

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

651 Bannon Street
Sacramento, CA 95811

Website: <http://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

Email: ProhousingPolicies@hcd.ca.gov

February 2025

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any sustentative deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Self-Scoring Sheet and Sample Self-Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Self-Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 provides a sample template to assist applicants with confirming the treatment of homeless encampments within the jurisdiction is consistent with USICH's "7 Principles for Addressing Encampments."

Appendix 6 provides a checklist to confirm that a Diligent Public Participation Process was conducted.

Appendix 7 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

| | Yes | No |
|--|-------------------------------------|-------------------------------------|
| Application Information | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Certification and Acknowledgement | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The Legislative Information form is completed. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The Threshold Requirements Checklist is completed. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The Self-Scoring Sheet is completed. (See Appendix 3 for the Self-Scoring Sheet and the Sample Self-Scoring Sheet.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| One-page summary describing consistency with the 7 Principles for Addressing Encampments is completed. (See Appendix 5 for a template to assist.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The checklist confirming that a Diligent Public Participation process was conducted. (See Appendix 6 for the template.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Additional information and supporting documentation (Applicant to provide as Appendix 7 .) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Application Information

| | |
|--|--|
| Applicant (Jurisdiction): | County of Santa Cruz |
| Applicant Mailing Address: | 701 Ocean Street |
| City: | Santa Cruz |
| ZIP Code: | 95060 |
| Website: | cdi.santacruzcountyca.gov |
| Authorized Representative Name | Matt Machado |
| Authorized Representative Title: | Director – Community Development & Infrastructure Dept |
| Phone: | 831.454.3112 |
| Email: | Matt.machado@santacruzcountyca.gov |
| Contact Person Name: | Fernanda Dias Pini |
| Contact Person Title: | Policy Planner |
| Phone: | 831.454.3119 |
| Email: | Fernanda.diaspini@santacruzcountyca.gov |
| Total Self-Score (Based on Appendix 3): | 65 |

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 177-2022), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

DocuSigned by:
Matt Machado
Signature: _____
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Name and Title: Matt Machado, Deputy/CEO of Community Development and Infrastructure

Date: 2/5/2026

Legislative Information

| District | Number | Legislators Name(s) |
|-------------------------|--------|---------------------|
| State Assembly District | 28 | Gail Pellerin |
| State Senate District | 17 | John Laird |

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

| | Yes | No |
|--|-------------------------------------|--------------------------|
| The applicant is a Jurisdiction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has adopted a Compliant Housing Element. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Code section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Scoring Criteria
Category 1: Favorable Zoning and Land Use

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 1A | Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1). | 3 |
| 1B | Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). | 3 |
| 1C | Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1). | 2 |
| 1D | Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.). | 2 |
| 1E | Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B). | 2 |
| 1F | Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p). | 2 |
| 1G | Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing | 2 |

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| | this policy, especially in areas with existing industrial and polluting uses. | |
| 1H | Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones. | 1 |
| 1I | Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above. | 1 |
| 1J | Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200. | 1 |
| 1K | Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01). | 1 |
| 1L | Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production. | 1 |

Scoring Criteria
Category 2: Acceleration of Housing Production Timeframes

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 2A | Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing. | 3 |
| 2B | Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. | 2 |
| 2C | Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28). | 2 |
| 2D | Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits. | 2 |
| 2E | Absence or elimination of public hearings for projects consistent with zoning and the general plan. | 2 |
| 2F | Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households. | 2 |
| 2G | Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan. | 1 |
| 2H | Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing. | 1 |
| 2I | Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy. | 1 |
| 2J | Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing. | 1 |
| 2K | Establishment of a standardized application form for all entitlement applications. | 1 |
| 2L | Documented practice of publicly posting status updates on project permit approvals on the internet. | 1 |
| 2M | Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category. | 1 |
| 2N | Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes. | 1 |

Scoring Criteria

Category 3: Reduction of Construction and Development Costs

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 3A | Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees). | 3 |
| 3B | Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages. | 2 |
| 3C | Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees). | 1 |
| 3D | Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs. | 1 |
| 3E | Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs. | 1 |
| 3F | Adoption of universal design ordinances pursuant to Health and Safety Code section 17959. | 1 |
| 3G | Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas. | 1 |
| 3H | Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households. | 1 |
| 3I | Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs. | 1 |

Scoring Criteria
Category 4: Providing Financial Subsidies

| Category | Prohousing Policy Description | Points |
|----------|--|--------|
| 4A | Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures. | 2 |
| 4B | Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing. | 2 |
| 4C | Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source. | 2 |
| 4D | Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households. | 2 |
| 4E | A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases. | 2 |
| 4F | Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households. | 2 |
| 4G | Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households. | 2 |
| 4H | Directed residual redevelopment funds to accelerate the production of affordable housing. | 1 |
| 4I | Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households. | 1 |

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| 4J | Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G). | 1 |
| 4K | Providing operating subsidies for permanent Supportive Housing. | 1 |
| 4L | Providing subsidies for housing affordable to Extremely Low-Income Households. | 1 |
| 4M | Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households. | 1 |

Scoring Criteria Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

| Category | Prohousing Policy Description | Points |
|----------|---|--------|
| 1 | The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation. | 2 |
| 2 | Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1. | 1 |
| 3 | Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)). | 1 |
| 4 | Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households. | 1 |
| 5 | Rezoning and other policies that support intensification of residential development in Location Efficient Communities. | 1 |
| 6 | Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas. | 1 |
| 7 | Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps. | 1 |
| 8 | Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support. | 1 |

Self-Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Self-Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Scoring Criteria list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 7**.
- **Points:** Enter the appropriate number of points using the relevant Scoring Criteria list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Scoring Criteria list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

**BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA**

RESOLUTION NO. 177-2022

On the motion of: Coonerty
duly seconded by: Friend
the following resolution is adopted:

**RESOLUTION SUPPORTING AND AUTHORIZING APPLICATION TO AND
PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM**

The Board of Supervisors of Santa Cruz County hereby finds and declares the following:

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (PDP) which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive applications for specified housing and infrastructure funding; and

WHEREAS, the Department of Housing and Community Development (“Department”) has adopted emergency regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the PDP (“Program Regulations”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the County of Santa Cruz (“Applicant”) desires to submit an application for a Prohousing Designation (“Application”).

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Board of Supervisors does hereby support and authorize the application to and participation in the Prohousing Designation Program as described below:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and action include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that it commits itself to affirmatively furthering fair housing pursuant to Government Code section 8899.50.

RESOLUTION 177-2022

- 4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the “Program Documents”).
- 5. Applicant acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.
- 6. The Director of the Community Development and Infrastructure Department (CDID) of Santa Cruz County is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 7th day of June, 2022, by the following vote:

AYES: Supervisors: Friend, Coonerty, Caput, McPherson and Koenig
 NOES: None
 ABSENT: None
 ABSTAIN: None

DocuSigned by:

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 Manu Koenig
 Chair of the Board of Supervisors

DS

 ATTEST:

 Juliette Burke
 Deputy Clerk of the Board

APPROVED AS TO FORM:

 DocuSigned by:

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 Jason M. Heath (5/31/22, AMS 12733)
 Office of the County Counsel

Appendix 3: Self-Scoring Sheet and Sample Self-Scoring Sheet

Self-Scoring Sheet

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number (refer to Project Proposal Enhancement Factors) | Enhancement Points | Total Points |
|-----------------|---|---------------------|---|---|--------|---|--------------------|--------------|
| 1C | <p>The Santa Cruz County 2023 Housing Element (HE) includes an inventory of approximately 75 parcels that must be rezoned to accommodate the RHNA.</p> <p>HE Program H-1B (pg. 4-31) requires the County to rezone vacant or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category.</p> <p>The recently completed HE Rezoning Program (mid-2025) enhances residential capacity across multiple sites, collectively accelerating local housing development and resulting in a 1,922 new units' worth of capacity in</p> | Enacted | <ol style="list-style-type: none"> 1. 2023 Housing Element 2. Ordinances 5467 & 5482 – Rezoning | <ol style="list-style-type: none"> 1. 2023 Housing Element (linked) 2. Ordinances 5467 & 5482 – Rezoning (attached) | 2 | Category 8 | 1 | 3 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number (refer to Project Proposal Enhancement Factors) | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|---|--------------------|--------------|
| | addition to the 4,167 units included in the HE inventory, resulting in a total of 6,089 units or 131% of 6 th Cycle RHNA allocation (Ordinances 5467 & 5482). | | | | | | | |
| 1D | Santa Cruz County Code (SCCC) includes an Enhanced Density Bonus Program, which allows a bonus of 40% for mixed-income, for-sale developments that provide at least 15% affordable (moderate or lower) units for sale, with a larger bonus for projects that provide more than 15% affordable. The intent was to ensure that the County's inclusionary requirements would not be a disincentive to development of new housing for sale. | Enacted | SCCC 17.12.065 | SCCC 17.12.065 : Enhanced Density Bonus (linked) | 2 | Category 7 | 1 | 3 |
| 1E | The 2024 Sustainability Update increased allowable residential densities across the board in all General Plan designations that allow | Enacted | SCCC 13.10.322-1 | SCCC 13.10.322-1 : Residential Uses Chart (linked) | 2 | Category 7 | 1 | 3 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number (refer to Project Proposal Enhancement Factors) | Enhancement Points | Total Points |
|-----------------|--|---------------------|--|---|--------|---|--------------------|--------------|
| | <p>residential uses, including in lower-density areas, thereby expanding the number of housing units that can be developed in existing single-family residential areas.</p> <p>In addition to the overall increase in allowable density, this Update includes new and/or updated policies for multiple types of infill projects that are now allowed in existing single-family areas within the urbanized area of the county (e.g., GP Policies BE-2.1.3 and 2.1.4):</p> <p>The Residential Urban Low (R-UL) General Plan Land Use Designation allows development at 4-10 units/acre. Development in R-UL may consist of detached single-family homes, semi-attached homes [duets], duplexes, and/or small lot single-family subdivisions.</p> | | | | | | | |

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|-----------------|--|---------------------|--|---|--------|---|--------------------|--------------|
| | <p>The Residential Urban Medium (R-UM) designation allows densities of 7-15 units/acre. Development in R-UM may consist of detached or attached single-family homes, small lot subdivisions, duplexes, duets, patio homes, bungalow courts [referred to as dwelling groups in County code], row houses, townhomes, and mobile home parks.</p> <p>Existing single-family neighborhoods in the County, within existing urbanized areas or the "USL", are predominantly in the R-UL and R-UM land use designations, divided roughly evenly between the two.</p> | | | | | | | |

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|-----------------|--|---------------------|--|---|--------|---|--------------------|--------------|
| 1G | <p>Santa Cruz County meets this criterion through near-term housing policies and programs that expand opportunities for affordable and supportive housing. The Near-Term Housing Policies include:</p> <ul style="list-style-type: none"> • SCCC 17.12.065: Enhanced Density Bonus • SCCC 13.10.631: Farmworker (agricultural employee) Housing • SCCC 13.10.475: Regional Housing Need R Combing District • SCCC 13.10.424 - 429: PRH Permanent Room Housing Combining District • SCCC 13.10.361: Housing on Public and Community Facilities PF District | Enacted | <ol style="list-style-type: none"> 1. Near-Term Housing Policies 2. 2023 Housing Element | <ol style="list-style-type: none"> 1. Near-Term Housing Policies: <ol style="list-style-type: none"> a. SCCC 17.12.065: Enhanced Density Bonus (linked) b. SCCC 13.10.631: Farmworker Housing (linked) c. SCCC 13.10.475: Regional Housing Need R Combining District (linked) d. SCCC 13.10.424: PRH Permanent Room Combining District (linked) e. SCCC 13.10.361: Housing on Public and Community Facilities PF District (linked) 2. 2023 Housing Element (linked) | 2 | Category 1 | 2 | 4 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number (refer to Project Proposal Enhancement Factors) | Enhancement Points | Total Points |
|-----------------|--|---------------------|--|--|--------|---|--------------------|--------------|
| | <p>These policies allow affordable housing on Public Facility (PF) sites, as well as supportive and farmworker housing consistent with state opportunity mapping. Additionally, a recent application in Live Oak proposes converting an existing motel to transitional housing, initially as a temporary use with plans for future rezoning to establish a permanent housing use. Further support is provided through certified 2023 Housing Element policies and programs, including Policies H-1.6, H-1.9, H-3.4 and Programs H-1J and H-3K, which collectively promote affordable, supportive, and special needs housing.</p> | | | <ul style="list-style-type: none"> a. Policy H-1.6 – pg. 4.29 b. H-1.9 – pg. 4-30 c. H-1J (pg. 4-33) d. H-3.4 – pg. 4-41 e. H- 3K – pg. 4-48 | | | | |
| 1H | <p>Santa Cruz County meets this criterion by allowing residential and mixed-use development within several non-residential zones through both its</p> | Enacted | <ul style="list-style-type: none"> 1. SCCC 13.10.332-1: Commercial Use Charts 2. General Plan Policies: <ul style="list-style-type: none"> a. BE-3.1.2 | <ul style="list-style-type: none"> 1. SCCC 13.10.332-1: Commercial Use Charts (linked) 2. General Plan Policies, Built Environment (linked): | 1 | Category 1 | 2 | 3 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number (refer to Project Proposal Enhancement Factors) | Enhancement Points | Total Points |
|-----------------|---|---------------------|---|---|--------|---|--------------------|--------------|
| | <p>General Plan and Zoning Code. The Zoning Code (SCCC 13.10.332-1, Commercial Use Charts) and General Plan Built Environment Policies BE-3.1.2, BE-3.1.3, and BE-3.1.4 collectively permit mixed-use projects in multiple commercial and public facility districts. Specifically, mixed-use residential development is allowed within the C-1 (Neighborhood Commercial), C-2 (Community Commercial), PF (Public Facility), and PA (Professional and Administrative Office) zone districts, thereby enabling residential uses in traditionally non-residential areas.</p> | | <ul style="list-style-type: none"> b. BE-3.1.3 c. BE-3.1.4 | <ul style="list-style-type: none"> a. BE-3.1.2 - pg. 2-50 b. BE-3.1.3 - pg. 2-50 c. BE-3.1.4 - pg. 2-50 | | | | |
| 11 | <p>Santa Cruz County satisfies this criterion through recent updates to its Zoning Code and General Plan that promote higher development intensity. As part of the 2024 Sustainability Update, the</p> | Enacted | <ul style="list-style-type: none"> 1. SCCC 13.10 (Development standards of all zone districts have been modified to help accommodate increased GP Density) | <ul style="list-style-type: none"> 1. SCCC 13.10 (linked) 2. 2023 Housing Element, pg. 4-8 (linked) | 1 | Category 8 | 1 | 2 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number (refer to Project Proposal Enhancement Factors) | Enhancement Points | Total Points |
|-----------------|--|---------------------|---|---|--------|---|--------------------|--------------|
| | <p>County modernized zoning and development standards across all zone districts to align with increased General Plan density ranges, which now allow density of up to 45 units/acre in some zones, whereas previously the highest density allowed was 20 units/acre. These revisions include modifications to standards such as floor area ratio, height limits, setbacks, and allowable dwelling units per acre, enabling greater residential and mixed-use development potential consistent with updated land use goals.</p> | | <p>2. 2023 Housing Element (Density ranges increased)</p> | | | | | |
| 1K | <p>The County's inclusionary program, codified in SCCC 17.10, was established in 1978. It requires all new residential developments (subject to size thresholds) to provide affordable housing either by constructing affordable units or paying the</p> | Enacted | SCCC 17.10 | <p>SCCC 17.10 (linked)</p> | 1/1 | Category 7 | 1 | 2 |

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|-----------------|--|---------------------|--|---|--------|---|--------------------|--------------|
| | <p>Affordable Housing Impact Fee (AHIF) or implementing one of the other alternatives allowed by the code. Specifically, housing developments of 7 or more new units or lots for sale (for-sale projects) are required to provide 15% of the new units as affordable homes for sale (generally at the moderate-income level), while new rental housing developments are either required to pay the AHIF, or they can opt to provide affordable units in lieu of paying the AHIF. When they opt to provide affordable units, they must be affordable to low or very low-income households. Most larger rental developments in recent years opt to provide affordable units onsite (usually very low units) in order to qualify for a density bonus. Please see code section for full details.</p> | | | | | | | |

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|-----------------|---|---------------------|--|--|--------|---|--------------------|--------------|
| 2A | <p>Ordinance 5495 established a ministerial approval process for single-family housing pursuant to SB9.</p> <p>Ordinances 5467 & 5482 established a ministerial process for multifamily housing and for rezoning of 43 parcels to be eligible for infill development pursuant to SB10.</p> <p>Ordinance 5452 establishes a new ministerial combining district to provide a ministerial approval option for certain sites identified in the 2023 Housing Element Sites Inventory. Projects that provide 20% lower income units or 100% moderate income units can elect to be processed pursuant to that ministerial pathway.</p> | Enacted | <ol style="list-style-type: none"> 1. Ordinance 5495 – SB 9 2. Ordinances 5467 & 5482 – SB 10 3. Ordinance 5452 | <ol style="list-style-type: none"> 1. Ordinance 5495 (attached) 2. Ordinances 5467 & 5482 – SB 10 (attached) 3. Ordinance 5452 (attached) | 3 | Category 7 | 1 | 4 |

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|-----------------|---|---------------------|---|---|--------|---|--------------------|--------------|
| 2B | <p>The 2022 Sustainability Update or General Plan programmatic EIR streamlines the development process. In addition, an Addendum to this EIR was prepared for the 2023 Housing Element, including all its implementation programs; such as the County’s ministerial combining district ordinance, and the rezoning ordinances.</p> <p>The EIR has also been used as a Tier I analysis for standard housing projects and 100% affordable housing projects.</p> <p>Ministerial Combining District overlay zone applies to the 2023 Housing Element inventory of undeveloped sites for lower-income housing, SCCC 13.10.494-13.10.497.</p> | Enacted | <ol style="list-style-type: none"> 1. Sustainability Update EIR 2. Housing Element Sustainability Update EIR Addendum 3. Ministerial Combining District Ordinance 4. SCCC 13.10.494 - 497 | <ol style="list-style-type: none"> 1. Sustainability Update EIR (linked) 2. Housing Element Sustainability Update EIR Addendum (linked) 3. Ministerial Combining District Ordinance (linked) 4. SCCC 13.10.494 – 13.10.497 (linked) | 3 | Category 1 | 2 | 5 |

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|-----------------|---|---------------------|--|---|--------|---|--------------------|--------------|
| 2C | <p>A new, 100% affordable, 175-unit multi-family rental project (Anton Solana) proposed on one of the opportunity sites in the current sites inventory (located at Soquel Dr. & Thurber Ln.) was processed pursuant to Senate Bill 330 streamlined provisions (Application 241320), and also received various incentives and concessions through the density bonus program.</p> <p>The 2023 Housing Element increased the number of units a development may contain before it goes to the next higher level of site development permit review, eliminating constraints to development. Multi-family projects submitted pursuant to SB35, SB 2011, etc., or in the County's ministerial combining district, may be processed ministerially</p> | Enacted | <ol style="list-style-type: none"> 1. 241320 - Soquel Dr. & Thurber Ln. Development Permit 2. 2023 Housing Element 3. Housing Element Appendices 4. SCCC 13.10.494 - 497 5. SCCC 13.10.424 - 429: PRH Permanent Room Combining District 6. SCCC 13.10.631: Farmworker Housing 7. SCCC 17.10 | <ol style="list-style-type: none"> 1. 241320 - Soquel Dr. & Thurber Ln. Development Permit (attached) 2. 2023 Housing Element (linked) 3. Housing Element Appendices (linked) 4. SCCC 13.10.494 - 497 (linked) 5. SCCC 13.10.424 - 429: PRH Permanent Room Combining District (linked) 6. SCCC 13.10.631: Farmworker Housing (linked) 7. SCCC 17.10 (linked) | 2 | Category 1 | 1 | 3 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number (refer to Project Proposal Enhancement Factors) | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|---|--------------------|--------------|
| | <p>(HE Appendix D, pg. HE-D-35).</p> <p>Housing Element (HE):</p> <ul style="list-style-type: none"> • Table HE-D-9 shows the different types of housing units that are permitted by right by Zone (HE Appendix D, pg. HE-D-38) • Policy H-1.6 (AFFH) promotes continued implementation of priority processing for affordable housing projects (pg. 4-29) • Policy H-1K expedites processing for housing developments of 7+ units that meet affordability criteria or rehabilitation of 10+ unit subsidized rentals. The policy requires | | | | | | | |

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|-----------------|--|---------------------|--|---|--------|---|--------------------|--------------|
| | <p>developing administrative procedures for all permit phases (pg. 4-34)</p> <ul style="list-style-type: none"> Programs H-1B and H-1C create a combining zone district and require parcels to be rezoned within three years to allow residential use by right, when at least 20% of the units are affordable to lower income households (pg. 4-31). <p>Farmworker Housing Ordinance (2018) established farmworker housing as an agricultural use right outside of the coastal zone.</p> <p>Chapter 17.10 establishes priority processing of residential projects in which ≥25% of units in are affordable.</p> | | | | | | | |

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|-----------------|---|---------------------|--|---|--------|---|--------------------|--------------|
| 2E | <p>Ordinances 5421 & 5423 - The 2024 Sustainability & Regulatory Update included amendments to Chapters 13.10 and 13.11 of the County Code to permit approval levels wherein several types of projects now require lower-level approvals, resulting in fewer public hearings required.</p> <p>Ordinance 5495 establishes ministerial approval for single-family housing pursuant to SB9.</p> <p>Ordinances 5467 & 5482 establish ministerial process for multifamily housing and rezoning of 43 parcels to be eligible pursuant to SB10.</p> <p>Ordinance 5452 establishes a new ministerial combining district to provide ministerial approval sites identified in the 2023 Housing Element that</p> | Enacted | <ol style="list-style-type: none"> 1. Sustainability Update 2. Ordinances 5421 & 5423 3. Ordinance 5495 – SB 9 4. Ordinances 5467 & 5482 – SB 10 5. Ordinance 5452 – ministerial combining district | <ol style="list-style-type: none"> 1. Sustainability Update (linked) 2. Ordinances 5421 & 5423 (attached) 3. Ordinance 5495 – SB 9 (attached) 4. Ordinances 5467 & 5482 – SB 10 (attached) 5. Ordinance 5452 – ministerial combining district (attached) | 2 | Category 2 | 1 | 2 |

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|-----------------|--|---------------------|--|--|--------|---|--------------------|--------------|
| | provide 20% lower income units. | | | | | | | |
| 2F | <p>Chapter 17.10 establishes priority processing for residential projects in which at least 25% of the units are affordable.</p> <p>In addition, the Housing Element includes Policy H-1.6 with an updated priority processing policy.</p> | Enacted | <ol style="list-style-type: none"> 1. SCCC 17.10 2. Housing Element Policy H-1.6 (enacted) | <ol style="list-style-type: none"> 1. SCCC 17.10, Affordable Housing Requirements, (linked) 2. Housing Element Policy H-1.6 (linked) | 1 | Category 2 | 1 | 2 |
| 2G | <p>Ordinances 5421 & 5423 - The 2024 Sustainability & Regulatory Update incorporated code modernization efforts, including a new permit system, updates to use charts in all zone districts to reduce permit approval levels, and streamlining of the application process.</p> <p>Ordinance 5495 establishes ministerial approval for single-family housing pursuant to SB9.</p> | Enacted | <ol style="list-style-type: none"> 1. Ordinances 5421 & 5423 2. Ordinance 5495 – SB 9 3. Ordinances 5467 & 5482 – SB 10 | <ol style="list-style-type: none"> 1. Ordinances 5421 & 5423 (attached) 2. Ordinance 5495 (attached) 3. Ordinances 5467 & 5482 – SB 10 (attached) | 1 | Category 2 | 1 | 2 |

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|-----------------|---|---------------------|--|---|--------|---|--------------------|--------------|
| | Ordinances 5467 & 5482 establish ministerial process for multifamily housing and rezoning of 43 parcels to be eligible pursuant to SB10. | | | | | | | |
| 2I | A Unified Permit Center (UPC) was established in 2021 to address the long-term, unmet need for coordinated permit-related customer service, and for customer support across Departments and agencies that have a role in the land use permitting process (see April 26, 2022 Santa Cruz County Board of Supervisors Meeting Agenda Item). | Enacted | <ol style="list-style-type: none"> 1. April 26, 2022 Santa Cruz County Board of Supervisors Meeting Agenda Item 2. Unified Permit Center Website | <ol style="list-style-type: none"> 1. April 26, 2022 Santa Cruz County Board of Supervisors Meeting Agenda Item - Staff Report (attached) 2. Unified Permit Center (UPC) (linked) | 1 | | 1 | 1 |
| 2J | The County follows state laws that require reduced processing and/or plan check times for ADUs/JADUs and certain other types of housing applications. In addition, the County's Housing Element includes an updated policy and program for priority processing of projects that | Enacted | SCCC 17.10 | <ol style="list-style-type: none"> 1. SCCC 17.10 (linked) | 1 | Category 2 | 1 | 2 |

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|-----------------|--|---------------------|---|--|--------|---|--------------------|--------------|
| | <p>include lower-income or affordable units. See 2C for details.</p> <p>Chapter 17.10 establishes priority processing of residential projects in which ≥25% of units are affordable.</p> | | | | | | | |
| 2K | <p>A single discretionary permit application is required for projects involving multiple land uses. Applications are then processed for the highest permit approval level required for any individual use.</p> | Enacted | <ol style="list-style-type: none"> 1. Santa Cruz County ePlan Review website 2. Form PLG-100 – Discretionary Permit Application | <ol style="list-style-type: none"> 1. Santa Cruz County ePlan Review website (linked) 2. Form PLG-100 – Discretionary Permit Application (linked) | 1 | N/A | | 1 |
| 2L | <p>The Unified Permit Center (UPC) website provides a one stop shop where the public can look up application status by permit number or address. It includes a Permit Center Dashboard which provides issued and in-process information regarding building permits and the status of major project applications.</p> | Enacted | <ol style="list-style-type: none"> 1. Unified Permit Center Website | <ol style="list-style-type: none"> 1. Unified Permit Center Website (linked) <ol style="list-style-type: none"> a. Check Application Status b. Pending Public Notice Projects c. Permit Center Dashboard d. Major Project Applications | 1 | N/A | | 1 |

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|-----------------|---|---------------------|---|---|--------|---|--------------------|--------------|
| 2N | Ordinance 5452 establishes a new ministerial combining district to provide ministerial approval sites identified in the 2023 Housing Element that provide 20% lower income units. | Enacted | 1. Ordinance 5452 | 1. Ordinance 5452 (attached) | 1 | Category 2 | 1 | 2 |
| 3A | SCCC Chapters 15.03 and 15.04 exempt lower-income rental units from Parks and Childcare facility impact fees. | Enacted | 1. SCCC 15.03.050 – Recreational Fees 2. SCCC 15.04.050 – Childcare Fees | 1. SCCC 15.03.050 – Recreational Fees (linked) 2. SCCC 15.04.050 – Childcare Fees (linked) | 3 | Category 3 | 1 | 4 |

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|-----------------|--|---------------------|--|--|--------|---|--------------------|--------------|
| 3B | <p>The County of Santa Cruz created an ADU Incentives Program to assist homeowners to build ADUs by providing free feasibility and project management support.</p> <p>The County of Santa Cruz also provides pre-designed ADU plans free of charge, and developed an ADU website with multiple informational guides and resources for those interested in developing ADUs.</p> | Enacted | <ol style="list-style-type: none"> 1. Santa Cruz County ADU Incentives Program 2. Pre-Designed ADU plans 3. ADU Website | <ol style="list-style-type: none"> 1. Santa Cruz County ADU Incentives Program (linked) 2. Pre-Designed ADU plans (linked) 3. ADU Website | 2 | | | 2 |
| 3D | <p>SCCC Chapters 13.30, 13.31, 13.32, and 13.34 establish protections to preserve mobile home parks and ensure affordability for MHP residents.</p> <p>SCCC Section 13.10.680 provides for and regulates Tiny Homes on Wheels to allow alternative housing types for County residents.</p> | Enacted | <ol style="list-style-type: none"> 1. SCCC 13.30 2. SCCC 13.31 3. SCCC 13.32 4. SCCC 13.34 5. SCCC 13.10.680 6. SCCC 13.10.685 | <ol style="list-style-type: none"> 1. SCCC 13.30 (linked) 2. SCCC 13.31 (linked) 3. SCCC 13.32 (linked) 4. SCCC 13.34 (linked) 5. SCCC 13.10.680 (linked) 6. SCCC 13.10.685 (linked) | 1 | Category 7 | 1 | 2 |

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| | <p>SCCC Section 13.10.685 establishes procedures for the conversion of permitted, transient occupancy recreational vehicles and travel trailer parks to permanent occupancy for the purpose of maintaining and/or establishing safe permanent housing for very low-income households.</p> | | | | | | | |
| 3E | <p>The Sustainability Update to the County’s General Plan included policies that:</p> <ul style="list-style-type: none"> • Ensure pedestrian access and ADA improvements • Eliminate vehicle-related severe injuries • Reduce reliance on vehicles such as transportation demand management strategies • Evaluates parking-related measures, such as paid | Enacted | <ol style="list-style-type: none"> 1. Sustainability Update 2. 2022 Active Transportation Plan (ATP) 3. ATP Resolution 4. The Genera Plan has <i>A Multimodal Transportation System for all Users</i>. GOAL AM-2.0 COMPLETE STREETS 5. SCCC 13.16.040 6. SCCC 13.16.041 7. SCCC 13.16.200 | <ol style="list-style-type: none"> 1. Sustainability Update (linked) 2. 2022 Active Transportation Plan (ATP) (attached) 3. ATP Resolution (attached) 4. Access + Mobility Element (linked) 5. SCCC 13.16.040 (linked) 6. SCCC 13.16.041 (linked) 7. SCCC 13.16.200 (linked) | 1 | Category 2 | 1 | 2 |

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| | <p>parking and use of parking fees to fund transit</p> <p>The 2022 Active Transportation Plan conducts audits of impediments to walk or biking in Santa Cruz County, garners community support and feedback, map transportation routes, and identifies priority projects that encourage increase active transportation.</p> <p>SCCC 13.16.040 sets requirements for bicycle parking facilities for any new building, intensification of use, or some changes in use.</p> <p>SCCC 13.16.041 requires employer shower facilities for any new commercial building or intensification of use for new constructions over 12,500 square feet.</p> | | | | | | | |

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| | <p>SCCC 13.16.200 requires transportation demand services for residential developments of 25 or more units, certain nonresidential developments with employers or multitenant sites with 50 or more employees, and certain mixed-use developments.</p> | | | | | | | |

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| 4C | <p>Policy H-3.10 of the 2023 Housing Element encourages development of affordable housing units, especially special needs and workforce housing, when considering future development on properties zoned for Public Facilities, and/or those owned by the County, school districts and other public entities. Included in Appendix HE-A of the 2023 Housing Element is a review of the County's efforts to preserve long-term housing affordability and stability, and the County's progress on assisting populations with special housing needs during the 5th RHNA cycle. A discussion on the use of different federal, state, and local funding sources is also included.</p> <p>In addition, the County complies with all elements of the Surplus Lands Act</p> | Enacted | <ol style="list-style-type: none"> 1. 2023 Housing Element: Policy H-3.10 Housing on Publicly Owned Properties 2. Appendix HE-A: Fair Housing Report | <ol style="list-style-type: none"> 1. 2023 Housing Element: Policy H-3.10, pg.4-42 (linked) 2. Appendix HE-A: Fair Housing Report (linked) | 2 | Category 7 | 1 | 3 |

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|-----------------|---|---------------------|--|---|--------|---|--------------------|--------------|
| | <p>and has recently entered into an ENA with an affordable housing developer (Community Housing Works) for a surplus site where the developer has proposed a new multi-family affordable housing project. In recent years (2019/20) the County has sold several former Redevelopment Agency properties to affordable housing developers including Habitat for Humanity and MidPen Housing Corp., resulting in development of 68 new affordable, lower-income units.</p> | | | | | | | |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number (refer to Project Proposal Enhancement Factors) | Enhancement Points | Total Points |
|-----------------|--|---------------------|---|---|--------|---|--------------------|--------------|
| 4G | In March 2024, County voters approved Measure K, a one-half cent sales tax, which includes a dedication of \$1 million in FY 2024-2025 to advance housing in the County. | Enacted | 2023 Measure K Resolution No. 216-2023 Supporting Budget Priorities | 2023 Measure K Resolution No. 216-2023 Supporting Budget Priorities (attached) | 2 | Category 4 | 1 | 3 |
| 4H | Funding for affordable housing during the 5th RHNA cycle came primarily from the County's Low- and Moderate-Income Asset Fund (LMIHAF). That fund contains reuse revenues generated by the County's former Redevelopment Agency Housing Set-Aside Fund (tax increment revenues). | Enacted | Housing Successor Agency reports (<i>item 4 lists housing development expenditures per fiscal year</i>) | Housing Successor Agency Reports (linked) | 1 | Category 4 | 1 | 2 |
| 4I | Policy H-3.4 of the 2023 Housing Element directs continued use of available local, state, and federal funds to assist development of new affordable rental housing and/or substantial rehabilitation or preservation of at-risk affordable rental units. | | <ol style="list-style-type: none"> 1. Housing Element Policy H-3.4 Financial Assistance for Affordable Housing 2. SCCC 17.10.034 3. Ordinance 5286 | <ol style="list-style-type: none"> 1. Housing Element Policy H-3.4: Financial Assistance for Affordable Housing, pg. 4-41 (linked) 2. SCCC 17.10.034 (linked) 3. Ordinance 5286 (attached) | 2 | | | 2 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5 | Points | Enhancement Category Number (refer to Project Proposal Enhancement Factors) | Enhancement Points | Total Points |
|---------------------|---|---------------------|--|---|--------|---|--------------------|--------------|
| | SCCC 17.10.034 (Ordinance 5286) enacts affordable housing impact fees for residential projects. | | | | | | | |
| TOTAL POINTS | | | | | | | | 65 |

Sample Self-Scoring Sheet

Note: This is a Sample Self-Scoring Sheet; an actual submission may include more specificity when an applicant completes the “Concise Written Description of Prohousing Policy.”

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 7 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| 1B | Permitted missing middle housing uses by allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9. | E | Zoning code | Electronic copy attached | 3 | 6 | 1 | 4 |
| 1C | Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category. | P | Resolution | Electronic copy attached | 2 | 1 | 2 | 4 |
| 1D | Density bonus program exceeds statutory requirements by 12 percent. | E | Zoning code | Electronic copy attached | 2 | | | 2 |
| 1F | Eliminated parking requirements for residential development as authorized by Government Code section 65852.2. | E | Zoning code | Electronic copy attached | 2 | | | 2 |
| 1G | Zoning that that is designed to increase | E | Zoning code | Electronic copy attached | 1 | 1 | 2 | 3 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 7 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|--|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| | affordable housing for a range of types and for extremely low-income households. | | | | | | | |
| 1H | Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial). | E | Zoning code | Electronic copy attached | 1 | 1 | 2 | 3 |
| 1L | Other zoning and land use actions that measurably support the Acceleration of Housing Production. | P | Resolution | Electronic copy attached | 1 | | | 1 |
| 2B | Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents. | E | Zoning code | Electronic copy attached | 2 | | | 2 |
| 2G | Consolidated permit processes that minimize the levels of review and approval required for projects. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 2I | Established a one-stop-shop permitting process. | P | Resolution | Electronic copy attached | 1 | 1 | 2 | 3 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 7 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| 2N | Other actions that quantifiably decrease production timeframes. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 3A | Waiver of residential development impact fees. | E | Zoning code | Electronic copy attached | 3 | | | 3 |
| 3B | Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22. | P | Resolution | Electronic copy attached | 2 | 1 | 2 | 4 |
| 3E | Measures that reduce costs for transportation-related infrastructure. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 3I | Other actions that quantifiably reduce construction or development costs. | E | Zoning code | Electronic copy attached | 1 | | | 1 |
| 4A | Local housing trust funds. | E | Zoning code | Electronic copy attached | 2 | | | 2 |
| 4C | Regular use of funding for preserving assisted units at-risk of conversion to market-rate uses. | E | Zoning code | Electronic copy attached | 2 | 2 | 1 | 3 |
| 4E | Establishes a program that complies with the Surplus Land Act and offers below-market land leases for affordable housing. | E | Zoning code | | 2 | | | 2 |

| Category Number | Concise Written Description of Prohousing Policy | Enacted or Proposed | Documentation Type (e.g., resolution, zoning code) | Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 7 | Points | Enhancement Category Number | Enhancement Points | Total Points |
|-----------------|---|---------------------|--|---|--------|-----------------------------|--------------------|--------------|
| 4G | Prioritization of local general funds for affordable housing. | E | Zoning code | | 2 | | | 2 |
| 4M | Other actions that leverage financial resources for housing. | E | Zoning code | | 1 | | | 1 |
| | | | | | | | | |
| TOTAL | | | | | 33 | | 12 | 45 |

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Scoring Criteria Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Homeless Encampment Template

[Subchapter 6.6 Prohousing Designation Program](#) requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. An application must include a one-page summary demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments (June 17, 2022). The following template and certification are included to help jurisdictions meet this threshold.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments –** Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)

The County adopted the Encampment Response Guidelines (Guidelines; attached) coordinate response to encampments in 2025. The County, Continuum of Care, Fire Districts, the Housing Authority, and housing service providers prioritize health and safety for unsheltered residents through a coordinated approach by integrating housing services, law enforcement, and environmental protection into a single workflow.

- **Principle 2: Engage Encampment Residents to Develop Solutions –** Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)

The Resident Outreach Team builds relationships to assess needs and connect residents to housing and activities. They coordinate with partners to manage next steps for residents and their belongings in case of displacement. The team consult on timelines to ensure effect engagement, with at least 72 hours' notice before activities.

- **Principle 3: Conduct Comprehensive and Coordinated Outreach –** Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)

The Outreach Team use a trauma-informed, anti-bias approach to address immediate needs and provide disability accommodation for people living with physical and mental disabilities. They collaborate to identify service gaps and ensure accountability through meaningful public feedback and clear grievance processes to improve response quality.

- **Principle 4: Address Basic Needs and Provide Storage –** Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)

The Guidelines cover assessing environmental impacts, resident safety and needs, and making connections to housing and community resources. Assistance with relocation and safekeeping of belongings in case of closure. Personal property is logged and held in accessible storage for at least 90 days, allowing recovery if the owner is absent during removal.

- **Principle 5: Ensure Access to Shelter or Housing Options** – Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)

Emphasis on building trust and rapport and enforcement as a last resort. Frequent communication using clear and population appropriate language with an emphasis on verbal communication. Services include document safekeeping and policies avoid criminalizing homelessness, weighing displacement impacts against immediate health and safety needs.

- **Principle 6: Develop Pathways to Permanent Housing and Supports** – Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)

Housing First strategies prioritize stable housing without preconditions like sobriety. Coordinated Entry (CE) targets the vulnerable through non-punitive, client-centered support. Aligning federal, state, and local funding (general fund and some Measure K funding) enables permanent housing, rapid rehousing, CEs, and navigation services to help individuals overcome barriers to secure safe homes.

- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure** – Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)

Post-closure, sites are cleaned and restored by the department/agency responsible for ensuring safe public access. Riparian buffers are rehabilitated, and signage is installed to protect resources and prevent re-encampment. Vector Control and Public Health assist to ensure the space remains safe, sanitary, and free of hazards.

Certification and Authorization:

DocuSigned by:

50EBAC64454C48C
Signature of Authorized Representative

2/5/2026
Date

Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

| Regulation Text | Explanation | Yes | No |
|--|---|-------------------------------------|--------------------------|
| Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input. | Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>The County met this requirement by announcing the public comment period through A) an English and Spanish email sent to a list of more than 3,000 housing stakeholders (list compiled for the Housing Element outreach); B) posting on the County’s social media page; C) posting on the County’s website and dedicated page; D) notices placed in the local newspapers. See documentation attached.</p> | | | |
| Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers. | Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>The notice was distributed via the County’s Housing Element contact list, which includes over 3,000 unique email addresses and contacts for organizations and individuals representing a diverse array of stakeholders in the community. Some organizations contacted include individuals representing mobile park communities, the Santa Cruz Alliance for the Mentally Ill, Housing Choices, MidPen, Encompass Santa Cruz, and others.</p> | | | |

| | | | |
|--|--|-------------------------------------|--------------------------|
| <p>Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.</p> | <p>Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>The application was available for public review from December 19, 2025 through January 18, 2025 electronically at https://cdi.santacruzcountycalifornia.gov/Planning/PolicyPlanning/2023HousingElement/ProhousingDesignation.aspx, physical copies where available at the County office, and the application remains posted for public access/awareness.</p> | | | |
| <p>Public hearings and informative meetings.</p> | <p>For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>The County held a public hearing on June 7, 2022 to authorize the Community Development and Infrastructure Department to submit a Prohousing Designation Application and adopt the Resolution for the application. A recording of the meeting can be accessed via this link: https://santacruzcountycalifornia.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=1926&Format=Minutes.</p> <p>Public hearings were also held for the 2023 Housing Element, which included Policy H-1.7 directing the department to seek the Prohousing Designation.</p> | | | |
| <p>Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.</p> | <p>Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comments and responses are attached to this Appendix.

Certification and Authorization:

DocuSigned by:

50EBAC64454C48C...
Signature of Authorized Representative

2/5/2026
Date

Appendix 6 – Responses to Public Comment

All public comments received between December 19, 2025 and January 19, 2025 are attached.

J.Tomas, 12/19/2025

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application as it is related to parking minimums dictated by State law.

K.K, 12/19/2025

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

M.Cox, 12/19/2025

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

M.Mora, 12/19/2025

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application. The County and partner agencies have several initiatives, programs, and projects aimed at addressing issues related to: developing resiliency measures to mitigate vulnerability and risk from natural disasters; improve transportation infrastructure and accessibility to alternative modes of transportation; streamline permitting processes; proactively enforce short-term rental regulations; and requirements that new developments match the character of the surrounding neighborhoods.

S.Watson, 12/19/2025

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

Linc Housing, 12/20/2025

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

J.Reilly, 12/22/2025

County staff responded by requesting additional details to better understand the kind of support the commenter was requesting with his development application and to be able to

get the appropriate staff involved. No follow-up communication from Mr. Reilly was received.

N. Sidhorn, 12/22/2025

No change was made because the comment did not suggest any revisions that were appropriate or applicable to the Prohousing Designation Application.

Anton DevCo., 12/22/25

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

Letters of Support

Housing Authority of the County of Santa Cruz, 12/22/2025

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

County of Santa Cruz Housing for Health Division, 12/23/2025

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

Hello Housing, 12/29/2025

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

Eden Housing, Inc, 12/29/2025

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

Community HousingWorks, 01/06/2026

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

CHISPA, 01/06/2026

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

MidPen Housing, 01/08/2026

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

Housing Santa Cruz County, 01/12/2026

No change was made because the comment did not suggest any revisions that were appropriate or applicable for incorporation in the Prohousing Designation Application.

Pubic Comments



housing application

From Jo Thomas <jocottonthomas@yahoo.com>

Date Fri 12/19/2025 3:12 PM

To Fernanda Dias Pini <Fernanda.DiasPini@santacruzcountyca.gov>

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).

Not sure what the current requirements are--but this is nuts to eliminate a parking minimum. Santa Cruz County never has been and never will be (the way things are going) a place where people even CAN take public transportation to work--since most of it is over the hill. Where will people PARK for these huge housing units that are being proposed? Will we become like SF? Impossible to find parking?

Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.

Will the County recognize meadows (such as across from the Henry Cowell State Park campgrounds) as "substantially similar zones," or will we see MORE of that type of environmentally unfriendly developments attempted in our unincorporated areas?

Thank you.

Jo Cotton Thomas
Felton, CA

From: kelly <kellyk@got.net>

Sent: Friday, December 19, 2025 7:28 PM

To: 2023HousingElement <2023HousingElement@santacruzcountyca.gov>

Subject: Re: Help Us Secure Santa Cruz County's Prohousing Designation

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Your ruining our precious coast line and resources with increased population .We used to have a quaint little town now with all the high rise density buildings we are all running in to each other competing for everything Thank you very much.(:^(



Prohousing Application

From mercury_miner@netzero.net <mercury_miner@netzero.net>

Date Fri 12/19/2025 6:59 PM

To Fernanda Dias Pini <Fernanda.DiasPini@santacruzcountyca.gov>

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello,

My name is Michael Cox. I am the general manager for a small family-owned business that has a few small residential and commercial rental properties and tries to maintain rents at median market.

Congratulations on the Prohousing application. I looked through the application and supporting documentation. I did not see any significant issues that I might recognize, but my experience is limited. Lissner Properties does manage one of the former motels now in the PRH Zoning Overlay. We were one of the first to apply and helped the County by funding private legal review from the late Miles Dolinger, a top land use attorney at the time. I am very happy to see the PRH overlay included in the application. While not a huge number of units, nearly all were affordable in fact and by design. Many were renting at prices that qualified for very low income designation, so to me that was a great win.

Good luck with the application and keep up the great work!

Happy Holidays and best regards,

Michael Cox

Michael F. Cox, Manager
Lissner Properties, Inc.
PO Box 706, Soquel, CA 95073-0706
(831) 459-0572 (office)
(408) 644-7848 (cell)
lissner.properties@gmail.com



Prohousing Designation Application Feedback

From michael mora <mm06@solectric.com>

Date Fri 12/19/2025 3:37 PM

To Fernanda Dias Pini <Fernanda.DiasPini@santacruzcountyca.gov>

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Whereas:

- Most parts of Santa Cruz county is within a few miles of the San Andreas Fault with a history of destructive seismic activity, and
- Our aquifer is over 26,000 acre-feet overdrawn before the most recent surge of developments, and
- Our roads are overwhelmed with single occupant commuter traffic, and
- Most traffic signaling is primitive timed-only rather than computer coordinated Demand controlled intersections, and
- There is a 5 year backlog of street repairs, county-wide, and
- Santa Cruz county, City of Santa Cruz building departments are overwhelmed and unable to serve applicants in a timely fashion, and
- There is no evidence of aggressive enforcement of vacation rental or absentee foreign ownership of housing, and
- Schools in south county are a disgrace and are in the throes of a budget crisis, and
- The construction of multifamily housing along Riverview has changed the character of Santa Cruz and has the look of suffocating, urbanized cities like San Mateo.

Therefore, many residents like me who moved here for the charm, vibrant downtown of City of Santa Cruz, the proximity of forested areas and beaches do not benefit from more building development, increased sales taxes to pay for additional HiWay 1 lanes, having to organize daily travel around traffic, or the threat to private well owners.

I want all local governments to slow adoption of this housing law so we can adapt to the challenges listed above.

Thank you,
Michael Mora
Aptos, CA



Feedback

From Steven Watson <precipitado1@yahoo.com>

Date Fri 12/19/2025 6:28 PM

To Fernanda Dias Pini <Fernanda.DiasPini@santacruzcountyca.gov>

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

So is this the same committee that is currently destroying our town?

and you want to be recognized for it, so you can build more housing to bring more people in that do not live here yet?

that sounds wonderful

how about no... you've done enough damage

maybe go destroy somewhere else

From: jim4jrc@aol.com <jim4jrc@aol.com>

Sent: Monday, December 22, 2025 8:32 AM

To: 2023HousingElement <2023HousingElement@santacruzcountyca.gov>

Subject: Re: Help Us Secure Santa Cruz County's Prohousing Designation

To Whom it Concerns,

How could I possibly support this measure when all I ever get from the County is endless obstacles and extreme fees to build. Is this a joke or are you serious? I am currently building 7 new ground up units and have property to construct 14 more but will most likely no pursue further development due to such high fees and the lack of team support from the county.

Thank you,

Jim Reilly

408-497-6622



RE: Help Us Secure Santa Cruz County's Prohousing Designation

From Nader Sidhom <Nader.Sidhom@santacruzcountyca.gov>
Date Mon 12/22/2025 7:22 AM
To 2023HousingElement <2023HousingElement@santacruzcountyca.gov>
Cc Fernanda Dias Pini <Fernanda.DiasPini@santacruzcountyca.gov>

Dear Staff,

Thank you for the opportunity to comment. I do not support the movement to increase housing. There is already too much traffic on the highways, more road rage, and as demonstrated in scientific experiments with rats; crowding is directly correlated with aberrations in behavior including aggression and actions considered immoral by most humans. The multiunit housing designed to maximize occupancy and consequent tax revenue creates a monolithic appearance and reduces aesthetic value of the area. I believe the problem fixes itself in terms of carrying capacity as in nature. We have reached or exceeded our carrying capacity and it is already too crowded. People can choose to live in more affordable cities with less congestion. As far as the draw for tax and state revenue, lets be sensible and live within our means. Simply make government smaller and more efficient. Let's not continue to wreck this beautiful place.

Respectfully,
Nader

From: 2023 Housing Element <2023HousingElement@santacruzcounty.us>
Sent: Friday, December 19, 2025 2:17 PM
To: Nader Sidhom <Nader.Sidhom@santacruzcountyca.gov>
Subject: Help Us Secure Santa Cruz County's Prohousing Designation

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****



Mark Connelly, Principal Planner
County of Santa Cruz
Community Development & Infrastructure Department
701 Ocean St., Room 418
Santa Cruz, CA 95060

December 20, 2025

RE: Support for Santa Cruz County's Prohousing Designation Application

Dear Mr. Connelly:

On behalf of Linc Housing, I am writing to express our strong support for the County of Santa Cruz's application for Prohousing Designation by the California Department of Housing and Community Development (HCD). The County's application reflects a clear commitment to reducing barriers to housing production and advancing equitable, sustainable communities.

Our direct experience working with the County underscores the merits of this designation. The County has been a strong partner on Linc Housing's 41st and Soquel development, a 294-unit affordable housing project that recently secured 4% Low-Income Housing Tax Credits. The Planning and Development Services team has worked collaboratively with us to pursue more streamlined entitlement practices, while the County Housing Authority has provided project-based vouchers to support extremely low-income households. Throughout the process, County staff have remained engaged and supportive, helping to facilitate productive community conversations while keeping the project moving forward.

Access to state funding is critical to addressing Santa Cruz County's affordable housing needs. Prohousing Designation will further strengthen the County's ability to deliver housing that meets regional needs, supports disadvantaged communities, and prevents homelessness.

Linc Housing supports this application and encourages HCD to approve the County of Santa Cruz for Prohousing Designation.

Sincerely,

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Winter".

Ben Winter
Executive Vice President
Linc Housing (bwinter@linchousing.org)



Letters of Support

1610 R Street, Suite 250
Sacramento, CA 95811

AntonDev.com

Mark Connelly, Principal Planner
County of Santa Cruz
Community Development & Infrastructure Department
701 Ocean St., Room 418
Santa Cruz, CA 95060

December 22, 2025

RE: Support for Santa Cruz County's Prohousing Designation Application

Dear Mr. Connelly:

On behalf of Anton DevCo, I am writing to express our support for the County of Santa Cruz's application for Prohousing Designation by the State of California Department of Housing and Community Development (HCD). The County's Prohousing application clearly demonstrates its commitment to policies and programs that facilitate the development of affordable housing, reduce barriers to production, and advance sustainable, equitable communities.

Access to grants and other funding sources is pivotal to tackling the County's acute need for more affordable housing. The Prohousing Designation will provide the County with increased access to funding for projects that address the County's share of regional housing needs, support disadvantaged communities, prevent homelessness, and provide opportunities for residents of all income levels to live and thrive in Santa Cruz County. Anton DevCo supports this application and looks forward to continuing working with the County to implement strategies that align with the State's priorities for climate resilience, fair housing, and anti-displacement protections.

We encourage HCD to approve this application and designate the County of Santa Cruz as a Prohousing jurisdiction.

Sincerely,

A handwritten signature in cursive script that reads "Trisha Malone".

Trisha Malone
President



2160 41st Avenue | Capitola, California | Tel: 831.454.9455 | hacosantacruz.org
Also serving Hollister and San Juan Bautista | Tel: 831.637.0487

December 22, 2025

Mark Connelly, Principal Planner
County of Santa Cruz
Community Development & Infrastructure Department
701 Ocean St., Room 418
Santa Cruz, CA 95060

RE: Support for Santa Cruz County's Prohousing Designation Application

Dear Mr. Connelly:

On behalf of the Housing Authority of the County of Santa Cruz (HACSC), I am writing to express our support for the County of Santa Cruz's application for Prohousing Designation by the State of California Department of Housing and Community Development (HCD). The County's Prohousing application clearly demonstrates its commitment to policies and programs that facilitate the development of affordable housing, reduce barriers to production, and advance sustainable, equitable communities.

Access to grants and other funding sources is pivotal to tackling the County's acute need for more affordable housing. The Prohousing Designation will provide the County with increased access to funding for projects that address the County's share of regional housing needs, support disadvantaged communities, prevent homelessness, and provide opportunities for residents of all income levels to live and thrive in Santa Cruz County.

HACSC supports this application and looks forward to continuing working with the County to implement strategies that align with the State's priorities for climate resilience, fair housing, and anti-displacement protections. We encourage HCD to approve this application and designate the County of Santa Cruz as a Prohousing jurisdiction.

Sincerely,

A handwritten signature in black ink, appearing to read "Jenny Panetta".

Jenny Panetta
Executive Director

County of Santa Cruz



HUMAN SERVICES DEPARTMENT

Housing for Health Division

Robert Ratner, Director

1000 Emeline Avenue Santa Cruz, CA 95060

(831) 454-4130 FAX: (831) 454-4642

Mark Connelly, Principal Planner
County of Santa Cruz
Community Development & Infrastructure Department
701 Ocean St., Room 418
Santa Cruz, CA 95060

December 23, 2025

RE: Support for Santa Cruz County's Prohousing Designation Application

Dear Mr. Connelly:

On behalf of the Housing for Health Division and as staff to our local Housing and Urban Development (HUD) Continuum of Care, I am writing to express our support for the County of Santa Cruz's application for Prohousing Designation by the State of California Department of Housing and Community Development (HCD). The County's Prohousing application clearly demonstrates its commitment to policies and programs that facilitate the development of affordable housing, reduce barriers to production, and advance sustainable, equitable communities.

Access to grants and other funding sources is pivotal to tackling the County's acute need for more affordable housing. The Prohousing Designation will provide the County with increased access to funding for projects that address the County's share of regional housing needs, support disadvantaged communities, prevent homelessness, and provide opportunities for residents of all income levels to live and thrive in Santa Cruz County.

We support this application and look forward to continuing working with the County to implement strategies that align with the State's priorities for climate resilience, fair housing, and anti-displacement protections. Encouraging all local jurisdictions in the County to secure a prohousing designation is part of our Division's [Housing for a Healthy Santa Cruz](#) framework.

We encourage HCD to approve this application and designate the County of Santa Cruz as a Prohousing jurisdiction.

Sincerely,

Robert Ratner

Robert Ratner, MPH, MD
County of Santa Cruz
Director, Housing for Health Division, Human Services Department



Mark Connelly, Principal Planner
County of Santa Cruz
Community Development & Infrastructure Department
701 Ocean St., Room 418
Santa Cruz, CA 95060

December 29, 2025

RE: Support for Santa Cruz County's Prohousing Designation Application

Dear Mr. Connelly:

On behalf of Hello Housing, an affordable housing nonprofit, I am writing to express our support for the County of Santa Cruz's application for Prohousing Designation by the State of California Department of Housing and Community Development (HCD). The County's Prohousing application powerfully reflects its dedication to fostering policies and programs that enhance the development of affordable housing, dismantle production barriers, and promote sustainable, equitable communities.

Access to grants and various funding sources is crucial in addressing the County's pressing demand for affordable housing. The Prohousing Designation will significantly expand the County's funding opportunities for initiatives that meet regional housing needs, uplift disadvantaged communities, prevent homelessness, and create pathways for residents of all income levels to thrive in Santa Cruz County.

Hello Housing wholeheartedly supports this application and is eager to continue collaborating with the County to implement strategies that align with the State's priorities in climate resilience, fair housing, and anti-displacement protections.

We encourage HCD to approve this application and designate the County of Santa Cruz as a Prohousing jurisdiction.

Sincerely,

A blue ink handwritten signature, appearing to be "Jennifer Duffy", written over a blue circular stamp.

Jennifer Duffy
President



Mark Connelly, Principal Planner
County of Santa Cruz
Community Development & Infrastructure Department
701 Ocean St., Room 418
Santa Cruz, CA 95060

December 29, 2025

RE: Support for Santa Cruz County's Prohousing Designation Application

Dear Mr. Connelly:

On behalf of Eden Housing, Inc. I am writing to express our support for the County of Santa Cruz's application for Prohousing Designation by the State of California Department of Housing and Community Development (HCD). The County's Prohousing application clearly demonstrates its commitment to policies and programs that facilitate the development of affordable housing, reduce barriers to production, and advance sustainable, equitable communities.

Access to grants and other funding sources is pivotal to tackling the County's acute need for more affordable housing. The Prohousing Designation will provide the County with increased access to funding for projects that address the County's share of regional housing needs, support disadvantaged communities, prevent homelessness, and provide opportunities for residents of all income levels to live and thrive in Santa Cruz County.

Eden Housing, Inc. supports this application and looks forward to continuing working with the County to implement strategies that align with the State's priorities for climate resilience, fair housing, and anti-displacement protections.

We encourage HCD to approve this application and designate the County of Santa Cruz as a Prohousing jurisdiction.

Sincerely,


Andrea Osgood (Jan 2, 2026 13:12:20 PST)

Andrea Osgood
Chief of Real Estate Development and Executive Vice President



EHI Support Letter_County of SC Prohousing

Final Audit Report

2026-01-02

| | |
|-----------------|---|
| Created: | 2026-01-02 |
| By: | Jordan Weinberg (jordan.weinberg@edenhousing.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA4KKilmiCOJdMG7KzBomFo_y3FnLFTWNI |

"EHI Support Letter_County of SC Prohousing" History

-  Document created by Jordan Weinberg (jordan.weinberg@edenhousing.org)
2026-01-02 - 7:52:02 PM GMT
-  Document emailed to Andrea Osgood (aosgood@edenhousing.org) for signature
2026-01-02 - 7:52:05 PM GMT
-  Email viewed by Andrea Osgood (aosgood@edenhousing.org)
2026-01-02 - 9:12:02 PM GMT
-  Document e-signed by Andrea Osgood (aosgood@edenhousing.org)
Signature Date: 2026-01-02 - 9:12:20 PM GMT - Time Source: server
-  Agreement completed.
2026-01-02 - 9:12:20 PM GMT



Mark Connelly, Principal Planner
County of Santa Cruz
Community Development & Infrastructure Department
701 Ocean St., Room 418
Santa Cruz, CA 95060

01/05/2026

RE: Support for Santa Cruz County's Prohousing Designation Application

Dear Mr. Connelly:

On behalf of Community HousingWorks, I am writing to express our support for the County of Santa Cruz's application for Prohousing Designation by the State of California Department of Housing and Community Development (HCD). The County's Prohousing application clearly demonstrates its commitment to policies and programs that facilitate the development of affordable housing, reduce barriers to production, and advance sustainable, equitable communities.

Access to grants and other funding sources is pivotal to tackling the County's acute need for more affordable housing. The Prohousing Designation will provide the County with increased access to funding for projects that address the County's share of regional housing needs, support disadvantaged communities, prevent homelessness, and provide opportunities for residents of all income levels to live and thrive in Santa Cruz County.

Community HousingWorks supports this application and looks forward to continuing working with the County to implement strategies that align with the State's priorities for climate resilience, fair housing, and anti-displacement protections.

We encourage HCD to approve this application and designate the County of Santa Cruz as a Prohousing jurisdiction.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Leichner', is written over a light blue horizontal line.

Kevin Leichner
Senior Vice President, Housing & Real Estate Development

County of SC Prohousing Support Letter_CHW

Final Audit Report

2026-01-05

| | |
|-----------------|--|
| Created: | 2026-01-05 |
| By: | Steven Moreno (smoreno@chworks.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAj6JViuwET3HhLQlquPOBKHQpTHMbprpC |

"County of SC Prohousing Support Letter_CHW" History

-  Document created by Steven Moreno (smoreno@chworks.org)
2026-01-05 - 5:36:30 PM GMT
-  Document emailed to Kevin Leichner (kleichner@chworks.org) for signature
2026-01-05 - 5:36:33 PM GMT
-  Email viewed by Kevin Leichner (kleichner@chworks.org)
2026-01-05 - 5:37:25 PM GMT
-  Document e-signed by Kevin Leichner (kleichner@chworks.org)
Signature Date: 2026-01-05 - 5:37:35 PM GMT - Time Source: server
-  Agreement completed.
2026-01-05 - 5:37:35 PM GMT



Mark Connelly, Principal Planner
County of Santa Cruz
Community Development & Infrastructure Department
701 Ocean St., Room 418
Santa Cruz, CA 95060

January 6, 2026

RE: Support for Santa Cruz County's Prohousing Designation Application

Dear Mr. Connelly:

On behalf of CHISPA, I am writing to express our support for the County of Santa Cruz's application for Prohousing Designation by the State of California Department of Housing and Community Development (HCD). The County's Prohousing application clearly demonstrates its commitment to policies and programs that facilitate the development of affordable housing, reduce barriers to production, and advance sustainable, equitable communities.

Access to grants and other funding sources is pivotal to tackling the County's acute need for more affordable housing. The Prohousing Designation will provide the County with increased access to funding for projects that address the County's share of regional housing needs, support disadvantaged communities, prevent homelessness, and provide opportunities for residents of all income levels to live and thrive in Santa Cruz County.

CHISPA supports this application and looks forward to continuing working with the County to implement strategies that align with the State's priorities for climate resilience, fair housing, and anti-displacement protections.

We encourage HCD to approve this application and designate the County of Santa Cruz as a Prohousing jurisdiction.

Sincerely,



Geoffrey Morgan
President/CEO



January 8, 2026

Mark Connelly, Principal Planner
County of Santa Cruz
Community Development & Infrastructure Department
701 Ocean St., Room 418
Santa Cruz, CA 95060

RE: Support for Santa Cruz County's Prohousing Designation Application

Dear Mr. Connelly:

On behalf of MidPen Housing, I am writing to express our support for the County of Santa Cruz's application for Prohousing Designation by the State of California Department of Housing and Community Development (HCD). The County's Prohousing application clearly demonstrates its commitment to policies and programs that facilitate the development of affordable housing, reduce barriers to production, and advance sustainable, equitable communities.

MidPen Housing is one of the nation's leading nonprofit developers, owners and managers of high-quality affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed 139 communities with more than 10,000 homes for low-income families, seniors and those with supportive housing needs throughout the Monterey Bay Area and greater Bay Area. In Santa Cruz County, our portfolio includes 944 homes at 15 properties with an additional 858 homes at 8 properties in our development pipeline.

Access to grants and other funding sources is pivotal to tackling the County's acute need for more affordable housing. The Prohousing Designation will provide the County with increased access to funding for projects that address the County's share of regional housing needs, support disadvantaged communities, prevent homelessness and provide opportunities for residents of all income levels to live and thrive in Santa Cruz County.

MidPen Housing supports this application and looks forward to continuing working with the County to implement strategies that align with the State's priorities for climate resilience, fair housing and anti-displacement protections.

We encourage HCD to approve this application and designate the County of Santa Cruz as a Prohousing jurisdiction.



Building Communities. Changing Lives.

Thank you for your consideration. Please feel free to contact me at 925-330-2113 or joanna.carman@midpen-housing.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joanna Carman".

Joanna Carman
Senior Vice President, Co-Head of Housing Development

CC: Nevada Merriman, VP - Policy and Advocacy, MidPen Housing
Elizabeth Madrigal, Policy Manager, MidPen Housing



HOUSING
SANTA CRUZ COUNTY

PO Box 1460, Santa Cruz, CA 95061

www.housingsantacruzcounty.com

Mark Connelly, Principal Planner
County of Santa Cruz
Community Development & Infrastructure Department
701 Ocean St., Room 418
Santa Cruz, CA 95060

January 12th 2026

RE: Support for Santa Cruz County's Prohousing Designation Application

Dear Mr. Connelly,

On behalf of **Housing Santa Cruz County (HSCC)**, I am writing to express our strong support for the County of Santa Cruz's application for **Prohousing Designation** through the California Department of Housing and Community Development (HCD).

The County's Prohousing application reflects a clear and meaningful commitment to policies and programs that advance affordable housing production, reduce barriers to development, and promote equitable, sustainable communities. At a time when Santa Cruz County continues to face an acute housing shortage impacting seniors, low-income households, working families, and individuals experiencing homelessness, this commitment is both timely and essential.

Access to state grants and other funding sources is critical to addressing the County's housing needs. Prohousing Designation will strengthen the County's ability to compete for these resources, enabling greater investment in affordable housing development, homelessness prevention, and housing solutions that support residents across all income levels. These funds will also help advance fair housing goals, protect against displacement, and support housing strategies that align with climate resilience and long-term community wellbeing.

Housing Santa Cruz County has worked with the County to support housing initiatives and advance projects that move from concept to completion. We value the County's leadership and collaboration and look forward to continuing to work together to implement housing strategies that align with state priorities and respond to local needs.

We respectfully encourage HCD to approve this application and designate the County of Santa Cruz as a **Prohousing jurisdiction**.

Sincerely,

A handwritten signature in black ink that reads "Elaine Johnson". The signature is written in a cursive style with a large initial 'E'.

Elaine Johnson
Executive Director

Prohousing Designation

Home > Planning > Policy Planning > 2023 Housing Element > Prohousing Designation

Links:

En Español: Solicitud de Designación Provivienda

2023 Housing Element

Housing Element Rezone Program

2024 General Plan



WE NEED YOUR INPUT!

The County of Santa Cruz is applying to obtain a [Prohousing Designation](#) from the California Department of Housing and Community Development (HCD). Securing this designation will make the County eligible for various state incentive programs and funding opportunities for affordable homes and infrastructure.

PUBLIC REVIEW PERIOD IS NOW OPEN AND RUNS FROM DECEMBER 19, 2025 THROUGH JANUARY 19, 2026

Review:

- [DRAFT PROHOUSING DESIGNATION APPLICATION](#)
- [Appendix 7: Supporting Documentation](#)

The County encourages community members, stakeholders, and interested parties to review the draft Prohousing Designation application and provide feedback. All comments will be considered before the application is submitted to the State.

Submit your comments to: fernanda.diaspini@santacruzcountyca.gov

About the Program

The Prohousing Designation Program rewards jurisdictions with a demonstrated commitment to accelerating housing production and implementing housing-friendly policies that go beyond State laws to reduce barriers to housing development. To receive the designation, a jurisdiction must score greater than 30 points on their application. Points are earned by having enacted, or by committing to enact, policies and programs in each of the following categories:

- Favorable Zoning and Land Use
- Acceleration of Housing Production Timeframes
- Reduction of Construction and Development Costs
- Providing Financial Subsidies

Benefits to Applying

Receiving a Prohousing Designation documents the County's commitment to housing and recognizes the work that has already been done to address the housing shortage and affordability crisis. Prohousing jurisdictions become eligible to apply for Prohousing Incentive program funds and receive prioritized access to State grants for affordable housing.

About the Application Process

The County of Santa Cruz will post its draft application for Prohousing Designation for public review for 30 days to invite public feedback. Staff will review and respond to all comments following the close of comment period.

After the County submits its application to HCD, the State will review the application and may request changes. Once the application is finalized, the State will determine if the County of Santa Cruz qualifies to be designated as a Prohousing County.

For additional questions, please contact: Fernanda Dias Pini, fernanda.diaspini@santacruzcountyca.gov

Web Address:

<https://cdi.santacruzcountyca.gov/Planning/PolicyPlanning/2023HousingElement/ProhousingDesignation.aspx>

Prohousing Designation

Home

Planning

Policy Planning

2023 Housing Element

Designación Provienda

Links:

[In English: Prohousing Designation Application](#)

[Elemento de Vivienda 2023](#)

[Programa de Rezonificación del Elemento de Vivienda](#)

[Plan General 2024](#)



¡NECESITAMOS SU OPINIÓN!

El Condado de Santa Cruz está solicitando obtener una [Designación "Prohousing"](#) del [Departamento de Vivienda y Desarrollo Comunitario \(HCD\) de California](#). Asegurar esta designación hará que el Condado sea elegible para varios programas de incentivos estatales y oportunidades de financiación para viviendas asequibles y mejoras de infraestructura.

**EL PERÍODO DE REVISIÓN PÚBLICA ESTÁ ABIERTO AHORA Y
VA DESDE
DICIEMBRE 19, 2025 HASTA ENERO 19, 2026**

Haga clic aquí para la versión preliminar de la:

- [SOLICITUD DE DESIGNACIÓN "PROHOUSING"](#)
 - [Apéndice 7: Documentación de Apoyo](#)

El Condado alienta a los miembros de la comunidad, las partes interesadas a revisar el borrador de la solicitud de Designación "Prohousing" y proporcionar sus comentarios. Todos los comentarios serán considerados antes de que la solicitud sea enviada al Estado.

Envíe sus comentarios a:

fernanda.diaspini@santacruzcountyca.gov

Sobre el Programa

El Programa de "Designación Prohousing" recompensa a las jurisdicciones con un compromiso demostrado para acelerar la producción de viviendas e implementar políticas favorables que van más allá de las leyes estatales para reducir las barreras al desarrollo habitacional. Para recibir la designación, una jurisdicción debe obtener más de 30 puntos en su solicitud. Los puntos se obtienen al haber promulgado, o al comprometerse a promulgar, políticas y programas en cada una de las siguientes categorías:

- Zonificación y uso de terreno favorables
- Aceleración de los plazos de producción de vivienda
- Reducción de los costos de construcción y desarrollo
- Provisión de subsidios financieros

Beneficios de la Designación

Obtener una Designación "Prohousing" documenta el compromiso del Condado con el desarrollo de viviendas y reconoce el trabajo que ya se ha realizado para abordar la escasez de vivienda y la crisis de asequibilidad. Las jurisdicciones "Prohousing" son elegibles para solicitar fondos del Programa de Incentivos "Prohousing" y reciben acceso prioritario a subvenciones estatales para desarrollo de viviendas asequibles.

Sobre el Proceso de Solicitud

El Condado de Santa Cruz publicará la versión preliminar de la solicitud para la Designación "Prohousing" para revisión pública durante 30 días con el fin de recibir comentarios del público. El personal revisará y responderá a todos los comentarios tras el cierre del período de comentarios.

Después de que el Condado presente su solicitud al HCD, el Estado revisará la solicitud y podría requerir cambios. Una vez finalizada la solicitud, el Estado determinará si el Condado de Santa Cruz califica para ser designado como un Condado "Prohousing".

Para preguntas adicionales, por favor contacte a:

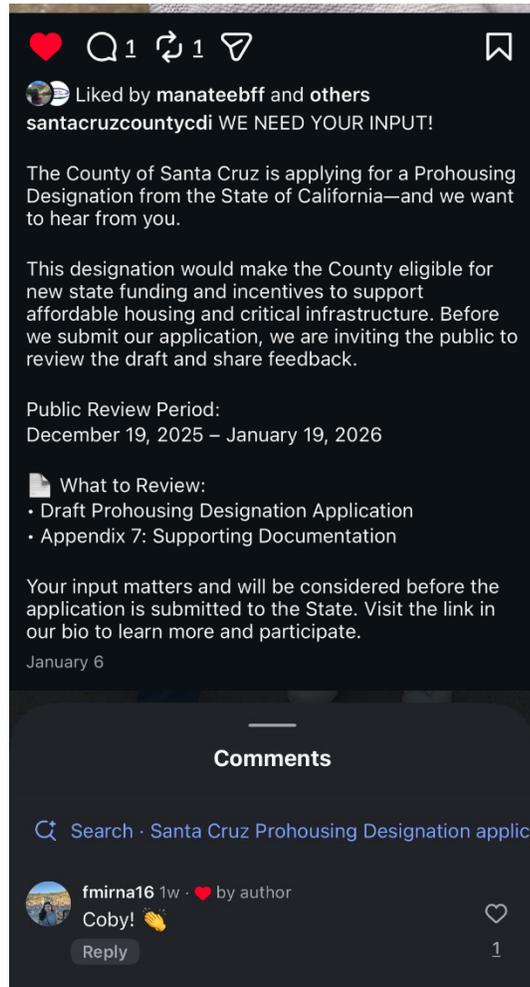
Fernanda Dias Pini

fernanda.diaspini@santacruzcountyca.gov

Web Address:

<https://cdi.santacruzcountyca.gov/Planning/PolicyPlanning/2023HousingElement/Provienda.aspx>

Social Media Outreach – Instagram Reel



Engagement Numbers:

Views: 606

The total number of times the reel was played. This includes repeat views by the same users and provides a general sense of overall content consumption.

Reach: 390

The number of unique users who saw the reel at least once. This metric helps indicate how widely the content was distributed across the platform.

Interactions: 19

The total number of engagements with the reel, such as likes, comments, shares, or saves. Interactions reflect how actively users engaged with the content beyond simply viewing it.

Link clicks: 2

The number of times users clicked the link associated with the post. This metric is particularly useful for measuring how effectively the content prompted users to take a follow-up action outside of the platform.

Email Blast



[Test] Help Us Secure Santa Cruz County's Prohousing Designation

From 2023 Housing Element <2023HousingElement@santacruzcounty.us>
via mailchimpapp.net

Date Fri 12/19/2025 2:11 PM

To Fernanda Dias Pini <Fernanda.DiasPini@santacruzcountyca.gov>

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****



*County of Santa Cruz's Draft Prohousing Designation
Application Posted*

We Need Your Input!



The County of Santa Cruz is currently preparing to submit its application for the [State's Prohousing Designation](#). This designation is a critical opportunity for the County to be recognized for its commitment to accelerating housing production and to be more competitive and gain access to state funding that will help us address the region's housing needs.

Public Comment Period Now Open for the Draft Prohousing Designation Application

The County encourages community members, stakeholders, and interested parties to review the draft Prohousing Designation application and provide feedback. All comments will be considered before the application is submitted to the State.

Click here to review the draft application:
bit.ly/pro-housing-designation

Submit your comments to: Fernanda.diaspini@santacruzcountyca.gov

Thank you for your input!

Find Out More

Se ha publicado la version preliminar de la solicitud para la Designación "Prohousing" del Condado de Santa Cruz

**¡NECESITAMOS SU
OPINIÓN!**

El Condado de Santa Cruz está solicitando obtener una Designación "Prohousing" del Departamento de Vivienda y Desarrollo Comunitario (HCD) de California. Asegurar esta designación hará que el Condado sea elegible para varios programas de incentivos estatales y oportunidades de financiación para viviendas asequibles y mejoras de infraestructura.

Período de Revisión Pública Ahora Está Abierto

El Condado alienta a los miembros de la comunidad, las partes interesadas a revisar el borrador de la solicitud de Designación "Prohousing" y proporcionar sus comentarios. Todos los comentarios serán considerados antes de que la solicitud sea enviada al Estado.

Haga clic aquí para la versión preliminar de la solicitud:

<https://cdi.santacruzcountyca.gov/Planning/PolicyPlanning/2023HousingElement/Provivienda.aspx>

Envíe sus comentarios a: Fernanda.diaspini@santacruzcountyca.gov

Le agradecemos su participación!

Más Información

Our mailing address is:

SCC Planning Department
701 Ocean St # 4
Santa Cruz, CA 95060-4003

Add us to your address book

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list.

Newspaper Noticing

**PROOF OF PUBLICATION
(2015.5 C.C.P.)
STATE OF CALIFORNIA
County of Santa Cruz**

I am a resident of the State of California and over the age of eighteen years, and not a party to or interested in the above entitled matter.

I am the principal clerk of the publisher of The Register Pajaronian (The Pajaronian), published in the city of Watsonville, County of Santa Cruz, State of California, **Friday, and on line** for which said newspaper has been adjudicated a newspaper of general circulation by the **Superior Court of the County of Santa Cruz, State of California**, that the notice of which the annexed is a printed copy had been published in each issue thereof and not in any supplement on the following date(s):

December 26, 2025.

I declare, under penalty of perjury, that the foregoing is true and correct. This declaration has been executed **on December 26, 2025.**

**THE PAJARONIAN
P.O. Box 1547
Watsonville, CA 95077**



/s/ Juliana B. Pulcrano /
Legal Publications Specialist
The Pajaronian

Phone # (408) 709 3952
E-mail: jpulcrano@weeklys.com
Website: www.pajaronian.com



NOTICE OF PUBLIC REVIEW & COMMENT PERIOD

NOTICE IS HEREBY GIVEN that the **County of Santa Cruz** has released the **Draft Prohousing Designation Application for public review**.

The County is soliciting public comment on its draft Prohousing Designation Application to participate in the State of California Prohousing Designation Program. A Prohousing Designation documents the County's commitment to implementing policies that remove obstacles to new housing by implementing programs and policies to increase local housing production.

PUBLIC COMMENT PERIOD: The formal public comment period is now open and runs from **DECEMBER 19, 2025 through JANUARY 18, 2026**. To provide comments, email: Fernanda.diaspini@santacruzcountyca.gov

TO REVIEW APPLICATION:

Please scan the QR code below or visit bit.ly/pro-housing-designation for more information and to review the draft application. A printed version of the draft application is also available at 701 Ocean St., 4th Floor, Santa Cruz, CA 95060.



The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. The Board of Supervisors Chambers is located in an accessible facility. If you wish to attend this meeting and you will require special assistance in order to participate, please contact the ADA coordinator at (831) 454-2323 at least 72 hours in advance of the meeting to make arrangements.

COUNTY OF SANTA CRUZ

COMMUNITY DEVELOPMENT & INFRASTRUCTURE DEPARTMENT

Appendix 7: Additional Information and Supporting Documentation

Appendix 7 has been submitted separately and available via this link:

<https://cdi.santacruzcountyca.gov/Portals/35/CDI/Planning/Policy/Prohousing/Appendix%20Supporting%20Documentation.pdf?ver=0169HjBG9N88cZv18McH0Q%3d%3d>

Certificate Of Completion

| | |
|---|---|
| Envelope Id: 5AFE0B3F-34C4-4E80-98C3-FB1D32693E31 | Status: Completed |
| Subject: Complete with Docusign: Prohousing Designation Application | |
| Source Envelope: | |
| Document Pages: 93 | Signatures: 3 |
| Certificate Pages: 5 | Initials: 0 |
| AutoNav: Enabled | Envelope Originator: |
| Envelopeld Stamping: Enabled | Fernanda Dias Pini |
| Time Zone: (UTC-08:00) Pacific Time (US & Canada) | 701 Ocean Street |
| | Santa Cruz, CA 95060 |
| | Fernanda.DiasPini@santacruzcountyca.gov |
| | IP Address: 63.194.190.193 |

Record Tracking

| | | |
|--------------------------------------|---|--------------------|
| Status: Original | Holder: Fernanda Dias Pini | Location: DocuSign |
| 2/5/2026 2:50:41 PM | Fernanda.DiasPini@santacruzcountyca.gov | |
| Security Appliance Status: Connected | Pool: FedRamp | |
| Storage Appliance Status: Connected | Pool: County of Santa Cruz | Location: Docusign |

Signer Events

Matt Machado
 Matt.Machado@santacruzcountyca.gov
 Director of Community Development & Infrastructure
 County of Santa Cruz
 Security Level: Email, Account Authentication
 (None)

Signature

DocuSigned by:

 50EBAC84454C48C...
 Signature Adoption: Pre-selected Style
 Using IP Address: 63.194.190.151

Timestamp

Sent: 2/5/2026 3:15:31 PM
 Viewed: 2/5/2026 3:27:51 PM
 Signed: 2/5/2026 3:28:29 PM

Electronic Record and Signature Disclosure:
 Accepted: 3/1/2022 8:22:46 AM
 ID: 82550d6a-8dcd-4ff4-b394-1d902bcd64c7

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Fernanda Dias Pini
 Fernanda.DiasPini@santacruzcountyca.gov
 Security Level: Email, Account Authentication
 (None)

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Sent: 2/5/2026 3:15:31 PM
 Resent: 2/5/2026 3:28:34 PM
 Viewed: 2/5/2026 3:37:28 PM

Electronic Record and Signature Disclosure:
 Accepted: 12/21/2023 10:56:19 AM
 ID: 4fb54f84-0512-4e30-91c7-e0b27bff8ca2

Mark Connolly
 Mark.Connolly@santacruzcountyca.gov
 Principal Planner
 Security Level: Email, Account Authentication
 (None)

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Sent: 2/5/2026 3:15:31 PM

Electronic Record and Signature Disclosure:
 Accepted: 6/26/2023 7:31:13 AM
 ID: 290a03d2-85b5-4729-ada1-20dd089c67cd

| Carbon Copy Events | Status | Timestamp |
|--|--------|---------------------------|
| Stephanie Hansen Stephanie.Hansen@santacruzcountyca.gov Assistant Director - Policy, Housing & Code Compliance County of Santa Cruz Security Level: Email, Account Authentication (None) | COPIED | Sent: 2/5/2026 3:15:32 PM |
| Electronic Record and Signature Disclosure: Accepted: 2/28/2022 5:44:43 PM ID: a31fccb8-048c-4893-9009-17109e03ff6f | | |

| Witness Events | Signature | Timestamp |
|----------------|-----------|-----------|
|----------------|-----------|-----------|

| Notary Events | Signature | Timestamp |
|---------------|-----------|-----------|
|---------------|-----------|-----------|

| Envelope Summary Events | Status | Timestamps |
|-------------------------|--------|------------|
|-------------------------|--------|------------|

| | | |
|---------------------|------------------|---------------------|
| Envelope Sent | Hashed/Encrypted | 2/5/2026 3:15:32 PM |
| Certified Delivered | Security Checked | 2/5/2026 3:27:51 PM |
| Signing Complete | Security Checked | 2/5/2026 3:28:29 PM |
| Completed | Security Checked | 2/5/2026 3:28:29 PM |

| Payment Events | Status | Timestamps |
|----------------|--------|------------|
|----------------|--------|------------|

| Electronic Record and Signature Disclosure |
|--|
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