



Appendix B: Review of Previous Housing Element Programs

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INTRODUCTION

In order to effectively plan for the future, it is important to reflect back on the goals of the previous Housing Element and to identify areas where progress was made, and areas where continued effort is needed. State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Element;
- Progress in Implementation; and
- Appropriateness of Goals, Objectives and Policies.

EFFECTIVENESS OF THE ELEMENT

The County's 2015 Housing Element identified the following goals:

- Goal 1: Ensure land is available to accommodate an increased range of housing choices, particularly for multi-family units and smaller-sized units.
- Goal 2: Encourage and Assist in the Development of Housing.
- Goal 3: Remove Unnecessary Governmental Constraints to Housing.
- Goal 4: Preserve and Improve Existing Housing Stock and Expand and Preserve the Continued Availability of the County's Existing Affordable Housing.
- Goal 5: Promote Equal Opportunity and Production of Special Needs Housing Units.
- Goal 6: Promote energy efficiency in existing and new residential structures.

In order to achieve these goals, the 2015 Housing Element listed a series of policies and actions. The policies covered a range of actions, including (but not limited to): rezoning for multifamily housing, increasing densities in urban areas, implementation of residential flex and workplace flex zoning, zoning changes to facilitate single-room occupancies, revised ADU regulations, creation of a mixed-use zoning district, and new regulations to facilitate the use of hotels and motels for permanent occupancy. The 2015 policies and programs complied with State Housing Law guidelines in effect at the time.

PROGRESS IN IMPLEMENTATION

To assess the County's progress in implementing the 2015 Housing Element, the following key areas were reviewed:

- Adopted Programs;



- Production of Housing;
- Preservation of “At Risk” Units; and
- Rehabilitation of Existing Units.

Each of these areas is discussed in detail below.

OVERVIEW OF ADOPTED PROGRAMS

Table HE-B-1, Overview of Adopted Programs, identifies all of the actions the County committed to in the 2015 Housing Element. The table also includes a description of the progress that was made during the 2015–2023 planning period.



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
Goal 1: Ensure land is available to accommodate an increased range of housing choices, particularly for multi-family units and smaller-sized units			
Program 1.1	Explore opportunities to rezone appropriate urban sites to RM zoning, and also to increase densities on current RM zoned sites to densities more appropriate for attached housing.	Completed. The Sustainable Santa Cruz County (SSCC) planning study identified a number of "new zoning tools" and areas suitable for higher density and mixed-use development. The SSCC was accepted by the Board on 10/28/14. General Plan and County Code Policy and Regulatory Amendments (Sustainability Update) to incorporate the SSCC recommendations along with an Environmental Impact Report was prepared during 2020/2021/2022. Population and housing forecasting for this project included the identification of potential opportunity sites where additional housing at higher zoning densities could be achieved. In December 2022, the Board of Supervisors approved the Sustainability Update, which includes the establishment of a new urban high density "flex" residential (R-UHF) designation and simplifies and expands the range of the allowable density of urban residential land use designations and increases the residential percentage in mixed-use projects. In addition, in 2018, the County updated its density bonus codes, including adding a new Enhanced Density Bonus Program, which allows a bonus of up to 50%, or up to 75% for non-profit developers, for projects providing more affordable units than required under state law. This code change also changed procedures to make it easier for developers to apply for high-density zoning.	Modify See Program H-1E
Program 1.2	Explore options for preserving affordable housing in the rural portions of the County, including the village centers, and for creating accessory dwelling units on existing lots of record that are already developed with single family homes, consistent with sewage disposal regulations.	In the last several years the County has implemented a regulatory reform program called "Safe Structures" that includes provisions to help property owners better maintain existing structures, including rental housing. Under this program, unpermitted structures that cannot obtain a permit under the current building code without being completely rebuilt have the option of obtaining a safety inspection and	Modify See Policy H-2g



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
		<p>obtaining a certificate pending necessary safety upgrades. Similarly, in 2020 the Board of Supervisors approved General Plan/LCP and County Code amendments for creation of a Permanent Room Housing (PRH) Combining Zone District. This new zone district recognizes the conversion of obsolete visitor accommodation and care facilities to small rental housing units that are affordable by design. Many of these facilities are located in the rural San Lorenzo Valley. Approval to join the district requires rezoning, a use permit, and a health and safety inspection similar to the inspection for the Safe Structures program. Nine properties (representing 66 units) have joined the district so far. The County's accessory dwelling unit regulations were amended in 2018 and 2020 to relax development standards, reduce fees and remove various occupancy requirements for accessory dwelling units. The purpose of these updates has been to facilitate development of more ADUs (especially small ADUs that are affordable by design) and comply with state ADU laws. The ADU regulations were further updated in 2021 for the purpose of streamlining ADU development in Santa Cruz County, aligning with the ADU Guidebook released by the California Department of Housing and Community Development (HCD), and resolving points of confusion in existing ADU regulations. In 2022, the Board of Supervisors approved an ordinance providing regulations for Tiny Homes on Wheels to function as either a primary unit or an ADU. This provides an additional housing option that is more affordable compared to traditional housing construction.</p>	
Program 1.3	Evaluate floor area ratio, height, stories, parking and density standards in the RM districts to ensure that they appropriately support feasible development of multi-family housing and pursue code updates as needed.	These objectives are incorporated in the General Plan update and code amendments described under Program 1.1 above.	Modify See Program H-1F



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
Program 1.4	Initiate a General Plan policy amendment to consider modifying the existing density limit, and the existing 50% maximum residential square footage in the C-1, C-2, and PA zoning districts, through the PUD process, to better support the feasibility of mixed-use projects.	The Board of Supervisors adopted Ordinance 5286 on December 4, 2018 to update the County's density bonus codes consistent with recent State legislation, create an enhanced density bonus program allowing a bonus of up to 50% for certain mixed income developments and up to 75% for 100% affordable developments, update the code for the Regional Housing Need Combining district, and make several minor amendments to the County's inclusionary zoning codes related to in-lieu fees. The Coastal Commission considered the ordinance on March 6, 2019 and recommended several modifications to the Coastal-implementing portions of the ordinance. Seven projects have already been entitled using these new code provisions as identified in the other tables of this report, with several under construction and several others in the building permit process, with a total of 159 units; and several more projects have submitted applications or preliminary plans also using these new codes. See also Program 1.1, which will modify the 50% limit on residential units in mixed-use developments. This item has been completed in part through Ordinance 5286. The remaining work (General Plan policy update) is addressed through Program 1.1. The Sustainability Update described in Program 1.1 makes additional changes to local density bonus regulations including provisions for an 80% bonus for certain types of development to align with state law. In addition, bills passed by the legislature and signed by the Governor in 2022 would allow more residential development in commercial zones, provided certain affordability, labor standards and siting criteria are met.	Delete Completed
Program 1.5	- Create General Plan designations and zoning regulations to implement residential flex and workplace flex zonings that encourage and facilitate smaller units and rental units, where the number of units is based upon	See Program 1.1	Delete Completed



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
	<p>site standards, and which will facilitate job creation for a variety of enterprises, and perform environmental review in accordance with the California Environmental Quality Act</p> <p>- Identify suitable sites for newly created designations and zoning districts, and propose appropriate sites for re-designation and rezoning.</p>		
Goal 2: Encourage and Assist in the Development of Housing			
Program 2.1	<p>Use funds generated by the Affordable Housing Impact Fee (AHIF) to create new deed-restricted, affordable rental opportunities, and to support the administration and maintenance of the County's Measure J portfolio of deed restricted homes. See Appendix 4.3-2: AHIF Expenditure Plan Principles, April 21, 2015.</p>	<p>The Housing section of the Community Development & Infrastructure Department continues to implement established programs to encourage and assist in the development of affordable rental housing. On February 10, 2015, the County established an AHIF for new housing units and non-residential development, as codified in Chapter 17.10 of the Code and in the Unified Fee Schedule. In April 2022 the Board of Supervisors appropriated funding from AHIF and Low-Mod Income Housing Asset Fund (LMIHAF) for a 3-year Accessory Dwelling Unit Incentives Program. The ADU Incentives Program will help interested homeowners evaluate options and understand steps to develop an ADU on their properties. The ADU Incentives Program will be launched in Spring of 2023. The County received over \$500,000 in AHIF revenues in FY 2018/19, another \$327,663 in FY 2019/20, and \$311,760 in FY 2020/21. In FY 2021/22 the County received \$571,278 in AHIF revenues. Staff estimates approximately \$500,000 in AHIF revenues will be received in FY 2022/23. The COVID 19 and CZU wildfire disasters caused some slowdowns in building permit activity for much of calendar year 2020, which led to the reduction in AHIF revenues during that period, compared to earlier years. Staff expects to assist a new deed-restricted multifamily housing project with a significant amount of the AHIF balance within the next year or two. It has taken some years to accumulate</p>	<p>Continue See Program H-3A</p>



Table HE-B- 1: Overview of Adopted Programs

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		<p>enough balance to assist a new multi-family affordable project, as most projects require several million dollars in financing to make a project competitive for other public subsidies, such as tax credits and state subsidies.</p>	
<p>Program 2.2</p>	<p>Continue to leverage available County affordable housing funds by collaborating with both 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 and actions include but are not limited to RDA Successor Agency Housing Asset Funds (as former RDA loans are re-paid) and the County Affordable Housing Impact Fee (AHIF) Fund. Funding will continue to be leveraged from federal, state, and private sources, thereby maximizing the impact of County dollars.</p>	<p>This is an ongoing program, and a major part of the Housing Section's workload. Please see prior year's APRs for details on work in prior years. Current projects that implement this Program 2.2 include an 11-unit Habitat for Humanity project at 2340 Harper Street, which is about 50% complete and occupied, and on track to be fully completed as planned, and a 57-unit affordable rental project at 1520 Capitola Rd, currently under construction and scheduled to be completed in 2023. Both of these projects are on sites owned by the former RDA, and both received County Low-Mod funds. Another project of 80 units, on one of the last remaining R-Combining sites (the "Pippin II" project on Atkinson Lane in Watsonville), also received County Low-Mod funds for acquisition, began construction in June 2022, and will be completed within a year. A "Homekey" new construction, supportive housing project of 36 ELI units at 2838 Park Avenue, was permitted in 2022, also received County Low Mod Funds and is currently under construction. Another Homekey project (Vets Village) has completed a Development Review Group and NEPA environmental assessment and is expected to start construction in 2023. A third Homekey project located in South County, consisting of renovation and reuse of an existing structure, is in the predevelopment phase, and has applied for a predevelopment loan.</p>	<p>Continue See Program H-3B</p>
<p>Program 2.3</p>	<p>Improve community understanding of the relationship between affordable housing, environmental protection, and the community and economic vitality benefits of compact communities. Develop a community-based</p>	<p>A significant level of public conversation and County actions occurred during the years 2016-2018, including many public meetings, feature newspaper articles, and Board of</p>	<p>Modify See Programs H-6A through H-6C</p>



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	<p>outreach program, building on the extensive program associated with the Sustainable Santa Cruz County Plan that was completed in 2014, to be undertaken in conjunction with efforts to implement that SSCC Plan.</p>	<p>Supervisors actions. This conversation has been prompted by actions on an update of the Affordable Housing Program, the Sustainable Santa Cruz County Plan (SSCC), and the Economic Vitality Strategy. In addition, during the years 2017 and 2018, the County engaged the public in the development of a Strategic Plan for the County, which focuses on housing, economic vitality and health, community development, and sustainable environment. As initiatives related to these programs move forward there will be continuing need to educate the community to better understand the issues. Further discussion of these issues occurred as part of the General Plan and County Code Sustainability Update approved by the Board of Supervisors in December 2022 and described in Program 1.1 above. Outreach included a highly interactive website aimed at public education and involvement in the Sustainability Update. The outreach program included multiple community meetings following the release of the draft documents. Further community engagement on similar topics will occur in FY 2023/24 related to the Housing Element Update.</p>	
Program 2.4	<p>Explore expanding local funding sources to assist in the financing of affordable housing, including transfer taxes, bonds for affordable housing projects and other opportunities.</p>	<p>In April 2018, the County adopted an ordinance making several amendments to Chapter 17.10 related to the Affordable Housing Impact Fee requirement and the County's inclusionary housing requirements, based on an update to the nexus study prepared to support establishment of the AHIF in 2015. The AHIF is used to support various types of affordable housing projects. In addition, the County has implemented a transfer tax increase that will be available to support affordable housing. The County supported a "Housing Solutions Bond" that appeared on the November 2018 ballot intended to address the shortage of affordable housing for local working families and other vulnerable</p>	Delete Completed



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		community members. The bond failed to attract the two-thirds vote required. However, the State has created an ongoing permanent source called "PLHA" and the County has recently received its first award of PLHA funds. This Program is now complete.	
Program 2.5	Explore the feasibility of fee waiver, reduction, or deferral programs to assist the creation of affordable housing.	The fee schedule was modified to reduce the overall cost of an ADU permit by treating ADUs as additions rather than new units for the purposes of permit fees. Also, in 2019 the Board of Supervisors began a three-year pilot program waiving all planning department permit review fees for ADUs of ≤640 SF. State law, beginning in 2020, prohibits local agencies from charging impact fees for ADUs of <750 sf. The County's ADU Loan Pilot Program ended in June 2022, after assisting one ADU. That ADU was built but the borrowers paid off the loan just before completion, thereby terminating the restrictions associated with the loan. In April 2022, the Board of Supervisors approved a new 3-year ADU Incentives Program to assist homeowners with technical assistance to evaluate and understand steps to develop an ADU on their properties, to replace the loan program, which turned out not to be the most effective way to assist development of a significant number of ADUs. The ADU Incentives Program will be launched in Spring of 2023.	Modify See Program H-3E
Program 2.6	In order to encourage the development of single-room occupancy (or "permanent room housing") and to enable new units that are 500 square feet of habitable area or smaller to be developed, explore implementation of 1) a flexible residential zone (RF) district, and 2) a mixed-use housing approach; for both of which the number of allowable units would be based on site standards rather than on units per acre.	New General Plan designations and zoning tools are a central part of the Sustainable Santa Cruz County Plan accepted by the County Board of Supervisors in 2014. Work to establish implementing policies and regulations, including higher density zoning approaches, is completed as a part of the Sustainability Policy and Regulatory Update approved by the Board of Supervisors in December 2022. An EIR was prepared, and public hearings occurred in mid to late 2022. See Program 1.1.	Delete Complete



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		<p>Also, the Permanent Room Housing District established in 2020 recognizes housing units 500 sf or smaller that are converted from hotels, motels, and care facilities. In addition, as noted above, in the approved Sustainability Update the County amended its density bonus codes to conform to current state law and previously add a new Enhanced Density Bonus Program. While those amendments do not shift to a form-based code approach to permitting units in mixed-use projects, they do make it much more feasible to fit more, smaller multi-family dwelling units on commercial sites than was previously possible.</p>	
Program 2.7	<p>In order to encourage a wider range of housing types and meet the need for various price points of housing and rents, create opportunities for mixed use through the creation of a mixed-use zone district or overlay zone, as well as the option of PUDs for mixed-use projects in commercial zoning districts.</p>	<p>See Program 1.1, which amended regulations to increase opportunities for mixed-use residential units. In 2019, the 1500 Capitola Road project was entitled, including addition of the R-Combining zone to a portion of the property and a PUD to allow a 57-unit LIHTC project plus two community health clinics on a 4-parcel County-owned property in a commercial zone that allows mixed use.</p>	Delete Completed
Program 2.8	<p>Identify opportunities to assemble parcels for multi-family housing projects and consider General Plan and zoning amendments of properties to appropriate densities to facilitate multi-family housing production.</p>	<p>Ongoing as opportunities are identified. See Program 2.7 for example.</p>	Modify See Policy H-1.9
Program 2.9	<p>Upon issuance of a building permit for an ADU, the County shall provide the property owner with a voluntary survey of rent level (VL, Low, Mod, Above Mod) and type of tenant (family member, tenant, vacant), anticipated for the ADU. The results of this survey will be used for informational monitoring of the ADU program and for targeting of future policies.</p>	<p>Countywide survey of barriers to ADU construction, including survey of tenants and rents charged, was implemented in 2017. A survey triggered upon issuance of a building permit for an ADU was initiated in 2019. Staff will continue to collect this voluntary survey and will analyze data prior to preparation of the next Housing Element.</p>	Delete Complete
Program 2.10	<p>In order to assist private employers, non-profit organizations, and other non-governmental community stakeholders to advance ideas for creating affordable housing opportunities for their members and constituents, on</p>	<p>Ongoing. In late 2019 the County adopted code amendments amending County codes related to properties in the Public Facilities (PF) zoning district to make it more feasible to</p>	Modify



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Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
	or near the stakeholder’s property, provide assistance and opportunities for these stakeholders to discuss proposals with County staff.	develop affordable and/or school employee rental housing within PF zones, and also updated its codes for farmworker housing to streamline that process and achieve consistency with current State law. These codes were approved by the Coastal Commission in February 2020 and are now in effect.	See Programs H-6A through H-6C
Program 2.11	Collaborate with the County Agriculture Commissioner and other interested parties to promote housing for agricultural employees by convening stakeholders, including property owners, lessee farmers, agricultural employees, agricultural product processors, and affordable housing developers, to discuss strategies for producing this type of housing.	In 2016/2017 the County continued strategic discussions with partner Counties on this issue. A farmworker Needs Assessment and Study was completed in Spring 2018. See also response to 2.10 above related to code updates for farmworker housing, which were completed in 2019. Housing staff continues to participate in a regional Farmworker Housing Committee for ongoing collaboration and updates on these regional efforts. In addition, Housing staff regularly provides information for those interested in adding farmworker housing on their properties and coordinates with staff in various County departments as needed on the development review process for farmworker housing projects.	Continue See Program H-6A
Goal 3: Remove Unnecessary Governmental Constraints to Housing			
Program 3.1	Continue to revise procedures and regulations to streamline and clarify building and development permit processes and regulations, including affordable housing and housing that is made affordable by design, and particularly for accessory dwelling units, agricultural employee housing, permanent room or SRO housing, mixed use projects, and other types of housing that increase the diversity of the housing stock, by tiering development process levels and adjusting permitting burdens relative to development impacts.	The County completed adoption of major revisions to the County’s non-conforming ordinance, as well as a minor exceptions ordinance to simplify the process and thereby reduce time and expense for minor variations to zoning development standards (e.g., encroachments of 15% or less into required setbacks). A Code Modernization including permit streamlining provisions is included within the Sustainability Amendments that was approved by the Board in 2022. The County completed amendments in 2018, 2020, and 2021 to encourage the development of ADUs. In 2019, the County created a Permanent Room Housing combining zone district recognizing conversion of former visitor accommodation and care facilities to small, affordable-by-	Modify See Programs H-1G, and H-1K



Table HE-B- 1: Overview of Adopted Programs

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		<p>design housing units. In December 2019, the Board of Supervisors approved an ordinance allowing for a variety of farmworker housing options, as well as workforce housing on school- and school district-owned properties and other public facility sites. In 2020, the COVID pandemic and CZU wildfire disasters required staff to focus on disaster response and delayed some policy updates, however the County set up a 1-stop permit center and adopted permit streamlining provisions to handle permit applications for wildfire rebuilding projects. Staff is now analyzing what can be learned from that process to further streamline the regular permitting process going forward. In 2020, Planning staff also developed guidance materials and applications related to streamlining approval of housing projects under SB 35, SB 330, and SB 9. In 2022 the Board adopted an ordinance providing regulations for “Tiny Homes on Wheels” to function as either a primary unit or an ADU.</p>	
Program 3.2	<p>In order to meet the need for long-term rental housing options, revise land use regulations to encourage accessory dwelling units (ADUs), and tiny ADUs (dwelling units less than 250 square feet) through modifications to existing standards and promote public awareness of those changes through the zoning counter and public brochures. In no case should the use of an ADU or tiny ADU as a short-term or vacation rental be permitted.</p>	<p>In 2017, in accordance with Board direction, the Department hired an outside consultant to assist with the development of an ADU program that incentivizes and simplifies ADU construction. This work was completed in January 2018, and revised regulations were put into effect throughout the County along with an online toolkit including design and finance guidebooks, a fee calculator, property look- up, and extensive resources. This toolkit won an award from CSAC in 2019. There are also printed brochures and worksheets along with a poster at the front counter for the public. In 2020 the County's ADU regulations were again modified, to further streamline the ADU permit and development process and align with new state ADU laws. Additional updates to the County's ADU ordinance were adopted in 2021 to further align with the ADU Handbook released by HCD in Fall 2020.</p>	Delete Completed



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		<p>“Tiny ADUs” is not a term that is used at this time, but “Tiny Homes” can function as ADUs, and ADUs and Junior ADUs can be as small as 150 square feet. At the Board’s direction, the Planning Department drafted an ordinance that allows “Tiny Homes on Wheels” (400 feet or smaller) to be used as primary dwellings or ADUs. The ordinance was approved by the Board in 2022.</p>	
Program 3.3	<p>Explore options to reduce the cost of infrastructure requirements for Accessory dwelling units through working with water and fire agencies.</p>	<p>The ability of water and sewer agencies to charge connection fees for conversion ADUs was eliminated by State law. Utility fees charged for new construction ADUs must be in proportion to the ADU size as determined by square footage or fixtures. The County has further reduced ADU fees by considering ADUs similarly to “additions” for many fee types, and in 2019 the Board of Supervisors eliminated all permit fees charged by the Planning Department for ADUs less than 640 square feet for a three-year pilot program. As of 2020, state law disallows impact fees for ADUs less than 750 square feet. Planning Department staff has communicated this change to all County departments and partner agencies.</p>	<p>Delete Completed</p>
Program 3.4	<p>Work with local utility districts to ensure compliance with the state law requirement that all public sewer and water providers provide priority to and retain sufficient capacity for affordable housing projects.</p>	<p>On-going</p>	<p>Continue See Program H-3C</p>
Program 3.5	<p>Create a Mixed-Use zoning district or overlay-zone as described in the Sustainable Santa Cruz County Plan, which may include an increase in the 50% residential maximum and apply to specific areas in major activity nodes or transportation corridors within the urban area. Also, promote Mixed-use development with additional incentives including expanding the Planned Unit Development (PUD) Ordinance to facilitate such uses, and considering reduced or shared parking requirements, as well as other updated site standards for mixed use projects. Explicitly clarify in the regulations the definition of net developable land and its use in</p>	<p>A revised PUD ordinance was adopted by the Board of Supervisors in 2009 and further revisions are proposed in code modification described above. The PUD ordinance was updated in 2020 to allow PUDs within the Public Facilities (PF) zoning district, as part of the workforce housing amendments to make it more feasible to develop affordable and/or school employee rental housing within PF zones. In addition, the County’s Proposition 84 grant resulted in completion of the Sustainable Santa Cruz County Plan, which</p>	<p>Delete Completed</p>



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	density calculations for PUD and other non-standard residential development.	identifies a number of nodes and corridors for higher density and mixed mixed-use projects. In December 2022, the Board of Supervisors approved the Sustainability Update, which includes the establishment of a new urban high density “flex” residential (R-UHF) designation and simplifies and expands the range of the allowable density of urban residential land use designations and increases the residential percentage in mixed-use projects. See Program 1.1.	
Program 3.6	Explore modifications to the existing Legalization Assistance Permit Program (“LAPP”) and add incentives to legalize existing unpermitted Accessory Dwelling Units and other existing residential structures.	The LAPP ran from 2014 through 2016 and results were analyzed to support improvements in a future program. The Safe Structures Program launched in 2018 and is providing a pathway for legalizing existing non-permitted structures (including ADUs) so they can be rented legally after basic safety and habitability is confirmed by a Building Inspector. The Building and Code Enforcement divisions of the Planning Department are continuing to coordinate to ensure that this program is successful.	Modify See Program H-2G
Program 3.7	Continue 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. The final SCS Update will be adopted in June of 2018.	The County of Santa Cruz, and each of the four cities within the County, participated with AMBAG in the creation of the regional Metropolitan Transportation Plan/Sustainable Communities Strategy. The County prepared and adopted an Economic Vitality Study and the Sustainability Update. All of these documents contain information about jobs-housing balance, projected job growth, and housing needed to accommodate future housing needs. See Program 1.1	Continue See Program H-6D
Program 3.8	Collaborate with the County’s cities and other public agencies in resolving regional infrastructure capacity issues including transportation, water supply, and sewage treatment.	Ongoing. The County continues to coordinate with other cities on regional transportation issues by participating at the staff and elected levels in a variety of regular inter-regional meetings hosted by the Santa Cruz County Regional Transportation Commission (SCCRTC) and the Association of Monterey Bay Area Governments (AMBAG). The County is	Continue See Policy H-1.2



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		<p>working with SCCRTC to develop a 32-mile rail-trail along the Santa Cruz Branch Rail Line running from Pajaro to Davenport and is working on additional upgrades to the Highway One corridor between Santa Cruz and Watsonville. In addition, several water districts and the new groundwater basin management agencies are working on strategies to address water supply shortages. In early 2019, the SCCRTC adopted a resolution accepting the Final Unified Corridor Investment Study (UCS) and Preferred Scenario which was developed during 2018. The UCS provides a rigorous analysis of how various groups of projects or scenarios advance the transportation goals of Santa Cruz County. They recently confirmed the decision to invest in electric passenger rail transit along the rail corridor through the Transit Corridors Alternatives Analysis. The County is also providing staffing for updates to local Groundwater Management Plans as required by the Sustainable Groundwater Management Act. The first of these plans was adopted for the Mid-County area in 2019; the Pajaro Valley area is also seeking approval of an existing plan to meet SGMA requirements. The third Plan for the Santa Margarita groundwater basin was adopted in 2021. The County's Department of Public Works continues to work on sewer improvements in the County's Live Oak area that would remove sewer moratoria and other constraints to urban development.</p>	
Program 3.9	Complete the nexus study, currently underway, to support implementation of a Countywide transportation impact mitigation fee program.	The County will be updating its transportation Impact Fee program to incorporate multimodal improvements for all users. These fees are assessed on new development to help fund transportation improvements. A comprehensive development impact fee study project is expected to begin in mid-2023. Additionally, the County has adopted a new vehicle miles traveled (VMT) threshold for identifying and mitigating transportation impacts under CEQA. The County	Modify See Program H-3E



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		has obtained grant funding to complete a vehicle miles traveled mitigation program study to provide options for project mitigation under CEQA and allow development to pay into a bank and fund off site mitigations for VMT impacts. A contract has been awarded for completion of the study which is expected to be completed in 2024.	
Program 3.10	Continue to monitor and report on the development of the “R combining zone” sites with the Annual Growth Goal Report. If the maximum/minimum density becomes a constraint to development of these properties, initiate a program to develop solutions.	This General Plan annual report includes an update on status of each R-combining zone sites.	Modify See Policy H-1.5
Program 3.11	Evaluate the Land Use Element of the General Plan for the need to include policies that support provision of infrastructure to disadvantaged communities, pursuant to SB 244.	This has occurred as part of the Sustainability Update in 2022. General Plan amendments associated with the Sustainability Update address disadvantaged communities and identify policies and implementation strategies aimed specifically at increase equity in the County.	Delete Completed
Goal 4: Preserve and Improve Existing Housing Stock, and Preserve and Expand the Availability of Existing Affordable Housing.			
Program 4.1	Preserve the continued availability of the affordable housing located in manufactured home parks, including retaining existing ordinances and regulatory programs regarding manufactured homes, including mobile/manufactured home rent control, land use restrictions to limit conversion of mobile/manufactured home parks to other uses, and regulations that prevent conversion intended to transfer value from coaches to property.	These regulatory features remain in place and are ongoing.	Continue See Program H-2B
Program 4.2	Retain the Condominium Conversion Ordinance (County Code Chapter 14.02) to protect rental housing stock.	Significant strengthening of the condominium regulations was accomplished with the certification by the Coastal Commission of Ordinance No. 4844 in 2007. The ordinance remains in place.	Continue See Program H-2C



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
Program 4.3	Continue to implement programs intended to assist low-income households to maintain quality units in mobile/manufactured home parks including the County’s CalHome funded manufactured home replacement program and the Mobilehome Park Rehabilitation and Purchase Fund.	In prior years, the County focused its CalHome Owner Occupied Rehabilitation Grant on mobile home replacements. The CalHome Manufactured Home Replacement Program ended in December 2017. New loans are made available as previous loan repayments are received. Staff hopes to reinstate this program in 2023 as capacity allows.	Modify See Program H-2D
Program 4.4	Work with interested parties in the community to maintain a central database that includes an inventory of affordable housing, affordable housing stock characteristics, and unit data for the County’s affordable housing units, including inclusionary units and other affordable units built by non-profit and for-profit developers. Make such information available to interested parties who may need it for funding applications and program descriptions or for those seeking affordable housing. Track all demolition permits and include the types of housing stock demolished in the tracking database. Create a database of all rental housing types in the County classified by type, cost category (by \$500 increments), and vacancy rate.	An initial database was created in 2007. Maintenance of the database has been challenging with reduced Housing Section staffing due to loss of Redevelopment Agency resources. In 2018, Housing staff began working with Information Services staff to improve the housing database design and features, and complete data entry updates on an ongoing basis once the redesign and software updates are complete. Staff also began working with County’s GIS services staff in 2018 to explore use of GIS to provide affordable housing resources data to the public and housing seekers in an easily accessible format (e.g., online story maps, etc.). Currently the internal GISWeb available to County staff includes layers indicating the locations of certain affordable housing projects and Measure J properties. Staff plans to continue development of the database as staffing resources allow and eventually provide these public-facing GIS layers, including for affordable rental projects. In addition, staff began tracking demolition permits in the 2020 Growth Goal Report and will continue to update demolition permit data and the type of housing demolished in the Growth Goal Report on an annual basis. A number of third-party databases are available online to direct the public to local subsidized and deed-restricted affordable housing complexes, including the local Housing Authority, HUD, and HCD websites, as well as sites such as: https://affordablehousingonline.com/housing-search/California/Santa-Cruz-County .	Modify See Program H-6A through H-6C



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
Program 4.5	Explore regulatory options for recognizing and legalizing hotels/motels that have over time been converted to permanent occupancy, including through implementation of a flexible residential zone district (RF) and/or overlay district in which the number of units is based on site standards rather than site area, and/or through creation of a Permanent Room Housing (PRH) Combining District that could be used to legalize permanent residential status of existing obsolete hotel/motel properties that are no longer in use as transient lodging or visitor accommodation facilities.	See Program 2.6. In addition, the RF zone will be implemented with the Sustainability Policy and Regulatory Update.	Delete Completed
Program 4.6	Continue to develop strategies to preserve all affordable units with expiring restrictions, including Measure J units and HUD-assisted affordable housing units.	The Housing Division actively maintains and takes steps to preserve units at risk of losing affordability restrictions due to foreclosure through its Affordable Housing Preservation Program. In 2019, one affordable homeownership unit was preserved by the County and sold to a new eligible homebuyer. No units were in danger of foreclosure in 2020 or 2021, in 2022 staff started working with the Public Administrator on a unit subject to foreclosure and the case is still underway. Housing created and funded a housing counseling program in early 2020 to help at-risk homeowners of County-assisted affordable homes, or other low-mod homeowners affected by COVID-related income losses, to obtain forbearances or similar options available to prevent foreclosures, the program ended in June 2021. In addition, Housing staff assisted several entities to preserve or extend restrictions on large affordable rental properties, including Woodland Apartments, Via Pacifica, and the Housing Authority. This program is ongoing.	Modify See Program H-2E
Program 4.7	Continue to implement the Affordable Housing Preservation Program to preserve the affordability restrictions of individual affordable units faced with foreclosure by acquiring units prior to the trustee sale or other actions.	On-going. A number of units were purchased to preserve affordability restrictions, and many have now been re-sold to income qualified buyers. See also Program 4.6 above.	Modify See Program H-2E



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
Program 4.8	Continue the County First Time Homebuyer Loan Program/ Mortgage Assistance Program and Resale Subsidy Program.	The Housing Division continues to implement First Time Home Buyer loan programs and service its existing loan portfolio. In prior years, HOME and CalHome funds were used to fund the program. The County applied for CalHome and HOME funds in 2019 and received a HOME award but not CalHome. However, the County has program income from prior loans made with these sources and continues to make loans as funding and staffing capacity allows.	Modify See Program H-2F
Program 4.9	Continue to require that tenants' security deposits earn interest that is payable to the tenant on an annual basis or at the time tenancy ceases.	On-going.	Delete Completed
Program 4.10	Maintain programs to assist lower income residents in securing housing entry costs (rental security deposits) and short-term rental assistance when the tenant faces eviction due to lack of rent payment as a result of one-time cash-flow problems using the Low- and Moderate-Income Housing Asset Fund.	The County continues to fund homeless prevention programs, including those that provide rental security deposits and short-term rental assistance, using the redevelopment re-use funds in the Low- and Moderate-Income Housing Asset Fund as well as State HOME grant funds. In addition, the County Continuum of Care (CoC), which is now administered by the Human Services Department, also funds similar programs, using a wide variety of funding sources.	Modify See Program H-3D, Policies H-4.4 and H-6.4
Program 4.11	Maintain the existing requirements that owners of units deemed uninhabitable must pay relocation assistance to affected tenants.	On-going	Modify See Program H-3F
Program 4.12	Maintain the Vacation Rental Ordinance that limits conversion of existing housing units to vacation rentals in order to minimize the impact of such conversions on the stock of housing.	A vacation rental ordinance, regulating the conversion of existing housing units to vacation rentals, was approved by the County Planning Commission, Board of Supervisors, and the Coastal Commission, and became effective in late 2011. For areas in Live Oak and Seacliff/Aptos, the ordinance includes limitations of the percentage of vacation rentals per block and within the overall areas, and vacation rental permits must be renewed every five years. The ordinance was amended in 2016 to incorporate a Davenport special area	Modify See Program H-2H



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
		where conversions are limited in numbers. Additional amendments to vacation rental provisions of the County Code that further restrict and regulate vacation rentals were passed in 2020 and became effective in early 2021.	
Goal 5: Promote Equal Opportunity and Production of Special Needs Housing Units			
Program 5.1	Continue to collaborate with organizations pursuing “Housing First” goals for assistance to the homeless population.	On-going.	Modify See Program H-4A
Program 5.2	<p>Continue to seek all available sources of financing for affordable housing opportunities for special needs households. Specifically target the following sources:</p> <ul style="list-style-type: none"> • Community Development Block Grants • Affordable Housing and Sustainable Communities program (AHSC) • Joe Serna, Jr. Farmworker Housing Grant Program • Mobile/manufactured home Park Resident Ownership Program (MPROP) • Multifamily Housing Program (MHP) • CalHome Program • Home Investment Partnerships Program (HOME) • Other emerging financing tools 	<p>On-going. The County continues to seek multiple funding sources to finance affordable housing for special needs households. The County was awarded CDBG 2018, CDBG-CV 2/3 2020, and HOME 2019 funds. These grant funds were used to provide rental subsidy, security deposits, emergency hotel costs, and rehabilitation of multi-family housing. In addition, the County partnered for two Homekey grants that were awarded to provide 36 ELI units (Park Avenue) for special needs households experiencing homelessness or at risk of homelessness, and 21 ELI units (Vets Village) for veterans experiencing homelessness. The County provided assistance to another affordable housing developer to develop two 100% affordable housing projects that include 86 units for seniors, transition-aged youth, people with developmental disabilities, and large families.</p> <p><i>More recently, the County has assisted an affordable housing developer to build two more affordable housing projects, which are currently under construction. Bienestar Plaza, in Live Oak (57 units with 1 to 3 bedrooms), and Cienega Heights in Watsonville (80 units of 1 to 3 bedrooms), with 39 farmworker units, and 12 units for special</i></p>	Continue See Program H-4B



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
		<i>needs/ELI households. These two projects include a total of 40 three-bedroom units suitable for larger households.</i>	
Program 5.3	<p>Review policies that affect group homes, transitional housing, and the full range of licensed healthcare programs and facilities in order to:</p> <ul style="list-style-type: none"> • Determine long term sustainability of existing group home facilities for lower income individuals and consider providing incentives needed to sustain existing facilities and develop additional facilities. • Ensure that local requirements conform to State law regarding transitional housing and shelters, especially the number of beds triggering a discretionary permit. 	<p>This program was envisioned to move forward in cooperation with the County Health Services Agency. However, in early 2020, a new “Housing for Health” division was created in the Human Services Department to administer the CoC and lead other homeless prevention efforts. That Division is now taking the lead on this item, in coordination with Planning and Health Services Agency staff. A code update related to these types of uses had been planned as a policy work item in coordination with those departments, however due to multiple disasters impacting County workloads since 2020, including the pandemic, 2020 wildfires, and now the 2023 storm disaster, this policy update may have to be incorporated into the forthcoming Housing Element Update as an objective for the next cycle. The County’s codes are already in conformance with SB 2, so the primary focus of this project will be related to code updates related to community care facilities and supportive housing projects. Some progress has been made on this front already through the County and CoC’s recent Homekey projects, which have used several approaches to creating supportive housing, including adaptive reuse, new construction, renovation, modular housing, and hotel acquisition.</p>	<p>Modify See Program H-4C</p>
Program 5.4	<p>Continue support of programs including annual jurisdictional funding of the Homeless Action Partnership activities and the Emergency Winter Shelter Program that address the needs of the homeless population, including:</p> <ul style="list-style-type: none"> - Supporting and funding the Emergency Winter Shelter Program which provides shelter to homeless persons during the winter months; - Supporting efforts of the Countywide Continuum of Care Coordinating Group to address the housing and service needs of people who are 	<p>Formerly known as the Homeless Action Partnership (HAP), the Housing for Health Partnership (H4HP) serves as the federally designated Continuum of Care (CoC) for Santa Cruz County. It coordinates resources, programs and services focused on preventing and ending homelessness. Staff of the County of Santa Cruz Human Services Department’s Housing for Health Division administer the H4HP.</p>	<p>Modify See Program H-4A</p>



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
	<p>homeless. These include emergency, transitional, permanent housing and rapid re-housing programs, as well as supportive services such as employment support, case management, and treatment for health, substance abuse, and mental illnesses; and</p> <ul style="list-style-type: none"> - Identifying potential sites for and potential financial contributions to the construction of transitional facilities and potentially replacing the National Guard Armory in Santa Cruz County in accordance with the priorities established in ALL IN the Santa Cruz County Strategic Plan to Address, Reduce, and Eventually End Homelessness. 	<p>The H4HP is a collaboration of five localities in Santa Cruz County (the County and the cities of Santa Cruz, Watsonville, Capitola and Scotts Valley), along with housing and service providers, people with lived experience of homelessness and other stakeholders.</p> <p>HUD provides over \$4 million per year to the Santa Cruz County community through the work of the H4HP. The H4HP also plays a role in receiving and coordinating other resources from federal and state government agencies.</p> <p>The H4HP Policy Board is responsible for aligning and developing resources, stakeholders, and collective wisdom across the greater Santa Cruz community to promote public health and make significant impacts on the crisis of homelessness, benefiting all residents, particularly those without homes.</p>	
Program 5.5	<p>Explore options for increasing the supply of permanent, affordable, and accessible housing for people with disabilities, including:</p> <ul style="list-style-type: none"> • Encouraging housing projects sponsored by the County to maintain separate waiting lists for accessible units ensuring they are offered first to people who need units adapted for use by people with physical disabilities; • Encouraging housing developers, including developers of affordable housing projects, to build units that meet the needs of physically disabled households; and • Encourage developers to partnering with the Housing Action Partnership to explore potential funding to target rental subsidies to extremely low-income households. 	<p>On-going. The County has successfully incorporated MHSA funding into several affordable, multi-family rental housing projects. In addition, the two recent Habitat for Humanity projects (Los Esteros on Rodriguez St., and Rodeo Creek on Harper St.) each include one ADA/wheelchair accessible unit. Habitat coordinated with the County and other local partner agencies to implement a fair housing/marketing plan for these units that would prioritize households that need ADA units for purchase of these units. Regarding units for households with mental health needs, the new No Place Like Home (NPLH) state funding program has essentially replaced MHSA funding. NPLH funds granted to the County's Health Services Agency in recent years have been committed to several local rental housing projects, including the 1520 Capitola Road project in Live Oak. In addition, the recent</p>	<p>Modify See Program H-4D</p>



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
		Homekey awards to the County and CoC create several new housing projects which are 100% supportive housing and include some wheelchair accessible units. Please see details below under Program 5.13.	
Program 5.6	Sustain and expand residential facilities and other affordable housing options available to foster children, youth who are aging-out of the foster care system and other children and youth in need of special services.	Some years ago, the County funded an acquisition/rehab supportive housing project that includes units for former foster youth and was completed in 2015. The CoC and other County departments also partner with agencies that implement these types of projects and programs. The Planning Dept. provides technical assistance as needed when development permits are needed, or zoning questions arise. In addition, two Homekey projects currently in various stages of development will provide units reserved for Transition Aged Youth (TAY): 14 units at the Park Avenue Homekey project, and 20 beds at the Freedom House project in south county (pending Homekey application and award.	Modify See Program H-4E
Program 5.7	<p>Continue to support programs that address the needs of the local elderly populations through:</p> <ul style="list-style-type: none"> • Consider collaborating with a shared housing program for matching seniors for shared housing in Santa Cruz County; • Analyzing the zoning code and approving amendments as needed to accommodate all types of senior housing, including but not limited to independent living, assisted living, congregate care, group homes and other senior housing types. • Exploring options for retaining existing housing for the elderly in nursing homes and options for expanding the inventory of nursing homes and assisted living; • Retaining and maintaining existing senior-only mobile/manufactured home parks in the County and facilitate improvements to ensure retention of senior-only status, and encourage maintenance of existing 	Most components of this program will be addressed by the policy update noted under Program 5.3. In addition, the County provided significant development financing for a 40-unit, affordable senior rental project (St. Stephens) which was completed in 2017. In April 2022, the Board of Supervisors approved a new 3-year pilot ADU Incentives Program. The program provides fee waivers for ADUs below a certain size and will provide education and outreach to homeowners in the local area. It will also provide in-depth technical assistance to a group of homeowners to help them evaluate ADU options, plan and develop an ADU on their property. The Program will launch in Spring of 2023. Staff expects many of the participating homeowners and/or future ADU residents will be seniors.	Modify See Program H-4F



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
	<p>mobile/manufactured homes consistent with State and federal laws; and</p> <ul style="list-style-type: none"> • Pursue implementation of Program 2.6 in order to encourage development of smaller units suitable for seniors. • 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. Support policy and building code revisions that encourage universal access and options for aging in place. 		
Program 5.8	<p>Support the development of projects and programs that serve the housing needs of people living with mental illness, including:</p> <ul style="list-style-type: none"> • Supporting proposals for a variety of housing opportunities for people with mental illnesses, consistent with the Olmstead Act that requires that people with psychiatric disabilities have the opportunity to live in the least restrictive level of care possible; • Continuing to support and facilitate the programs of the Human Services Department and the Health Services Agency to provide additional crisis treatment facilities, transitional housing, social rehabilitation programs, permanent supportive housing beds, and Skilled Nursing beds for people who are elderly and have a mental illness. This includes support of the CHAMP (Cal-Works Housing Assistance Move-in Program), and the HAP housing programs • Support policies and programs that increase opportunities for adding housing options for people living with mental illness/including funding opportunities through the HEARTH Act and the Mental Health Services Act Housing Program. • Pursue a code amendment to clarify that allowable residential use on a Public Facility or church site may include permanent supportive housing. 	<p>Previously, Housing staff in the Planning Department supported Mental Health Services Act (MHSA) programs in coordination with County Health Services Agency Mental Health Division, by identifying projects that set aside units for MHSA-eligible residents. Four projects with MHSA units were completed in prior years. In recent years, NPLH funding has become the more reliable State funding stream for this purpose. In 2018 the County was awarded technical assistance and pursued both competitive and non-competitive No Place Like Home (NPLH) funding opportunities from the State. NPLH funding has now been committed to three projects as a result of those efforts, including one in the County, at 1520 Capitola Rd, and two in local cities. Construction of the Capitola Rd. project is underway. Now that the County has formed a Housing for Health (H4H) Division in the Human Services Department, which also administers the regional CoC, H4H, in coordination with Health Services Agency, has taken the lead in applying for and administering subsequent NPLH grants.</p>	<p>Modify See Program H-4B</p>



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
Program 5.9	Finalize code updates to regulate agricultural employee housing as an agricultural use not subject to density standards and provide a pathway for discretionary approval of projects that exceed the size granted by-right processing by State law.	In 2018, Planning staff began drafting code amendments and policy updates intended to complete this Program 5.9 (agricultural employee housing). These amendments were approved by the Board in December 2019 and by the Coastal Commission in early 2020 and are now in effect. Staff has provided overviews of the new codes and requirements to many inquirers interested in these new options, and one 3-unit project has been approved to date. Others are in various stages of review or design.	Modify See Policy H-1.8
Program 5.10	Encourage developers of affordable housing projects to pursue funding sources that would allow incorporating units that meet the needs of farmworker households by continuing to provide local matching funds for such projects that come forward with HCD funding through the Joe Serna Jr. Farmworker Housing Grant Program.	On-going. MidPen Housing has been awarded Joe Serna Jr. funds for the Pippin II project, an 80-unit affordable development on one of the original R-Combining sites, on Atkinson Lane in Watsonville. Building permits are issued and this project is under construction.	Modify See Program H-4b
Program 5.11	Consider supporting housing rehabilitation or new construction projects for farm worker or agricultural employee housing.	Loss of Redevelopment Housing Funds limits the County's ability to further this goal, however the Housing Section has ongoing conversations with developers and owners of farmworker housing to provide technical assistance with predevelopment and/or financing questions. LMIHF Re-use funds and the new Affordable Housing Impact Fee revenues can be considered for larger affordable rental farmworker housing (ARFH) projects enabled by the recent code update. A Farmworker Needs Assessment and Study was completed in Spring 2018. In addition, Housing staff assisted one farmworker housing provider (Jardines del Valle) to obtain State CDBG funds for rehabilitation of 18 units. This rehabilitation work was completed in December 2021. It which included new roofs, outdoor lighting, and paint. See also Program 5.13 discussion of the Pippin II housing project.	Modify See Program H-6A
Program 5.12	Support services and programs that address the needs of the physically disabled population, regardless of income level:	These efforts are ongoing. Some of these efforts, including universal design and visitability, have been addressed at least to some extent in recent years through State building	Modify See Program H-4d



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
	<ul style="list-style-type: none"> • Continue to implement the California Building Code, which incorporates extensive accessibility requirements. • Work with the Commission on Disabilities to develop and maintain an inventory of accessible units in the community. • Promote visitability of all housing units in the County through public information and education targeting applicants for building permits. • Work with affordable housing providers to maintain separate waiting lists for accessible units to ensure they are occupied by households with physical disabilities. 	code updates and/or market-driven design decisions of private developers.	
Program 5.13	<p>Prioritize the use of local affordable housing dollars for projects that include housing affordable to ELI households by leveraging multifamily affordable rental funds. Priority populations include farmworkers, elderly, disabled and homeless populations. Funding streams that can be leveraged with County funds include USDA multifamily programs, HUD Sections 811 and 202, Low Income Housing Tax Credits and Veterans Housing and Homelessness Prevention Program.</p>	<p>Ongoing. Several projects addressing this program are currently being developed: The Pippin II project currently under construction in south county includes 80 new affordable units, of which 39 are for farmworkers, and 10 are for ELI households. The 1520 Capitola Road project in mid-county is nearly complete, and includes 57 units, of which a number are reserved for ELI and special needs populations, including several NPLH-assisted units. Both of these projects received LIHTC funding awards. In addition, two new County projects received Homekey assistance in 2022, including a 36-unit, 100% ELI new construction project for homeless and at-risk veterans, transition age youth, and families with children, at 2838 Park Ave. in Soquel, and a 21-unit ELI renovation, conversion and modular project for homeless and at-risk Veterans and other special needs clients in Ben Lomond. The Soquel project is under construction and the Ben Lomond project is expected to start construction soon.</p>	<p>Modify See Program H-4G</p>



Table HE-B- 1: Overview of Adopted Programs

Program Number	Programs/Actions	Achievements/Effectiveness	Continue/ Modify/ Delete
Goal 6: Promote energy efficiency in existing and new residential structures			
Program 6.1	Continue membership in the Joint Power Authorities that make two Property Assessed Clean Energy (PACE) programs, California First and HERO, available in Santa Cruz County.	The County has enrolled in two additional PACE programs operated by Ygrene and Open Pace to provide more choice and competition in the marketplace.	Delete Completed
Program 6.2	Continue to implement energy efficiency standards in the CalGreen Building Code.	A Green Building Program was adopted by the Board of Supervisors in 2009, which now has been replaced by adoption of the most current version of the California Building Standards Code and its "CalGreen" provisions.	Modify See Policy H-5.1
Program 6.3	Continue to explore strategies for local energy production such as Community Choice Aggregation and implement the conservation strategies in the Climate Action Strategy	The project to establish a Community Choice Energy program in the tri-county area was successfully launched in Spring 2018 and has expanded to include addition jurisdiction in the central coast of California. The County has adopted and updated and revised Climate Action and Adaptation Plan (CAAP) in 2022 that includes provision for equitably promoting energy efficiency in existing and new residential structures.	Modify See Program H-5.2
Program 6.4	Prioritize implementation of an expedited permitting process that encourages and enables solar/photovoltaic facilities for residential and commercial properties.	Provisions for expediting permitting of solar facilities were incorporated in the building code in 2015. Additional provision for expediting permitting of electric vehicle charging station infrastructure have also been incorporated in the building code. The County has adopted the 2022 California Building Standards Code with local amendments including amendments that incorporate the most up to date provisions of State law regarding expedited permit processing for rooftop solar and EV charging stations.	Delete Completed

Source: County of Santa Cruz



PRODUCTION OF HOUSING

The 2015 Housing Element identified a Regional Housing Needs Allocation of 1,314 housing units in County of Santa Cruz between January 1, 2014 and June 30, 2023. The RHNA was divided into the following income categories:

- 317 units affordable to extremely low- and very low-income households;
- 207 units affordable to low-income households;
- 240 units affordable to moderate-income households; and
- 550 units affordable to above moderate-income households.

Table HE-B-2, [Housing Units Produced, 2015-2023](#) provides a summary of housing units produced in the County from 2014-2023. During the 2014–2023 planning period (through 12/31/2022), 1,043 new units were added to the County’s housing stock, achieving approximately 79 percent of the County’s RHNA. By the end of the planning period, 12/31/2023, additional units will be added, bringing the housing stock even closer to the County’s RHNA. This indicates that residential growth was approximately as anticipated, despite the COVID pandemic, the cost of land, and the overall lack of support for new housing development in the community. Through 12/31/2022, approximately 44% of all units produced were affordable to households with above-moderate incomes and approximately 56% were affordable to very low-, low-, and moderate-income households.

Affordability	New Construction Need	Housing Units Produced	Percent Achieved
Very Low	317	187	59%
Low	207	190	92%
Moderate	240	208	87%
Above Moderate	550	454	83%
Total	1,314	1,043	79%

SOURCE: 2022 HCD Annual Progress Report (as of April 1, 2023).

NOTE: This table accounts for units through December 31, 2022.

PRESERVATION OF “AT RISK” UNITS

According to the 2015 Housing Element, there were three (3) housing projects, involving a total of 184 units, at risk of converting to market rate within the eight-year planning period (2015–2023). These included: Casa Linda, Via Pacifica Gardens, and Seaside Apartments (Live Oak). None of them have converted to market-rate. Casa Linda is owned and operated by a local nonprofit, Via



Pacifica was recently refinanced with HUD financing and is owned by a nonprofit (CCH), and Seaside Apartments extended its Section 8 contract (HAP contract) through 2027.

REHABILITATION OF EXISTING UNITS

The 2015 Housing Element identified an objective of rehabilitating a total of 30 affordable units in the 2015–2023 planning period. This included: an 18-unit rehabilitation project involving agricultural employee housing and a 12-unit rehabilitation project at Lotus Gardens in Live Oak. HCD's Annual Progress Report Dashboard reported no rehabilitated units in County of Santa Cruz for the period 2018 through 2021.

With respect to units rehabilitated, preserved and acquired pursuant to GC Section 65583.1(c)(1), the number is zero, because the rehabilitation projects completed during this period did not meet the strict criteria in the above-referenced GC Section. The County has not implemented any major owner-occupied housing rehabilitation programs in recent years, due to lack of funding and staffing, following the dissolution of redevelopment agencies by the state in 2011. Between 2011 and 2015, the RDA was largely wound down, and a number of former RDA staff had to either retire or seek other jobs, including the former housing rehabilitation specialist, and a number of staff that implemented other RDA housing programs. Additionally, there was no more new RDA Housing Set-Aside revenue available to support new rehabilitation loans and programs. However, the County has assisted several multi-family properties with CDBG funding for rehabilitation projects during this cycle, although those projects did not meet the criteria for counting toward the RHNA either. Currently, in early 2023, two major multi-family rehabilitation projects are in the initial planning stages (San Andreas and Vista Verde) on properties that were initially developed with County RDA assistance years ago. Current Housing staff is assisting the property owners with loan servicing and technical assistance to support those projects. Those projects may meet the criteria for GC 65583.1, but they will not start construction during the 5th cycle.

SUMMARY

Like many communities, the County of Santa Cruz experienced less development than expected in its 2015–2023 planning period. Through 12/31/2022, of the 1,314 units identified in the County's Regional Housing Needs Allocation, the County permitted 1,043 units (approximately 79 percent). Of these, 589 (56 percent) were affordable to low- and moderate-income households.

The goals, objectives, and policies identified in the 2015 Housing Element were appropriate for the 2015-2023 timeframe because they complied with the program requirements mandated by State law at the time. The 6th Cycle Housing Element will be revised to address new state mandates and to put County of Santa Cruz on track to fully meets its housing obligations.



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