



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

Public Hearing on Proposed 2023 Housing Element

Board of Supervisors
November 14, 2023 Meeting

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
8. Public hearings at Housing Advisory and Planning Commissions



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



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.”

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	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

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

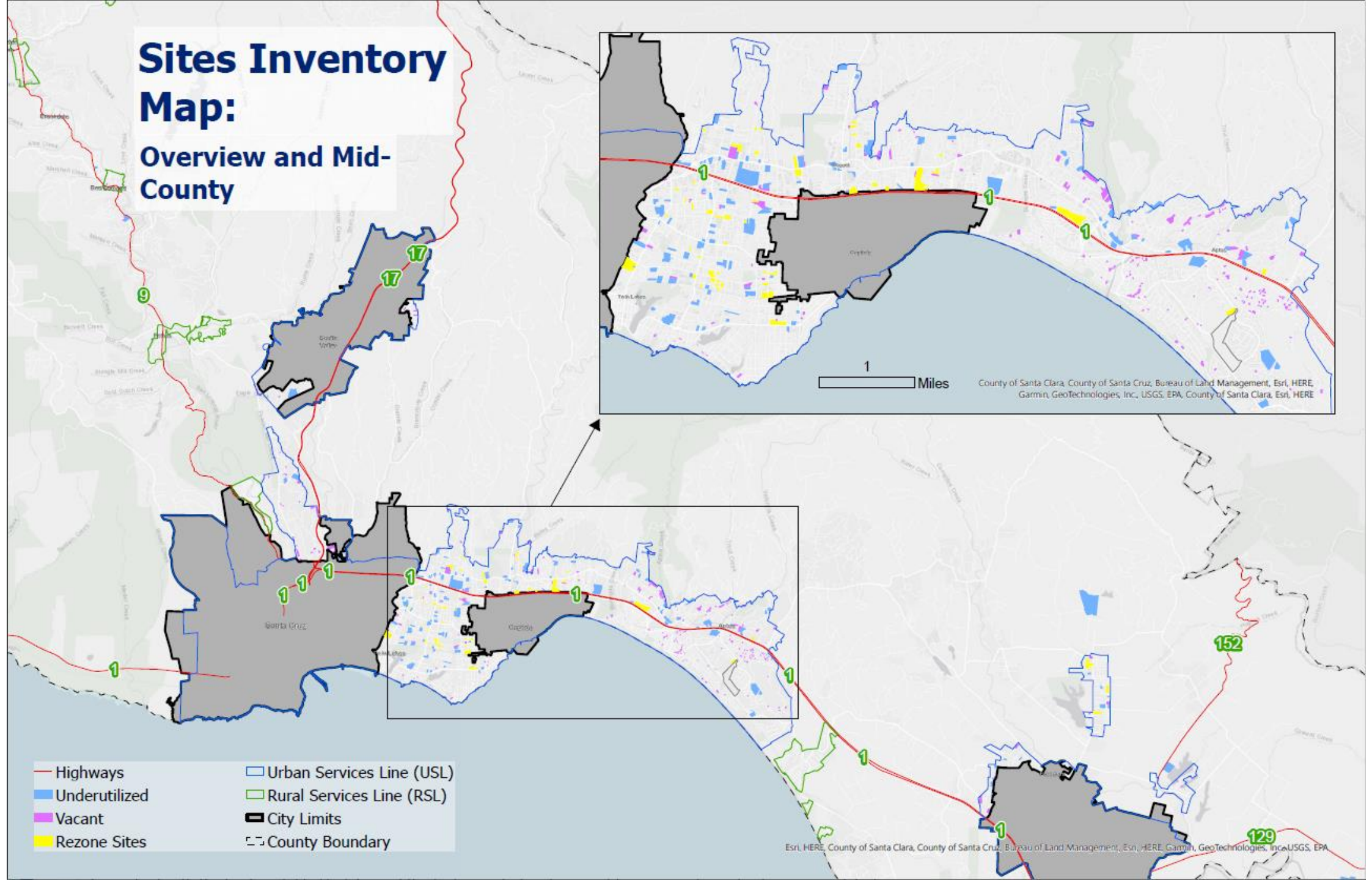


Sites Proposed for Rezoning to Meet RHNA

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	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

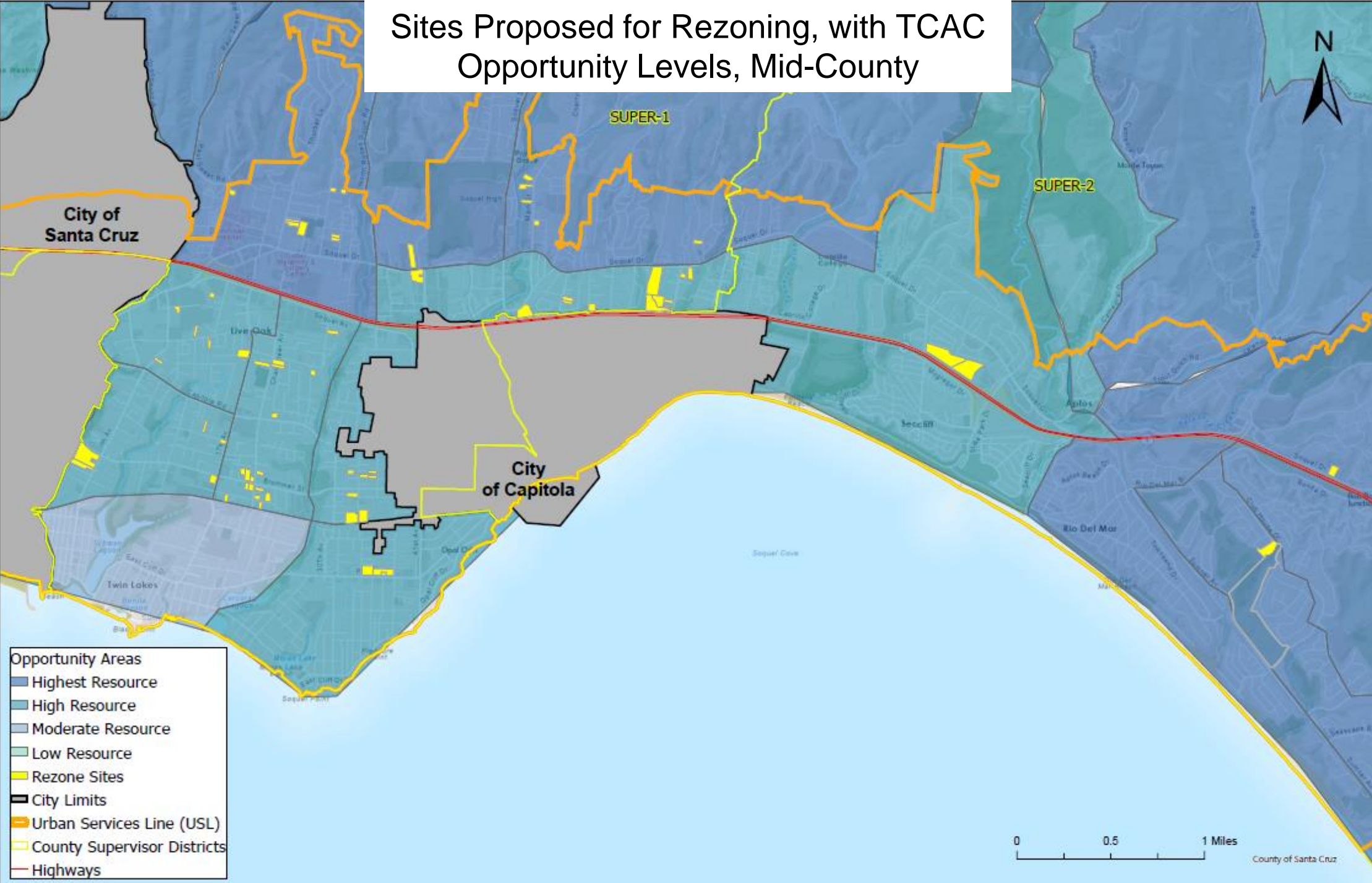
Sites Inventory Map:

Overview and Mid-County



- Highways
- Underutilized
- Vacant
- Rezone Sites
- Urban Services Line (USL)
- Rural Services Line (RSL)
- City Limits
- County Boundary

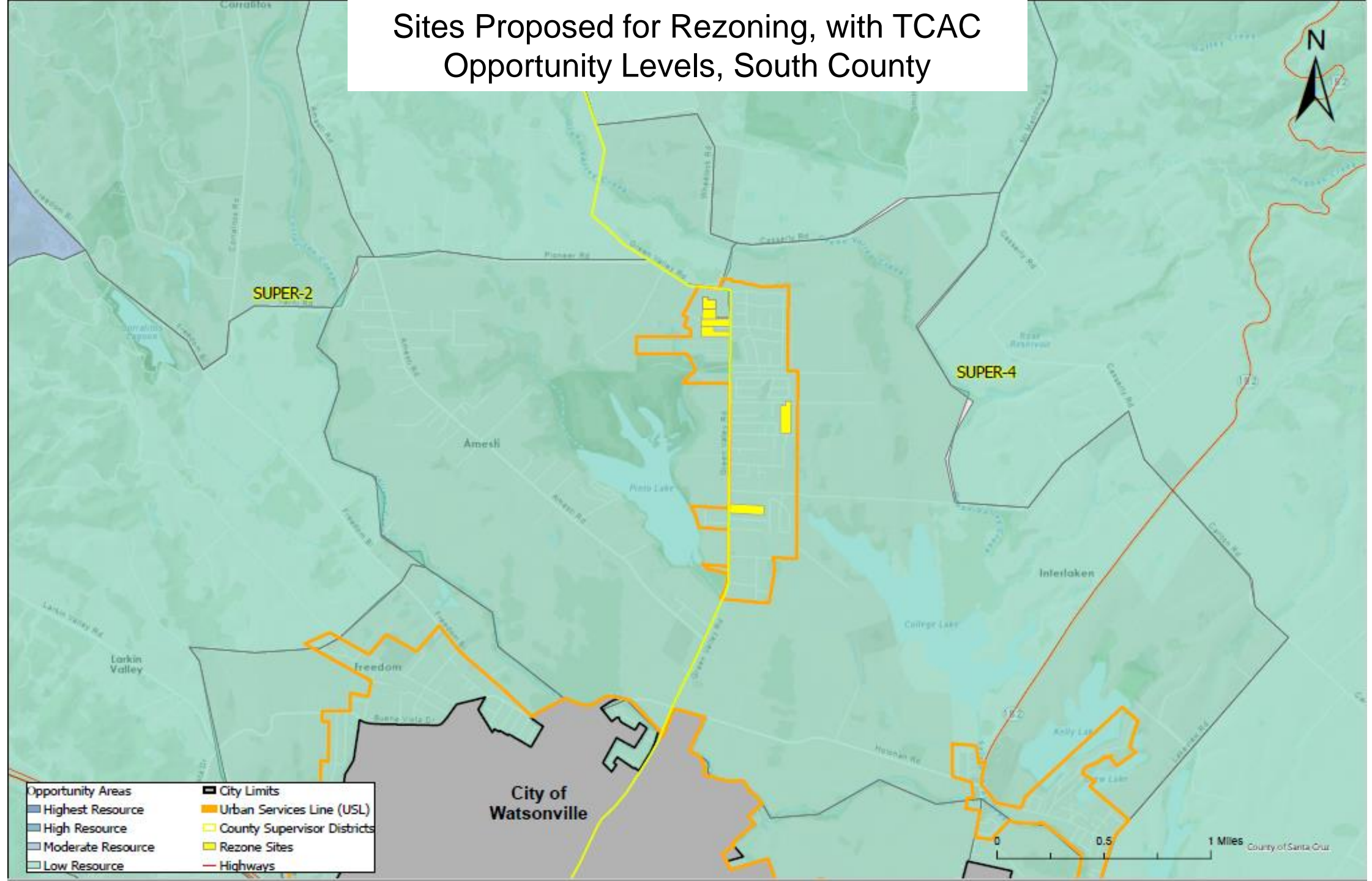
Sites Proposed for Rezoning, with TCAC Opportunity Levels, Mid-County



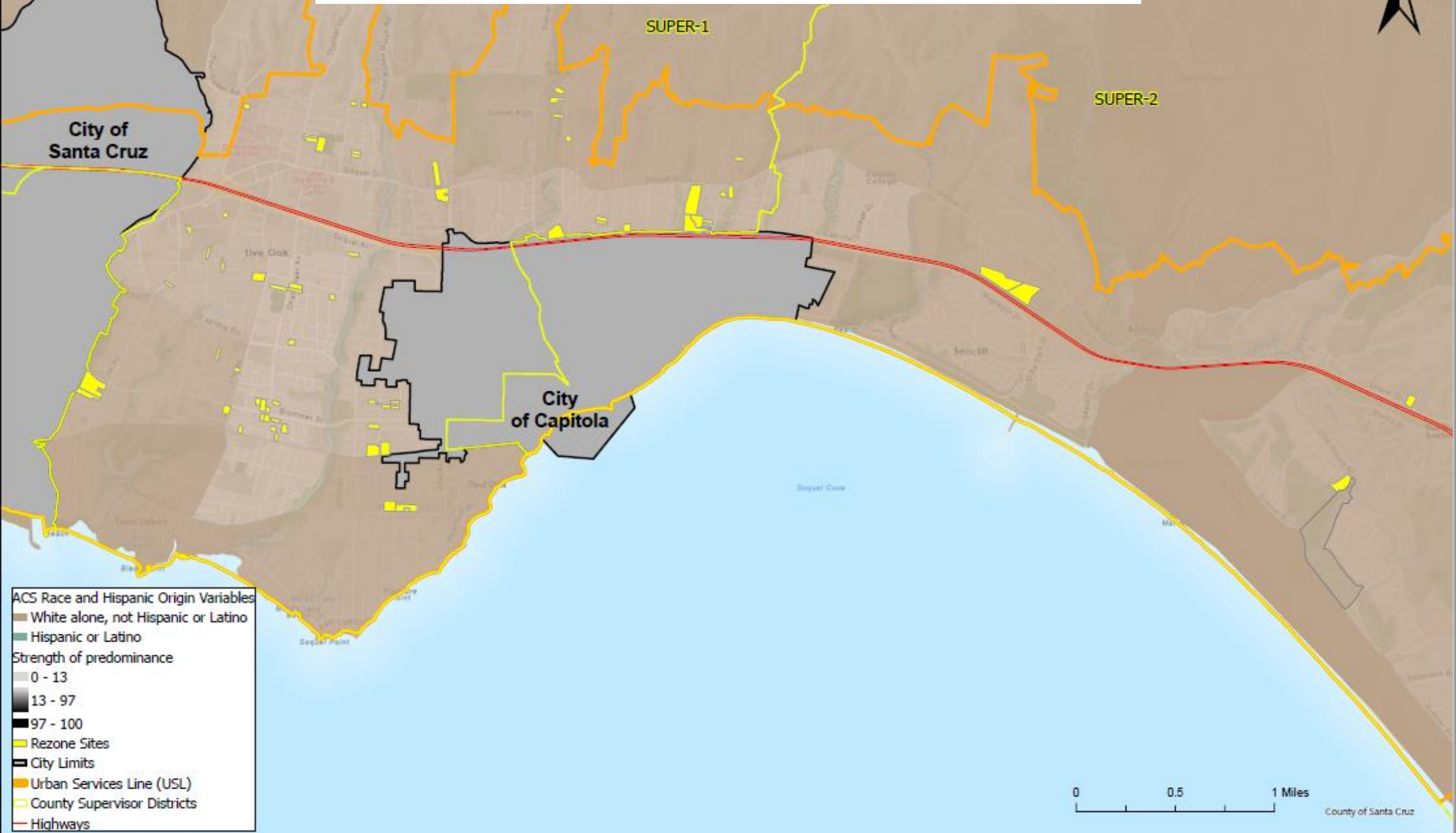
- Opportunity Areas**
- Highest Resource
 - High Resource
 - Moderate Resource
 - Low Resource
 - Rezoning Sites
 - City Limits
 - Urban Services Line (USL)
 - County Supervisor Districts
 - Highways

0 0.5 1 Miles

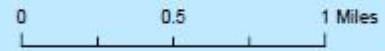
Sites Proposed for Rezoning, with TCAC Opportunity Levels, South County



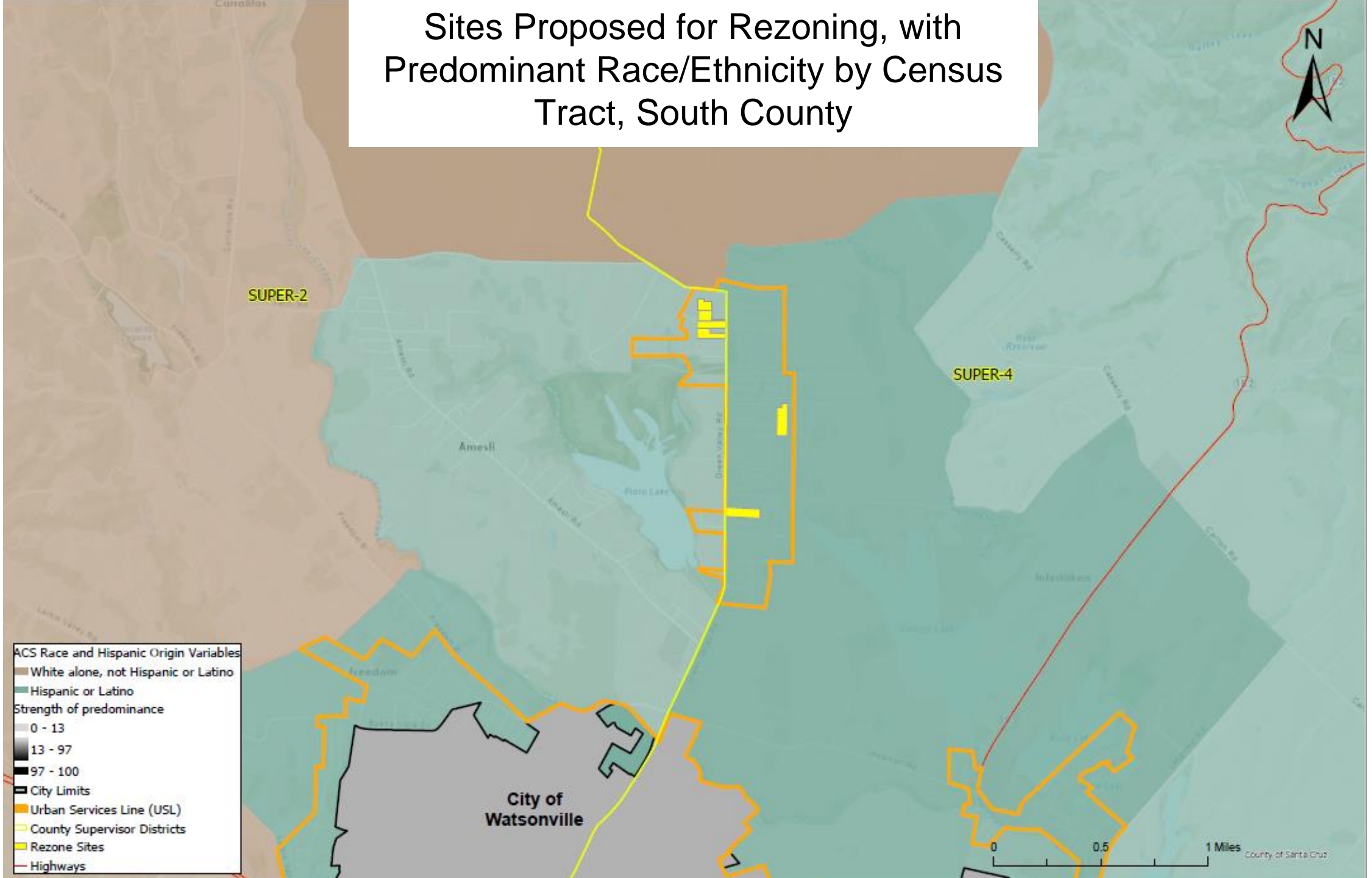
Sites Proposed for Rezoning, with Predominant Race/Ethnicity by Census Tract, Mid-County

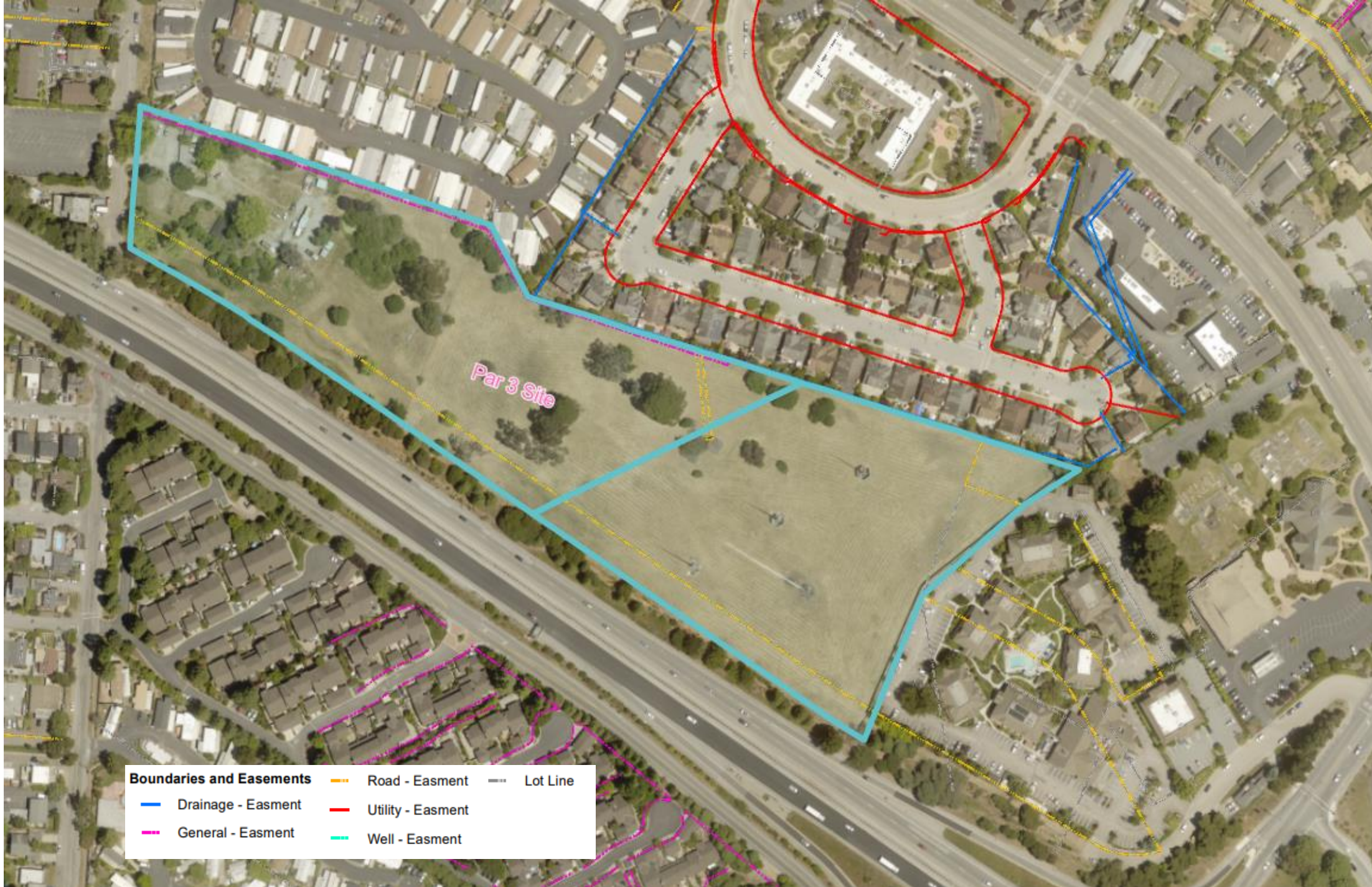


- ACS Race and Hispanic Origin Variables
- White alone, not Hispanic or Latino
 - Hispanic or Latino
- Strength of predominance
- 0 - 13
 - 13 - 97
 - 97 - 100
- Rezoning Sites
 - City Limits
 - Urban Services Line (USL)
 - County Supervisor Districts
 - Highways



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





Par 3 Site

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

2600 Mar Vista: Challenges & Constraints

- Existing easements & rights of way: ~2.26 acres
- Drainage deficiencies in vicinity
- Site conditions not yet well known;
- Imposing significant *ad hoc* conditions beyond those in code may be seen as a constraint to housing development
- If some acreage left in PR, yield projections decline proportionally, those units move to other sites:
 - Yield projection is 430 units on 13.7 acres:
 - 3 acres required open space = 383-unit capacity
 - 4 acres required open space = 339-unit capacity
- Reduced capacity on this site not consistent with AFFH requirements.
- Resolution has specific provisions for rezoning this site to RF, including requirement for 2-4 acres of open space.



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 has incorporated revisions into version presented to Board on 11/14/23

Revisions to Documents since Initial Publication

Sections 2 and 4:

Section 2

- Extremely Low-Income units added to Quantified Objectives
- Program H-1M now supports increasing the number of ADUs.

Section 4

- Revised Table 4.43
- Added the following:
 - Summary of demand for new commercial development.
 - Pending Projects discussion
 - ADU permits issued 2014 to 2022
 - Farmworker housing
 - Permanent Room Occupancy (or “SRO”) discussion

Revisions, cont'd

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

Recommended Actions



2023
Housing Element



1. Conduct a public hearing on proposed 2023 Housing Element and consider public testimony;
2. Adopt resolution considering the Addendum to the Sustainability Update Environmental Impact Report, amending the County of Santa Cruz General Plan, and directing staff to send the adopted Housing Element to the State Department of Housing and Community Development for certification; and
3. Authorize the Director of Community Development and Infrastructure (CDI) to make minor changes to the Housing Element in response to potential future comments from the State Department of Housing and Community Development (HCD) for certification by HCD.



END

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



Recent Activity

- **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:** PC hearing on Draft Housing Element. PC recommended approval of Draft Housing Element, with additional recommendations regarding 2600 Mar Vista Dr. ("Par 3"), as requested by the Board on Sept. 12.
- **November 1:** HAC hearing and recommendation to approve Draft Housing Element, and to share public comments with Board

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