



Santa Cruz County Community Development & Infrastructure Department

# Santa Cruz County      2023 – 2031 6<sup>th</sup> Cycle Housing Element Update

Planning Commission Study Session  
June 14, 2023

# Agenda

- Overview of Needs and Constraints
- Goals, Policies and Programs
- Affirmatively Furthering Fair Housing
- Public Engagement
- Housing Sites Inventory
- Next Steps



# 6<sup>th</sup> Cycle Housing Element Update Requirements



- Update Housing Inventory
- Update 5<sup>th</sup> Cycle Policies & Programs
- Assessment of Fair Housing
- Affirmatively Furthering Fair Housing (AFFH)
- Accommodate Regional Housing Needs Allocation (RHNA)
- Robust Public Involvement
- CEQA Review

# Santa Cruz County RHNA Allocation

Income Level	5 <sup>th</sup> Cycle RHNA	6 <sup>th</sup> Cycle RHNA	Percent Increase
<i>Very Low</i>	317	1,492	471%
<i>Low</i>	207	976	471%
<i>Moderate</i>	240	586	244%
<i>Above Moderate</i>	550	1,580	287%
<b><i>Total RHNA</i></b>	<b><i>1,314</i></b>	<b><i>4,634</i></b>	<b><i>353%</i></b>

# Needs and Constraints



# Housing Needs

- Units affordable to low and moderate income
- Farmworker housing
- Teacher housing
- Smaller units & family units
- Senior housing
- Supportive housing for disabled, homeless, & those with mental health or substance abuse issues



# Constraints

- Natural Environment
- High Demand
- Coastal Zone
- Regulatory Compliance
- Infrastructure & Services



# Significant affordability challenges

- 2,299 people in the County experienced homelessness in 2022
- Renters in the County need to earn \$49.40/ hr. - 3.2x the state minimum wage - to afford the average monthly rent of \$2,569 in Q4 2022.
- Rents in the County increased by 15% between Q4 2020 and Q4 2021 and 1.8% between Q4 2021 and Q4 2022.
- Almost 60% of renters in Santa Cruz County spend more than 30% of their income on housing.
- Only 16% of county residents can afford a median - priced home of \$1.2 million.

# Climate Action and Adaptation Plan

- Provide housing for all residents without exacerbating environmental impacts
- Focus on infill housing in urban areas
- Develop housing along transportation corridors to reduce commutes
- Provide housing during disasters
- Recognize the connection between high(er) density, urban, all electric housing as a critical mitigation action



# Housing Goals, Policies and Programs



# Housing Element Goals

- Goal 1: Facilitate Development of New Housing, Primarily in Infill Areas;
- Goal 2: Maintain and Enhance the Quality of Existing Housing Stock;
- Goal 3: Facilitate Development of Affordable and Equal Opportunity Housing;
- Goal 4: Assist in the Provision of Housing for Special Needs Households;
- Goal 5: Promote Energy Conservation and Sustainable Design; and
- Goal 6: Collaborate Across Sectors and Share Housing Resources.

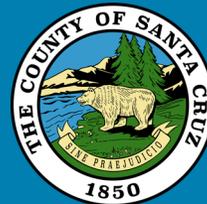


# Proposed New Programs (partial list)

- H- 1C: By right Overlay Zone (required by state law)
- H- 1D: Site Consolidation Bonus
- H- 1E: Rezone Opportunity Sites
- H- 1F: Update Multi - family Development Standards
- H- 2H: Proactive Code Enforcement for Vacation Rentals
- H- 3D: Advocate for State Limits on Renter Application Fees
- H- 4D Explore options for increasing supply & awareness of affordable, accessible housing for people with disabilities
- H- 5: Explore requiring all new housing built in the County to be electric
- H- 6E: Explore formation of a "CDBG Urban County" with local cities



# AFFH and Fair Housing Analysis



# Fair Housing Report

- Housing Needs Assessment
- Fair Housing Assessment
- Contributing Factors
- History of Segregation in the Region
- Access to Opportunity
- Population and Demographic Trends
- Integration and Segregation



# Robust Public Engagement



# Public Involvement and Robust Outreach!

- Community Panel
- Stakeholder Group
- Community Meetings
- Interactive website

[www.sccoplanning.com/2023HousingElement](http://www.sccoplanning.com/2023HousingElement)



# Community Meetings

- **Community Meeting #1** , May 15 (Aptos Village Park)
- **Community Meeting #2**, May 31 (virtual)
- **Public Meeting #3** , June 28 (5:30 pm at Watsonville Civic Plaza Community Room)

# Interactive Housing Plan



What is the  
Housing  
Element?



Get Involved



Environmental  
Review



Project  
Documents



Contact Us

[Interactive Housing Plan](#)

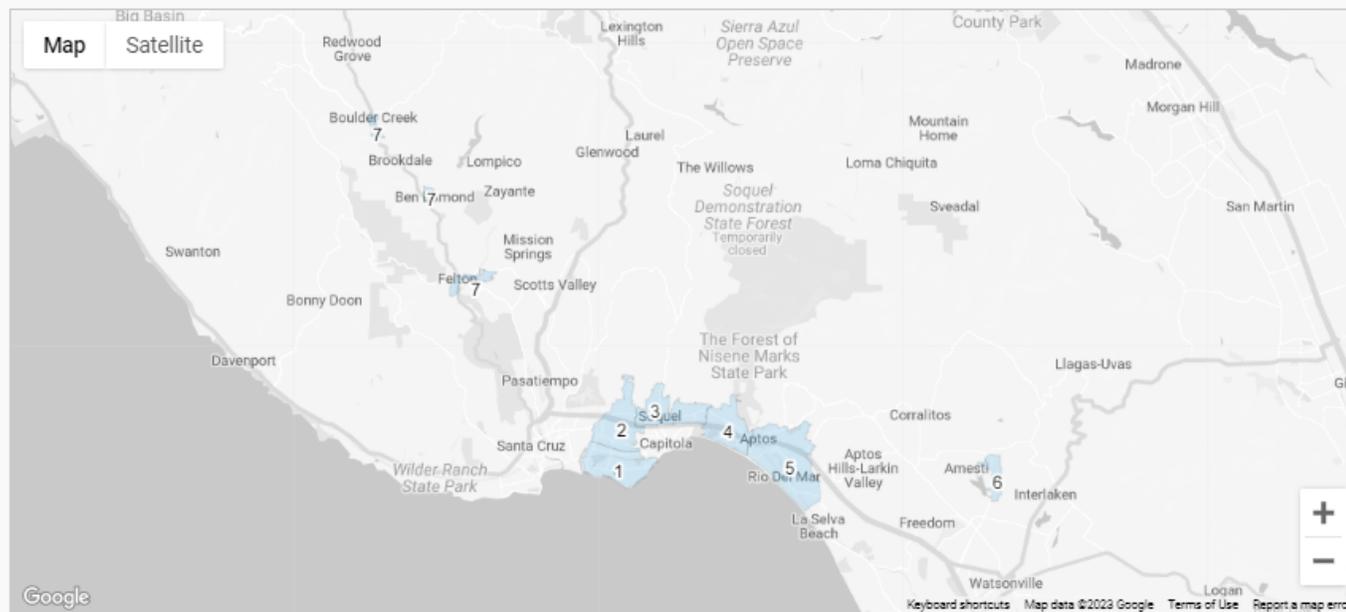
# Create Your Own Housing Plan

[https://santa\\_cruz\\_county\\_housing.a  
balancingact.com/InteractiveHousing  
Plan](https://santa_cruz_county_housing.a<br/>balancingact.com/InteractiveHousing<br/>Plan)

## Interactive Housing Plan

You do not have a housing plan.

-2,164 homes



### Housing Needs

Regional Housing Needs Allocation (RHNA) (90.9%)

**Regional Housing Needs Allocation (RHNA):** 4,634 homes

**Buffer:** 464 homes

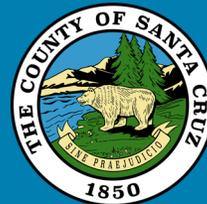
### Where and What Kind

**Existing Unit Capacity:** 2,934 homes

**1 Twin Lakes & Pleasure Point:** 0 homes

**2 Live Oak:** 0 homes

# Housing Sites Inventory

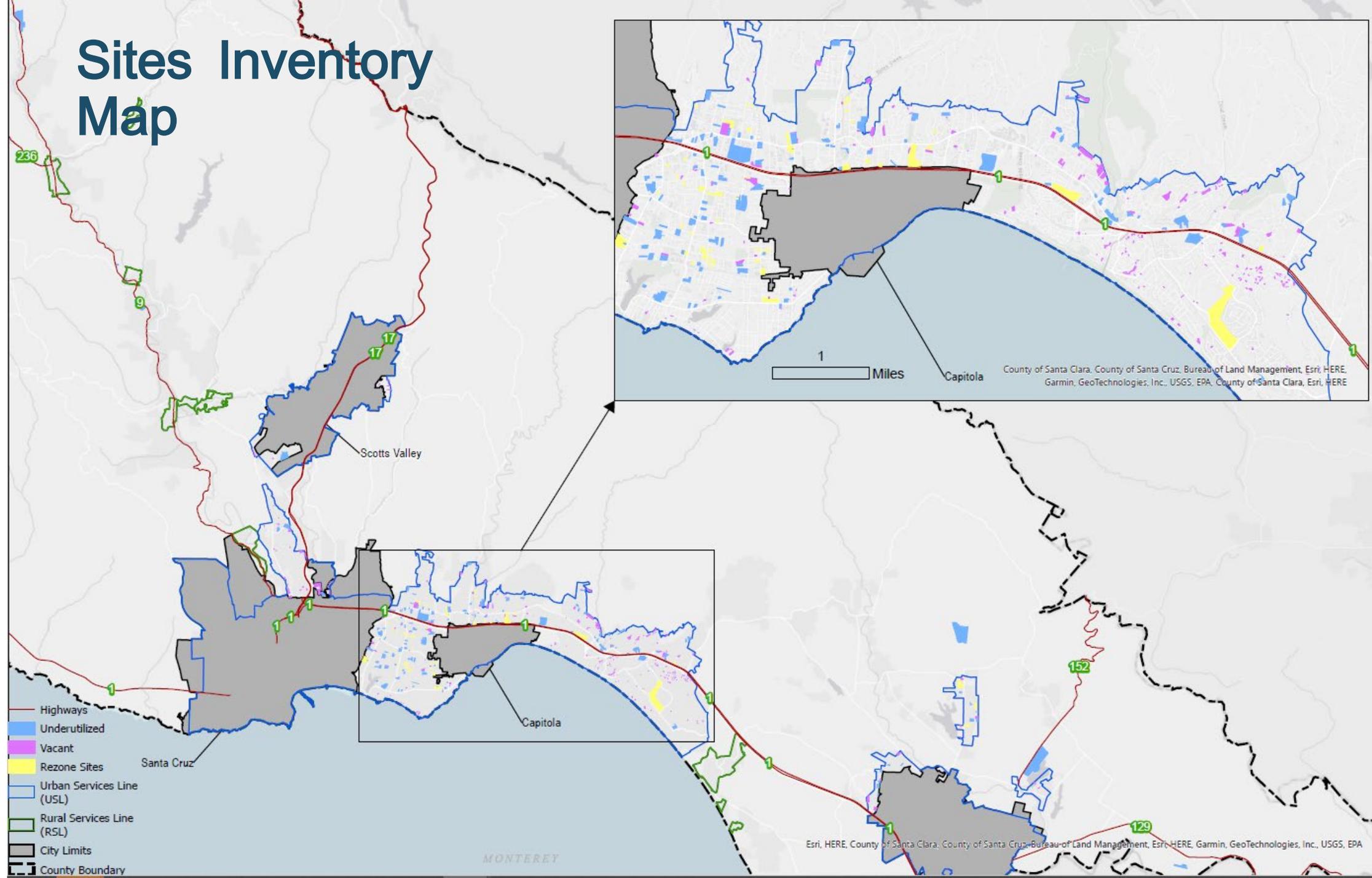


## Housing Sites Inventory

Income Level	Housing Sites Inventory			
	RHNA	RHNA + Buffer	Existing Inventory	Deficit (Surplus)
Very Low	1,492	1,641	890	751
Low	976	1,074	888	186
Moderate	586	645	582	63
Above Mod	1,580	1,738	1,786	(48)
<b>Total</b>	<b>4,634</b>	<b>5,098</b>	<b>4,146</b>	<b>952</b>

Income Level	Potential Rezonings			
	Deficit	High Density/ RF/Mixed Use	SB 10	Potential Parcels/Units
Very Low	751	719	33	752
Low	186	602	66	668
Moderate	63	79	128	207
Above Mod	(48)	416	148	564
<b>Total</b>	<b>952</b>	<b>1,816</b>	<b>375</b>	<b>2,191</b>

# Sites Inventory Map



# Next Steps



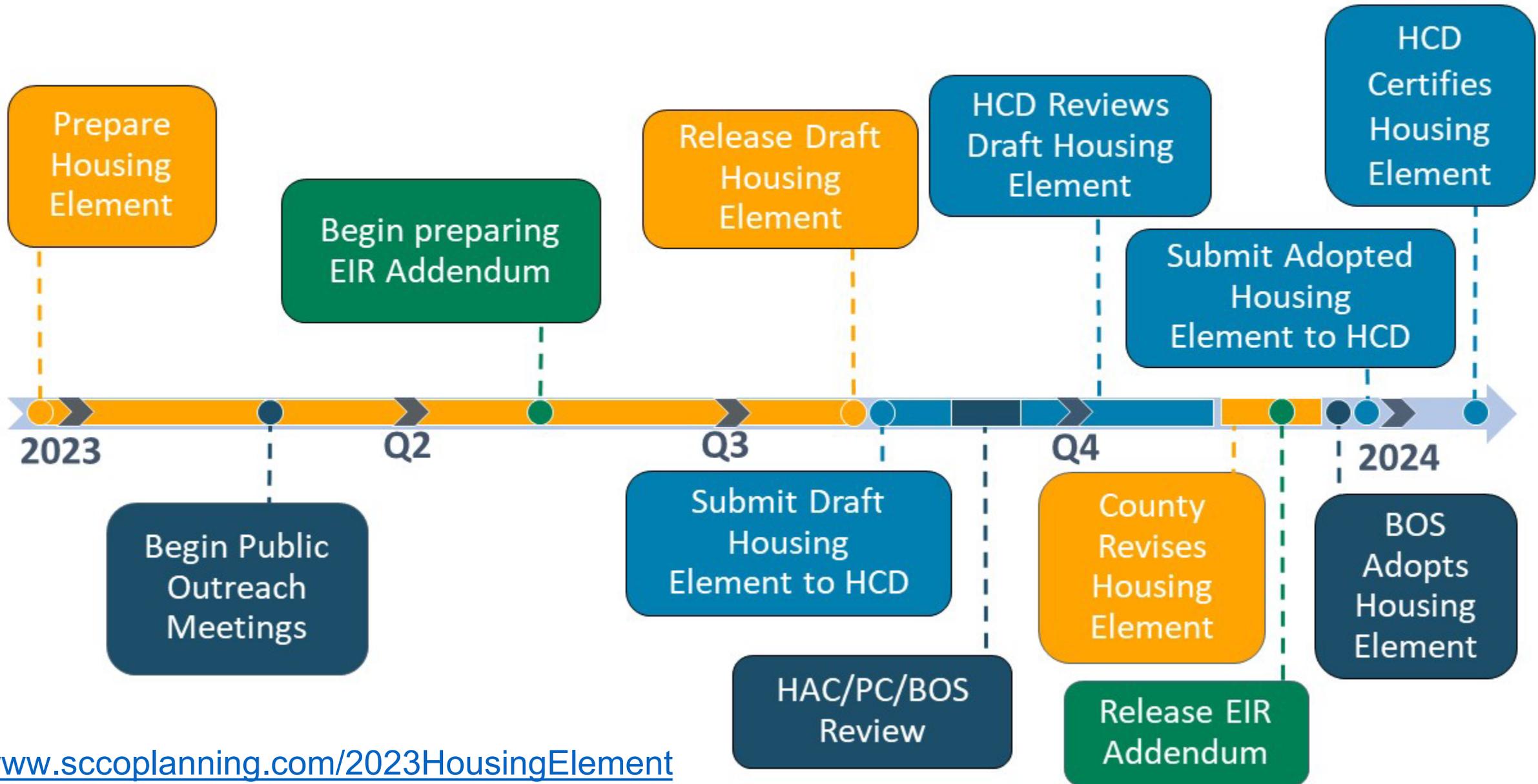
# What's Next?

## Community Open House

June 28<sup>th</sup> @ 5:30 – 7 pm

Watsonville Civic Plaza Community Room, 275 Main Street, 4<sup>th</sup> Floor





# Questions?

