



Santa Cruz County Community Development & Infrastructure Department

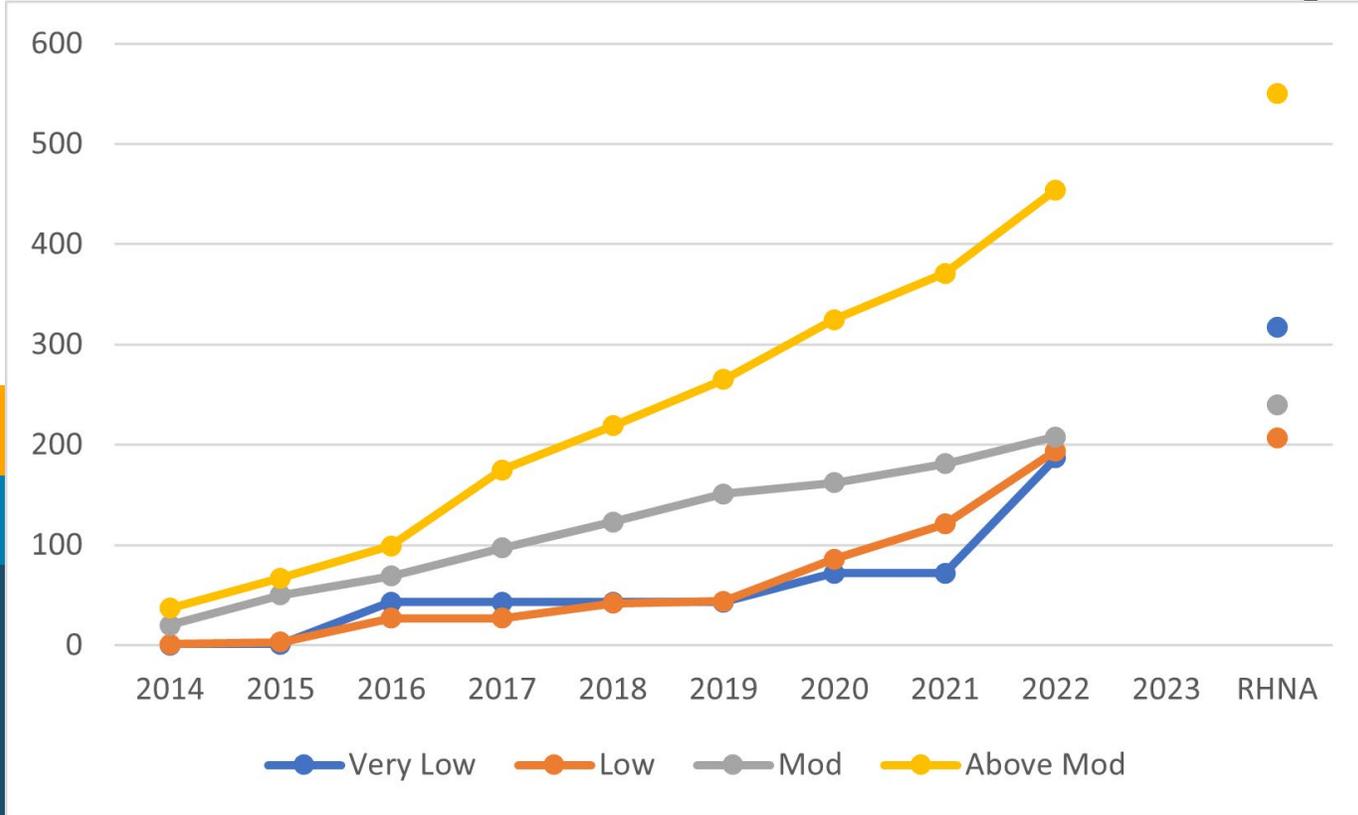
# Santa Cruz County 6<sup>th</sup> Cycle Housing Element Update

Affordable Housing Month  
May 8, 2023

## 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>

# 5th Cycle RHNA Progress



Income Level	5 <sup>th</sup> Cycle RHNA	Units Permitted	Percent
<i>Very Low</i>	317	187	59%
<i>Low</i>	207	194	94%
<i>Moderate</i>	240	208	87%
<i>Above Moderate</i>	550	454	83%
<b>Total</b>	<b>1,314</b>	<b>1,043</b>	<b>79%</b>

# CHALLENGES

- Natural environment
- Coastal Zone
- Spill - over demand from Bay Area
- Farmland protection
- Regulatory environment
- Infrastructure constraints



# Recent Efforts to Remove Regulatory Barriers



# 2022 General Plan and Code Update ("Sustainability Update")

- ✓ Result of Goal 1 in current Housing Element to update land use policies
- ✓ All density ranges expanded/increased
- ✓ Residential Flex Zone: 22 - 45 units per acre
- ✓ Missing middle housing (2 - 4 homes in single family zones)
- ✓ Encourage housing near transportation
- ✓ More housing in mixed - use projects (50% - > 80%)



# 5<sup>th</sup> Cycle Policy Achievements

- Improved Density Bonus Program
- Farmworker and Workforce Housing Codes
- Permanent Room Housing
- Safe Structures Program
- Tiny Homes on Wheels
- Accessory Dwelling Units



# Where Should New Housing Go?



- Near transportation corridors and other services
- In existing neighborhoods and business districts (Infill)
- Farmworker housing on ag land
- On land without environmental constraints
- Rural areas?

# What kind of housing should be allowed in each location?

Urban Medium	Urban High	Residential Flex	Mixed Use
7 - 15 du/ac	11 - 30 du/ac	22 - 45 du/ac	22 - 45 du/ac
			

# Demonstration: Create a Housing Plan

[https://santa\\_cruz\\_county\\_housing.abalancingact.com/InteractiveHousingPlan](https://santa_cruz_county_housing.abalancingact.com/InteractiveHousingPlan)

# Get Involved:

- County website: [www.sccoplanning.com/2023HousingElement](http://www.sccoplanning.com/2023HousingElement)
  - Get Involved: Housing Plan tool
  - Email sign up
  - Upcoming events
  - Comment portal
- Community Meetings
  - **Public Meeting #1** , May 15 @ 5:30 pm at Aptos Village Park Hall
  - **Public Meeting #2** , May 31 @ 5:30 pm (Virtual)
  - **Public Meeting #3** , June 28 @ 5:30 pm at Watsonville Civic Plaza Community Room
- Project Documents