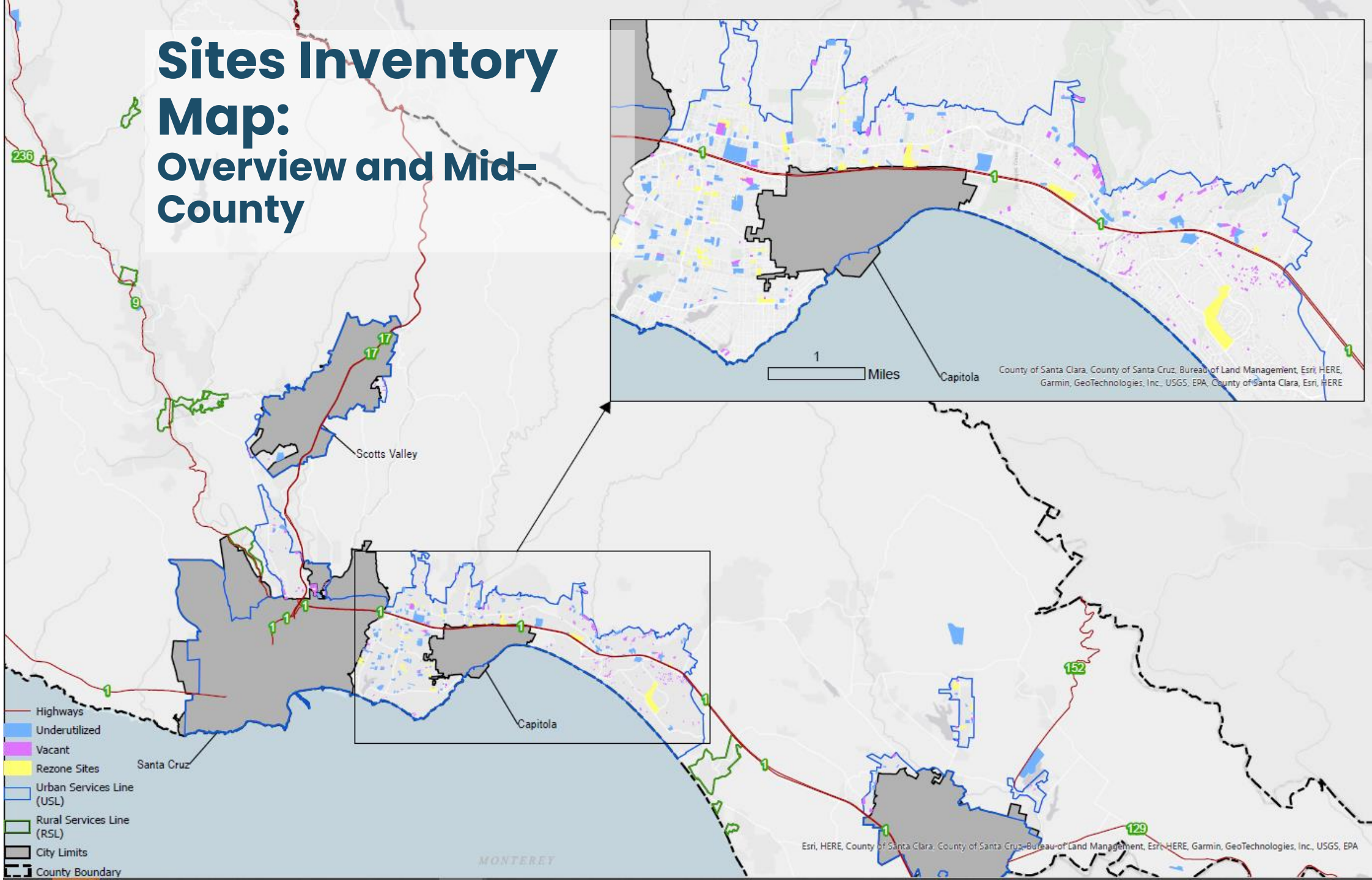
- ✓ State standards for availability and feasibility:
 - Vacant or Underutilized
 - Size
 - Few environmental hazards/constraints
 - Availability of utilities
 - 20+ units/acre for lower-income units
- ✓ State (TCAC) Opportunity Maps
- ✓ Fair Housing (AFFH)
- ✓ Community Engagement
- ✓ Pending Projects
- ✓ Property Owner Intent
- ✓ Zoning/General Plan Land Use Designations



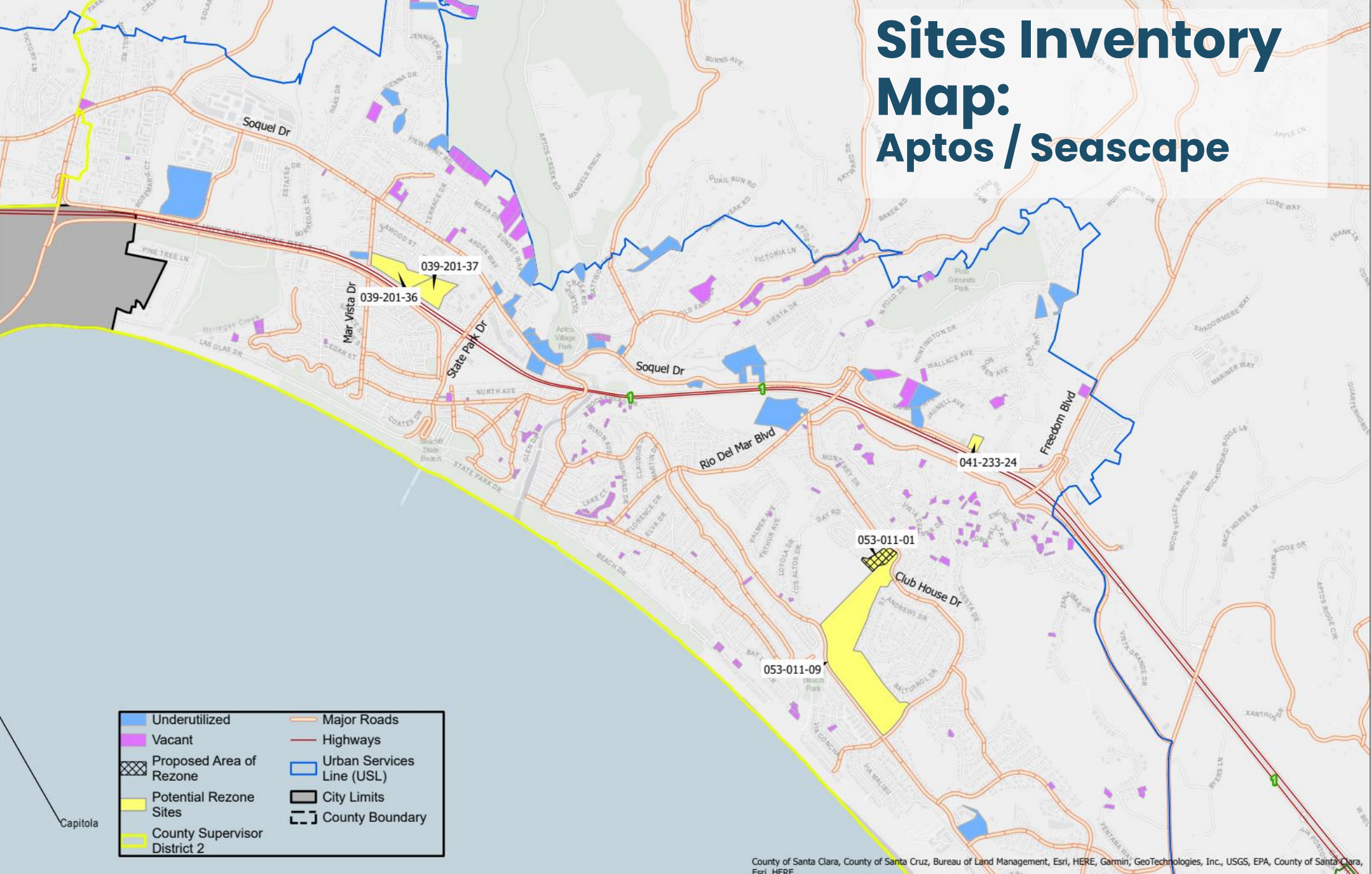
Sites Proposed for Rezoning to Meet RHNA

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	751	719	33	752
Low	186	602	66	668
Moderate	63	79	128	207
Above Mod	(48)	416	148	564
Total	952	1,816	375	2,191

Sites Inventory Map: Overview and Mid-County



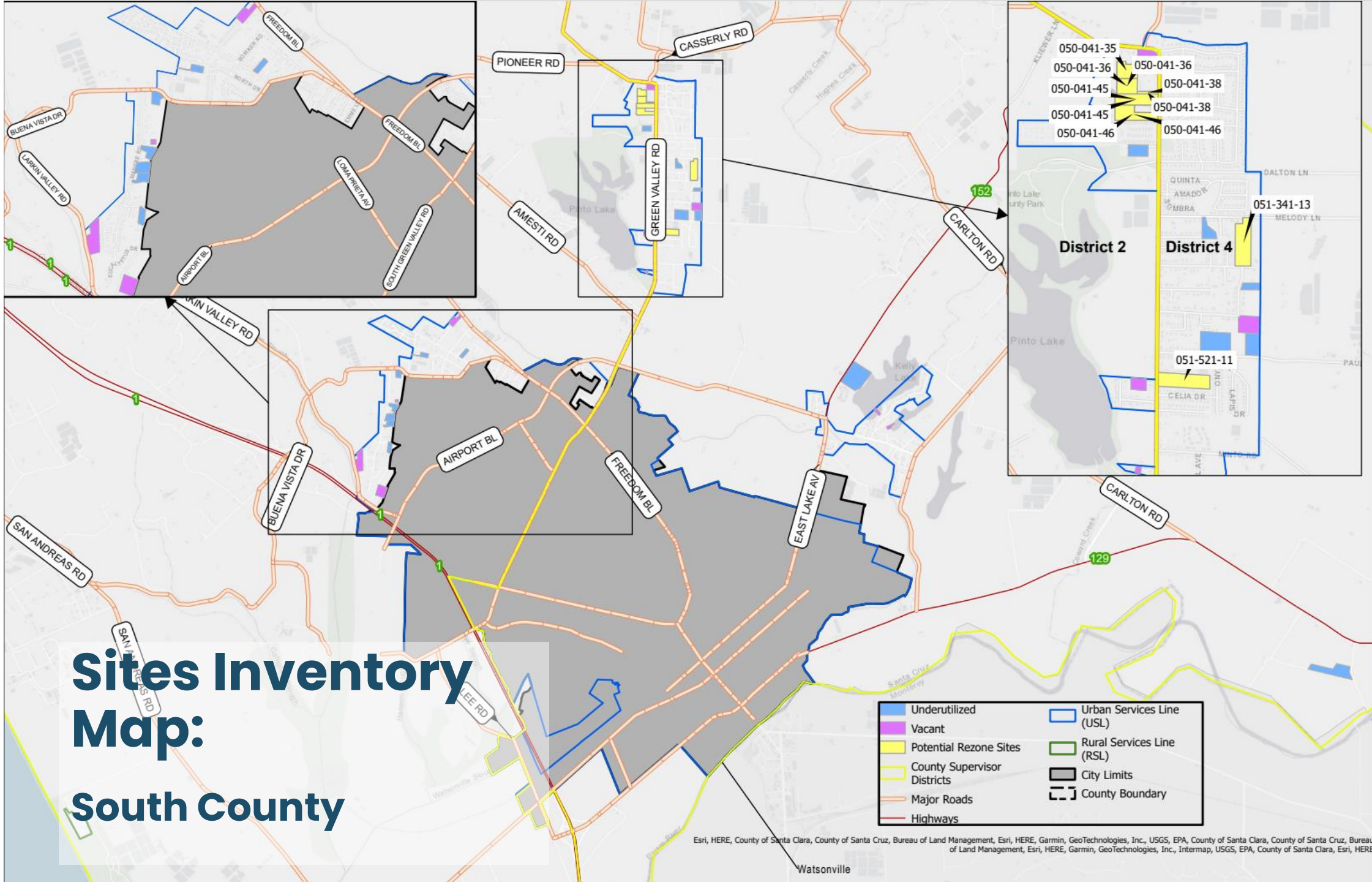
Sites Inventory Map: Aptos / Seascapes



	Underutilized		Major Roads
	Vacant		Highways
	Proposed Area of Rezone		Urban Services Line (USL)
	Potential Rezone Sites		City Limits
	County Supervisor District 2		County Boundary

Capitola

Sites Inventory Map: South County



Esri, HERE, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA, County of Santa Clara, Esri, HERE

Changes in draft since June 14th study session

- Added program to perform a nexus study on inclusionary housing.
- New parcel specific rezone maps.
- Added program supporting workforce housing.
- Address height limitations at East Cliff Village.
- Consider need for housing on public use properties.

2600 Mar Vista Site Analysis

- 430 units on 13.7 acres
- Net acreage available 10.2 acres
- Residential Flex minimum, open space 2.1 acres min
- Example: 600 sq. ft. units X 430=258,000 at 3-stories =86,000 sq. ft. or approximately 2- acres of building footprint.
- Open Space Options:
 - 3-acres Open Space / 7.2 acres for development
 - 4-acres Open Space / 6.2 acres for development
 - 5-acres Open Space / 5.2 acres for development

Next Steps

Sept. 27	Planning Commission Study Session
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
Jan. 15, 2024	Anticipated HCD Certification
2024-2026	Rezoning

Questions and Comments

