



Appendix B

Review of Past Performance



Review of Past Performance

This [Appendix B](#) provides a review of the City's housing and program performance throughout the 2015 to 2023 planning cycle. In addition, this review also details the steps the City has taken to provide for the needs of special housing groups.

A. Program Evaluation for Households with Special Needs

As part of analyzing prior programs, this Appendix provides an outline of the effectiveness of goals, policies, programs, and objectives in meeting the housing needs of Santa Cruz's special housing needs populations.

1. Seniors

[Appendix C](#) shows that 12.5 percent of Santa Cruz residents are over the age of 65. This has only been increasing while children and the middle-age population decreases. Seniors represented 8.7 percent of the population in 2010, 9.6 percent in 2015, and then jumped to 12.5 percent in 2020.

The Housing Choice Voucher (HCV) program provides subsidies to low-income, senior, and disabled households at varying levels based on household income. Through the Housing Authority of the County of Santa Cruz, Santa Cruz residents may receive TBRA voucher assistance. The Housing Authority tracks these vouchers by zip codes, which include areas outside of the City's limits. The following provides the number of project-based and tenant-based vouchers granted throughout the 5th planning cycle. It is important to note that the numbers provided below are not just seniors.

Table B-1: TBRA Vouchers			
Zip Code	Project-Based Vouchers	Tenant-Based Vouchers	Total
95060	88	655	743
65062	34	454	488
95064	0	3	3
95065	26	198	224
Total	148	1,310	1,458
<i>Source: Santa Cruz County Housing Authority</i>			

Elderly homeowners generally tend to prefer to stay in their own homes as long as possible. If family members are nearby, they can also assist with basic care needs, enabling seniors to remain in their homes longer. However, this is not always possible. In the City of Santa Cruz, Seniors years 65 and older make up 39 percent of owner-occupied housing units and 12.1 percent renter-occupied housing units (4,089 and 1,474 units respectively). Senior Network Services helps match seniors in shared housing arrangements.

Additionally, the City worked with Habitat of Humanity to implement a pilot program, My House My Home, which is designed to help fixed income senior homeowners age in place by providing new or renovating existing ADUs on the property. The property owners can live in the ADU and

rent out the main house to low income households to supplement their fixed incomes. Three ADUs have been constructed in Santa Cruz since the program began.

The City's Downtown Senior Center at London Nelson provides senior residents with social networking opportunities through a variety of activities such as computer classes, social events, and weekday lunches. The Market Street Senior Center, located in a City owned building at 222 Market Street, also provides activities and programs for seniors. Additionally, home delivery by Meals on Wheels is available. Advocacy, Inc. provides a Long-Term Care Ombudsman Program and the Patients' Rights Advocate Program for seniors and disabled individuals living in residential care facilities. Para Cruz is a senior transportation service that is free to City residents.

During the 5th Cycle, the City worked with property owners to extend affordability agreements whenever possible. In 2021, the Arbor Cove Senior Housing project completed their rehabilitation of 22 units. This included critical and non-critical rehabilitation with most tenants not needing temporary relocation during the repairs.

2. Persons with Disabilities

Persons with disabilities may require varying accessibility improvements and may also have a limited ability to earn adequate income. Approximately 9.7 percent of the Santa Cruz population has at least one disability. The most common disabilities in Santa Cruz are cognitive, ambulatory, and independent living difficulties.

Persons with disabilities may experience difficulties locating accessible and affordable rental housing close to public transportation. The Santa Cruz County Human Resources Agency coordinates federal, state, and county government funding for programs and services for disabled populations in the City. A number of services and facilities available to the community are listed in [Appendix F](#).

During the 5th Cycle, Water Street Apartments was developed with 41 new affordable housing units. At least eight of those units are reserved for disabled persons, primarily serving developmentally disabled individuals who would benefit from support services provided by Housing Choice and San Andreas Regional Center. The recently developed 36 units Redwood Commons project was also designed to be 100 percent wheelchair accessible and has 13 units affordable to extremely low- and very low-income persons. Priority is given to mobility impaired individuals and their caregivers.



The City provided assistance to the following social services for persons with disabilities:

- Vista Center for the Blind and Visually Impaired.
- Central Coast Center for Independent Living.
- Lifeline (Community Bridges) provides transportation services.
- Meals On Wheels (Community Bridges) provides a daily visit and a nutritious meal.

3. Persons Experiencing Homelessness

Homelessness continues to be an important issue in the region and throughout California. There are multiple factors that may contribute to a person experiencing homelessness; [Appendix C](#) provides a detailed definition of “homelessness” and an analysis of the City and County’s unhoused population. Resources available for persons experiencing homelessness are listed in [Appendix F](#).

Like other communities in California, the City has been working hard to address very high levels of unsheltered homelessness. Key steps for the City have been to convene a Homeless Coordinating Committee to develop a series of short-term and long-term actions steps. The City also formed a Community Advisory Committee on Homelessness (CACH) that included City staff working with homeless representatives to come up with programs and policies to address homeless issues. City staff have worked extensively with the Santa Cruz County Continuum of Care (CoC), other jurisdictions, the community, and affected persons to develop and implement new programs, such as new emergency services, emergency shelters, and navigation centers, to address immediate needs. This has included coordinating with the Homeless Action Partnership (HAP) – now known as Housing For Health Partnership (H4HP) - Board and HAP Executive Committee to identify program priorities and make funding decisions for the California Emergency Solutions and Housing Program (CESH), Homeless Emergency Aid Program (HEAP), the Homelessness Housing Assistance and Prevention Program (HHAP), and for County and City funding sources.

The City coordinates closely with the Santa Cruz County CoC and all of its members. The CoC covers the entire geography of Santa Cruz County, including the Cities of Santa Cruz, Watsonville, Capitola, and Scotts Valley, as well as large unincorporated areas. The lead planning body for the CoC is the HAP, a community- wide action team that meets regularly. The City of Santa Cruz participates in all HAP meetings and takes a leadership position in the CoC by serving as a member of the HAP Governing Board, which makes key CoC and other funding and policy decisions, and of the HAP Executive Committee, which coordinates the activities of the County and Cities around a unified CoC strategy and plan for preventing and ending homelessness. The full HAP includes 30 active organizational and individual members representing all geographic parts of the county, as well as a broad range of stakeholder categories such as nonprofit homeless assistance providers, victim service providers, faith-based organizations, government departments, advocates, public housing authority, school districts, social service providers, mental health agencies, health providers, affordable housing developers, Veterans service providers, youth service providers, and persons with lived experience of homelessness.

The CoC and City of Santa Cruz work closely together to address the needs of varied homeless populations, including persons experiencing chronic homelessness, families with children,

Veterans, unaccompanied youth, as well as the needs of persons who are at risk of homelessness. These efforts are guided and defined by the CoC's and the community's 2015 homeless strategic plan, called All In -Toward A Home For Every County Resident (All In). All In provides the vision and framework for countywide coordination to address the needs of all homeless populations, and includes specific outcome goals, measurable indicators, and action strategies for addressing the following seven strategic priorities:

1. Transforming the Crisis Response System
2. Increasing Access to Permanent Housing
3. Integrating Systems and Community Support
4. Ending Chronic and Other Adult Homelessness
5. Ending Family Homelessness
6. Addressing Needs in South County
7. Initiating a Response to Youth and Young Adult Homelessness
8. Ending Veteran Homelessness

Discharge Planning is a key strategy for preventing homelessness by instigating changes within systems that regularly discharge people directly to homelessness. The County Homeless Persons' Health Project (HPHP) leads implementation of policies and protocols for homeless people leaving hospital care. HPHP's Project Connect provides frequent users of emergency rooms with intensive services to prevent hospitalization and homelessness. Hospital discharge planners contact HPHP when a homeless person is hospitalized. HPHP nurses and caseworkers visit and coordinate with all hospitals (and 6 community clinics) to ensure homeless people receive case management and housing upon discharge. For Medi-Cal individuals discharged from a hospital stay, the first step is often a recuperative care program, such as the 12-bed Coral St. recuperative care unit or the medically frail motel program of Community Action Board. HPHP also works with the following providers (among others) to place those who are ready into long-term housing.

- **Santa Cruz Health Center** – A sister program in the County Health Services Agency, and the location of North County Mental Health services, the Emeline clinic provides many of the same services as HPHP, as well as: X-rays, Psychiatric Services, HIV/AIDS screening, orthopedic services, and more.
- **Central California Alliance For Health** – The main provider of Medi-Cal benefits in Santa Cruz County, HPHP works closely with Alliance team members to obtain Medi-Cal coverage for eligible clients, meets with our Project Connect Team to refer clients, as well as provides grants for programs meant to improve the level of care for our clients.
- **Homeless Action Partnership (HAP)** – The HAP is a collaboration of the five jurisdictions in Santa Cruz County (the County and the Cities of Santa Cruz, Watsonville, Capitola and Scotts Valley) along with homeless housing and services providers, and acts as the local Continuum of Care. HAP contributors account for approximately \$2.3 Million each year for housing subsidy and supportive services.
- **Front Street Housing Inc.** – The landlord proxy for clients in our MATCH (Meaningful Answers to Chronic Homelessness) housing program, Front St. works with both landlords and tenants on securing and maintaining housing for qualifying and homeless individuals.

- **Planned Parenthood of Mar Monte** – Planned Parenthood (located on Pacific Avenue), is the Primary Care Physician (PCP) for hundreds of homeless people throughout the county.
- **Dientes Community Dental Care** – Dientes “fills the gap” of affordable, much needed dental services for the homeless in Santa Cruz County. Dientes sees referred patients on the Coral Street Campus, at the Watsonville Health and Dental Center, and at their location in Soquel.
- **Watsonville Health and Dental Center** – Located at 1430 Freedom Blvd. in Watsonville, their child health and immunization program, family planning services, breast cancer early detection program, and general healthcare services meets the needs of thousands of patients annually in South County. HPHP staff provide medical case management, behavioral health, and outreach services in South County from this location.
- **Encompass Community Services** – The largest non-profit agency in the county for homeless, low-income, transitional age youth, and similar populations, Encompass serves as the money manager for a percentage of our clients, along with providing shelter beds, mental health programs, and many other programs throughout the county.
- **Homeless Services Center** – Serving the homeless, and located on the Coral Street Campus, HSC consists of the Rebele Family Shelter, Paul Lee Loft, Page Smith Community Housing, and other related programs.
- **Recuperative Care Center (RCC)** – a twelve-bed, respite care center for homeless persons being discharged from the hospital but requiring additional care and rest. Working with the Homeless Services Center, Dominican Hospital, and other community partners, HPHP is responsible for processing referrals and intakes, as well as providing medical care for each of the clients during their stay of up to 6 weeks.
- **Janus of Santa Cruz County** – We work closely with Janus of Santa Cruz County to coordinate detox, residential treatment, methadone treatment, and sober living environments for our clients seeking treatment from substance use disorders.

During the 5th Cycle, outreach to the homeless community and organizations serving or advocating for the homeless occurred via multiple formats, include a survey which was distributed widely through Housing Matters social media outlets and the City’s Citizen Advisory Committee on Homelessness (CACH). At the December 17, 2019, CACH meeting, there was a discussion on needs and priorities to inform the City’s Consolidated Plan. City staff participated in community discussions on ending homelessness led by Housing Matters and hosted at the downtown library (August 15, 2019, September 26, 2019, November 7, 2019, and February 12, 2020). In addition, City staff participated in Councilmember Drew Glover’s community discussions on housing and homelessness needs and priorities in the City (November 13, 2019, and November 20, 2019).

Several projects are currently in the pipeline to provide housing for persons experiencing or at-risk of homelessness:

- **119 Coral Street (Harvey West Studios):** A building permit application has been submitted to provide 120 studio units of supportive housing.

- **818 Pacific Avenue (Pacific Station South):** City-sponsored and will contain a minimum of 25 percent of the project's 70 units as supportive housing units. The building permit were issued in June 2022 and the project is currently in construction.
- **902 Pacific Avenue (Pacific Station North):** City-sponsored and will contain a minimum of 25 percent of the project's 128 units as supportive housing units. The project's entitlements were approved in June 2021.
- **532 Center Street (Cedar Street Apartments):** A mixed-use development consisting of 2,210 square feet of commercial retail space, 65 residential units 100 percent affordable (25 percent as supportive housing), and a public paseo. Entitlements were approved in May 2022 and lease up is anticipated for early 2024.
- **314 Jessie Street (Jessie Street Apartments):** A 100 percent affordable housing project that will have 25 percent of the 50-unit project for supportive housing. The City is currently reviewing the building permit application submitted in September 2022.

4. *Extremely Low-Income Households*

Extremely low-income households are those that earn 30 percent or less of the area median income (AMI) for Santa Cruz County. According to CHAS (Comprehensive Housing Affordability Strategy) Data, there are approximately 5,640 extremely low-income households (25 percent of total households) in the City of Santa Cruz. Extremely low-income households are generally more likely to experience overpayment, overcrowding, or substandard housing conditions, and are more likely to include transitional and supportive housing.

The City offers assistance in accessing local, state, and federal funding for affordable housing, as well as technical assistance. Throughout the 5th Cycle, the City facilitated the development of affordable housing, including those listed below:

- **Riverfront & Casa del Rio Apartments:** 71 existing affordable units, including 32 units converting to affordable, were awarded with affordable housing tax credits and a tax-exempt bond to rehabilitate the property, extending their affordability covenant for another 55 years.
- **801 River Street Project:** New Way Homes is getting underway with a rehabilitation of a seven-unit conversion project that will increase the City's affordable housing supply.
- **350 Ocean Street Project:** a 63-unit 100 percent affordable rental apartment building.
- **180 Coral Street Project:** a permanent supportive housing project with 121 units.
- **Pacific Station Project:** the City has been acquiring parcels to assemble affordable housing sites in the downtown and is partnering with an affordable housing developer for Phase 1 of the development. Pacific Station South consists of a mixed-use development with 70 affordable residential apartments (includes a manager's unit) and commercial space, amenities, and medical offices. Pacific Station North consists of a mixed-use development with 125 affordable units (includes a manager's unit), as well as commercial and office space.

- **Jessie Street Project:** MidPen Housing project to demolish its 14-unit affordable housing development and construct a new, 50-unit affordable apartment complex that will significantly add to the City's affordable housing supply.
- **415 Natural Bridges Drive:** a 100 percent affordable, 20 unit SRO project.
- **Downtown Library and Affordable Housing Project:** Between 100 to 125 units of extremely low, very low, and low income housing units are proposed in conjunction with a modern, accessible library, childcare facilities, and a parking structure. The project also includes approximately 10,000 square feet of commercial tenant space and will have roof decks available to tenants and library patrons.

5. *University Students*

Students are a unique portion of the City's population as they may live in the City temporarily and/or live on-campus. In addition, students are rarely able to work full-time while attending school full-time. As such, they have much more limited disposable income for housing and often seek roommates to share rental and living costs. Through community outreach to student renters, participants shared stories of living with eight or more roommates in a home or living in illegally converted "bedrooms" (such as boiler rooms), unpermitted backyard structures, and personal vehicles.

The City and the University of California, Santa Cruz have a settlement agreement that requires the University to provide housing for approximately two-thirds of its student population. The University's Long Range Development Plan proposes to provide up to 10,125 on-campus beds, 579 off-campus beds, and 443 faculty and staff housing units. The University has plans to build additional housing that have been stalled due to several lawsuits to prevent the construction of this housing. Therefore, as noted in Program 3.5 in [Table B-2](#), the University has met its housing requirements by converting spaces designed for lounges into rooms and adding beds to rooms designed for fewer beds. The City continues to regularly meet and work with the University to identify opportunities to provide more housing options for students, staff, and faculty.

B. 2015-2023 Program Accomplishments

Table B-2 provides detailed, program-specific accomplishments for 2015-2023. The City has demonstrated significant effort in working towards accomplishing many of the objectives established in the 2015 to 2023 Housing Element. The City's successful programs have been identified as ongoing for the 6th Cycle. Various programs have been modified in the 6th Cycle Policy Plan to account for new requirements, changes in State Law, and to better accomplish the City's goals.

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
Goal 1. An adequate diversity in housing types and affordability levels to accommodate present and future housing needs of Santa Cruz residents.			
Program 1.1 Providing new housing to accommodate projected employment and population growth and to meet the needs of existing residents is a major objective of the City. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the region's housing needs from 2015-2023. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure. The Vacant Land Inventory (Appendix B), in concert with an underutilized land survey (Appendix D), shows that housing can be accommodated on vacant land, underutilized sites along major corridors, in the Central Core, and on larger housing opportunity sites.	Maintain an inventory of available vacant and underutilized sites that can accommodate new housing.	The City annually updates available vacant and underutilized sites.	Modified to remove objectives that relate to the sites strategies from the 5 th Cycle and add new objectives to promote residential development and comply with State requirements.
	Require the preparation of Specific Plans or Area Plans for larger developable residential areas identified in the Land Use Element.	Completed – The Downtown Plan was amended in 2017 to extend Additional Height Zone A to Laurel Street and modifying Additional Height Zone B for the Front Street Riverfront properties, with an intent to create opportunity for additional housing units in these zones. Specifically, the amendments increased allowable building height in the area bounded by Pacific Avenue, Front Street, Cathcart Street, and Laurel Street from 50 feet to 75 feet and up to 85 feet for a smaller portion of the sites larger than 50,000 square feet. In the area bounded by Front Street, the Riverwalk, Soquel Avenue, and Laurel Street, the amendments increased allowable building height from 50 feet to 70 feet under specific conditions. The changes to the additional height zones have facilitated approval projects in these areas including three under construction with a total of 465 new residential units (100 Laurel Street, 508 Front Street, 818 Pacific Avenue) and two projects that have obtained land use entitlements for a total of 370 additional units (902 Pacific Avenue and 530 Front Street)	

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		A Planned Development project was completed on Golf Club Drive that retained an existing unit and provided 10 new units of supportive housing for developmentally disabled individuals, including one affordable unit. There have been some discussions related to a potential project on the Swenson parcel by Antonelli Pond.	
	Continue to require housing production goals for the larger housing opportunity sites described in the Land Use Element.	The City is continuing to review applications to promote housing production. Generally, projects are required to be developed at the high end of the density range unless there are physical or environmental constraints on the property that prevent this density. Regarding specific sites described in the Land Use Element, the Planned Development project on Golf Club Drive has a density of 7.3 units per acre, at the high end of the Low Density Residential land use designation as required by General Plan policy LU 1.1.5	
Program 1.2 Recognizing the limited availability of land and the City's commitment to preserve open space, the General Plan encourages a compact urban form. High density development, mixed uses, transit- and pedestrian-oriented land uses, and other creative housing types are encouraged. To that end, the City's Zoning Ordinance currently allows higher densities, reduced parking requirements, and higher building heights for residential projects in the Central Core and along major corridors. The City also financially supports many of the projects in the Central Core. Since 2007, the City's policies have facilitated more than 400 multifamily units and 70 single-room occupancy units in commercial districts.	Establish mixed-use development standards to encourage housing along transit corridors, including density levels, parking and open space requirements, and other development standards.	Completed – The City adopted Objective Development Standards in December 2022 that include specific standards for mixed use zones.	Modified to remove completed objectives and add new objectives in line with plans the City is currently undertaking.
	Encourage the redevelopment of existing single-story commercial buildings to include upper story residential units, where feasible.	The City is continuing to redevelop throughout the community, including several recent projects either adding units above an existing single-story building or replacing a single-story building with a taller, mixed-use building. The City has implemented ordinances and zoning changes to facilitate additional housing and mixed-use buildings by amending parking regulations to eliminate parking requirements consistent with AB2097 and to implement mixed use zoning along commercial corridors. The City has	



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The City will continue to focus on mixed use to expand housing opportunities.		permitted several projects that redevelop a site with existing commercial buildings or parking areas into mixed-use projects with upper floor residential uses. Those include 11 projects with entitlements approved, adding 915 new housing units; four projects under construction, adding 515 units, and three projects with construction completed in the last housing cycle, with a total of 119 housing units.	
	Encourage the redevelopment of existing projects with large parking lots to add housing units above existing development, taking advantage of shared parking potentials.	There are currently several projects in the pipeline that would redevelop parking lots to add mixed-use projects with significant amounts of affordable housing: the Pacific Station North (902 Pacific Ave.) and Pacific Station South (818 Pacific Ave.) projects, the Cedar Street Family Apts. (approved pursuant to AB2162) (532 Center St.) and the Library Mixed Use Project (119 Lincoln St.). As of 2023, a building permit application was issued for Pacific Station South, the Cedar St. Family Apartments were under construction, entitlements were approved for Pacific Station North, and the Library Mixed-Use Project obtained entitlements. These projects create a total of 387 new dwelling units, including 386 affordable units.	
	Examine the possibility of utilizing graduated density for mixed-use development.	Completed – The City determined there are too many variables to have blanket policy, particularly related to parcel depth adjacent to lower density neighborhoods.	
Program 1.3 Santa Cruz faces the challenge of meeting the housing needs of residents, particularly given the needs of single-person households, small families, and special needs groups. Given diminishing vacant land and a diversity of housing needs, alternative housing types will need to be built in a creative manner on less than optimal housing sites.	Create and/or revise development standards for co-housing, live/work, and other alternative and appropriate housing types that respond to Santa Cruz’s diverse population and housing needs.	Completed – Several live/work projects are underway using current standards. ADU standards were updated in 2018, 2019, 2020, and 2022 to comply with changes in State law. The City’s Density Bonus and Inclusionary Ordinances were also updated in 2020 to comply with changes in State law. The City revised its Small Ownership Unit ordinance into a	Modified to remove completed objectives and add new objectives to further facilitate

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Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
To that end, the City revised its Zoning Ordinance to facilitate development of live-work, single-room-occupancy units, and accessory dwelling units (ADU).		Flexible Development Unit in 2021 and created requirements for Live-Work units through the Objective Standards process.	and streamline ADU development.
	Continue to implement the ADU program and monitor the effect of ordinance revisions on neighborhood vitality.	ADUs continue to be one of the City's most prolific development types. The City continues to implement and update the ADU ordinance, both to comply with State law changes and to encourage additional ADU development. The ADU ordinance was updated in 2015, 2016, 2019, 2020, and 2022, with major changes to the ordinance to facilitate ADU development in 2019-2022. Aligning with these updates, the number of ADU permits issued increased, ranging from 56 in 2019 up to 88 in 2022 as compared to 30-55 permits issued per year in 2016-2018.	
	Examine development regulations to identify potential barriers to the development of alternative types of housing and, if such barriers are found, develop actions to remove or modify them as feasible.	Completed – In 2021, the City reviewed the SRO (Single-Room Occupancy) and SOU (Small Ownership Units) ordinances and determined that the SOU unit type was not successful and, therefore, replaced it with the Flexible Density Unit.	
	Encourage the State to recognize appropriate non-traditional housing types as housing units.	Completed – The City meets with our lobbyists at the beginning of each legislative cycle to discuss priorities which consistently include bills that support affordable housing, and the City's lobbyists includes this in their scope of work. The City's lobbyists successfully lobbied our state legislators for \$15 million in the state budget for homelessness response purposes. Over half of this amount has been dedicated to homeless shelter use, acquiring property to be used for homeless services and permanent supportive/ELI housing, and completing a Coral St. Visioning exercise that includes direction to facilitate permanent supportive housing, affordable housing, and homeless services.	

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
		The City has also connected with staff of a state representative, initiated conversations with UCSC, and initiated research to inform discussions about non-traditional housing types	
Program 1.4 The Planned Development Permit (PD) is an administrative technique to foster development plans that serve public objectives more fully than plans permitted under conventional zoning. In such cases, the City will consider modifications to: 1) building setbacks, lot coverage, and lot area; 2) street standards; 3) parking and loading; 4) open space and landscaping; and 5) maximum height. The PD permit has been used successfully to facilitate a range of housing projects in recent years. To be eligible for a PD permit, however, the project must occupy a lot of at least 20,000 square feet in area and be approved by the Planning Commission and City Council. The minimum lot size requirement could, in some cases, constrain the production of nontraditional housing on smaller infill lots.	Examine the minimum lot size requirement for Planned Development Permits and consider amending the Zoning Ordinance to allow PD Permits on smaller infill lots if appropriate.	The City has processed 11 Planned Development Permits associated with housing projects or mixed use developments that have been under review, entitlements approved, under construction, or construction completed within the 5 th cycle, making up 289 residential units. It should be noted that with recent changes to State density bonus law, developer interest in Planned Development Permits has declined significantly as they prefer the density bonus option as a means to vary from development standards in order to create new housing. Since the State density bonus law changes took effect in 2021, the City received only one Planned Development Permit application. Therefore, while the City will consider reviewing making changes to the Planned Development Permit in 2023, it is not clear whether such changes would substantially increase housing production in the City.	Modified to remove the completed objective and revise objectives to further assess potential constraints in the PD process and allow PD permits on smaller infill lots.
	Examine parking requirements and other regulatory constraints that may deter the development of Planned Developments. Initiate study within 1 year of adoption of the Housing Element.	Completed – The City revised its parking standards for all development in 2020 to lower parking requirements, with revisions within the Coastal Zone certified by the California Coastal Commission in 2021. Additional parking revisions were included in the Objective Standards Ordinance in 2022.	
Program 1.5 Housing developers undertake the risk of purchasing property, borrowing funds, and drafting architectural and site plans in anticipation of building new housing. In addition to these investments, developers must secure various permits, pay planning and impact fees, and comply	Work with the development community to continue to streamline the project and design review processes to provide a greater level of certainty in the outcome of housing proposals.	The City adopted a new Public Outreach policy in 2018 that requires larger projects to meet with the community early in the development process to ensure community input, providing more certainty to developers who respond to community comments.	Modified – objectives have been continued but are located under different policies.

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with environmental regulations. These investments are financially attractive only when the development review process has reasonable certainty. The development community has expressed concern that the cumulative impact of project review procedures, fee structures, and the public hearing process may, at times, constrain the development of housing. To that end, the City should undertake a periodic review of such processes.	Periodically audit the effectiveness of the development review process to promote efficiency and predictability.	The city is considering doing a new audit on the development review process. Process mapping for project entitlements and building permits occurred in 2021, along with consultation on process flows with software providers in anticipation of permit tracking system upgrades, originally anticipated to begin in 2022. However, it was put on hold by the IT department due to issues with the vendor. The upgrades are anticipated to restart in 2023.	
	Review the existing development fee structure, including water and sewer connection fees, to determine if the current structure is appropriate and equitable.	While some fees, particularly for ADUs, have already been adjusted; a city-wide fee study is being considered.	
	Review and adjust the fee structure for Single Occupancy Units and propose changes for City Council consideration as necessary.	One Single Occupancy Unit (SOU) project was constructed in the City during the 5 th cycle. After completing a review of the SOU ordinance, the City found that use restrictions and development standards in the ordinance created the greatest impediment to development of SOU units, rather than fees, which are based on square footage as required for any type of multi-family residential use. Therefore, the City amended the Zoning Ordinance in 2022 to eliminate SOUs and instead create a new type of unit called a Flexible Density Unit (FDU), which removed barriers to development by exempting FDUs from density limitations, providing more flexibility with regard to unit size and configuration, allowing units to be rented or sold, and allowing developments with FDUs to also include other types of units, among other changes.	
	Review the development standards in the Zoning Ordinance	Completed – The City has concluded the initial review, with tasks to be undertaken as time permits. In 2020, the City made several amendments to the Zoning Ordinance to maintain	

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	and considered impediments to housing development.	consistency with state law regarding subdivisions, ADUs, and density bonus; to improve and streamline application processing in terms of permit modifications, eliminating public hearings for minor Administrative Use Permits; to eliminate Design Permit requirements for minor projects such as small accessory buildings; to create more flexible standards for duplexes on corner lots; and to create more flexibility in residential parking requirements, In 2022, the City made significant revisions to the Zoning Ordinance to implement objective development standards for new residential and mixed-use development and to streamline the approval process for fully conforming projects; to create mixed-use zone districts along major transportation corridors; to eliminate the Conditional Driveway Permit; to eliminate a public hearing requirement for parking variations; to streamline permits for development on or adjacent to slopes; and to maintain consistency with state law with regard to relocation assistance, replacement housing requirements, and small and large family daycares. The City also made changes to the ADU ordinance in 2015, 2016, 2019, 2020, and 2022 to eliminate impediments to development of these units and maintain consistency with state law. In 2023, the City updated the Zoning Ordinance to reflect elimination of parking requirements within a half mile of a major transit stop consistent with state law.	
	Consider revising the Zoning Ordinance to reflect policies of the General Plan 2030 that would remove or lessen constraints on housing development.	Completed – The City revised the Zoning Ordinance to modify the Slope Regulations, limiting which permits require public hearings and at what hearing body, and implemented the objective development standards, clarifying standards for development. In addition, the City implements regulations set forth by state law SB330 requiring the general plan density to supersede regulations in the Zoning Ordinance	

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		that would otherwise limit the development potential of a project to a density less than allowed under the general plan.	
Program 1.6 Meaningful and informed public participation helps ensure that proposals for new housing meet community expectations and are consistent with the City's General Plan. Santa Cruz offers many venues for residents to learn of proposed projects and provide meaningful input.	Continue to provide accurate and clear information to the public and the development community about City policies and the development review process and make such information available at the public counter.	The City adopted a new Public Outreach policy in 2018 that clarifies what projects require public outreach and the various forms it should take. Meetings are scheduled multiple times per year with the development community to understand how communications can be improved. Website updates are continuous and ongoing, with information posted about projects currently under review, providing additional information to the public.	Modified to update language and add more specific objectives.
	Continue to develop educational materials such as brochures and videos that provide information on the development process, planning, and housing issues as programs change.	The City is committed to continuously develop educational materials, particularly as ordinances are revised and updated. This information is posted on the City's website, included on social media platforms, and sent out in emails to those who have signed up online to receive information on various topics as well as on specific projects.	
	Continue to ensure that information is accessible and available to all members of the community on the City's web page and at the public counter.	The City is committed to ensuring information is accessible and available to all members of the community, with updates related to development projects, ordinance revisions, and policy documents occurring throughout the process. The Planning Department has developed a new process to provide information about current projects on the website. In addition, people can sign up to be notified when specific projects or projects related to specific topics are being reviewed or going to public hearings.	
Program 1.7 The City recognizes that mixed income neighborhoods provide a variety of benefits to the City including a chance for residents to learn from others of different backgrounds and interests. This helps to broaden perspectives and deepen	Develop zoning tools to provide incentives to the development of mixed income projects.	Completed – The City's Inclusionary Ordinance requires twenty percent of new units in housing projects to be affordable to lower income households within each project and the inclusionary units are required to be disbursed throughout the development. In addition, the City has	Modified with a focus on the Inclusionary Ordinance.

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
understanding of other people's values and points of view, leading to more respect and understanding. The City has an interest in encouraging such projects and neighborhoods.		updated the density bonus regulations in the Zoning Ordinance to maintain consistency with state law. In 2022, the City updated the Zoning Ordinance to create Flexible Density Units (FDUs), units that don't count toward density limitations and that can add more units to a housing or mixed-use development that are smaller and therefore more affordable by nature.	
GOAL 2. Increased and protected supply of housing affordable to extremely low-, very low-, low-, and moderate-income households.			
Program 2.1 The City's Inclusionary Housing Program is an important means of encouraging new affordable housing. Measure O states that "at least 20 percent of those housing units newly constructed for sale or rental each year shall be capable of purchase or rental by persons with average or below average incomes." Pursuant to an ordinance amendment approved in 2018, the City requires projects built after 1991 that contain five or more units to set aside at least 20 percent as affordable in perpetuity. Rental units must be provided as affordable to lower income households. Since its inception, more than 576 affordable units have been created, but significant City assistance has been necessary to offset high land costs, prevailing rents, and ordinance requirements. This trend is problematic given continuing cutbacks in local and state funding. The City will review other potential revisions at the time that the rental requirement is revised.	Revise the Inclusionary Housing Ordinance to reflect recent legal decisions.	Completed – This Ordinance was revised in 2018, 2019 and 2020.	Modified to remove completed objectives and add newer objectives.
	Review the Small Ownership Unit and Single Room Occupancy Ordinances to consider ways to make them more effective in today's market.	Completed – In 2021, the City reviewed the SRO (Single-Room Occupancy) and SOU (Small Ownership Units) ordinances and proposed a revision that would combine these ordinances to a single ordinance for small units. The revisions were adopted in 2022 and are now in review with the Coastal Commission.	
	Prioritize a portion of public housing funds for 100% affordable housing projects that include the extremely low-income household housing category.	Recent projects including units for extremely low-income households include the Library Mixed Use project, 818 Pacific Ave, and 902 Pacific. The City will continue to set aside funds in the future. In addition, the inclusionary requirement for SRO units is for very low income units. In recent years, due to changes in State Density Bonus law, the City is receiving many density bonus projects that choose to provide their affordable housing requirement as fifteen percent very low income and five percent low income units. The combination of SRO projects and density bonus projects has helped the City meet its 5 th Cycle RHNA.	

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
Program 2.2 The City may provide regulatory and/or financial incentives to facilitate affordable housing production, particularly in the case of inclusionary units not otherwise able to secure additional State and federal financial assistance. The City may also provide low interest loans, land write-downs, infrastructure improvements, Affordable Housing Trust funds, and other financial assistance for affordable housing. The Planned Development Permit, in tandem with regulatory and financial incentives, can further encourage the production of affordable housing. City staff is committed to expeditiously processing development proposals for affordable housing.	Identify residential projects for City financial or regulatory incentives subject to City Council approval.	The most recent incentives were granted to the 902 Pacific Avenue and 818 Pacific Avenue affordable housing projects. The City will continue to identify residential projects.	Modified to update objectives.
	Direct City lobbyists to concentrate on legislation that would help fund affordable housing.	This is a current part of the direction given to the City's lobbyist, and the Governor has recently dedicated funding for housing, including affordable housing. Starting in 2018, staff advocated for legislation to use proceeds from bonds issued by the former redevelopment agency (RDA) for affordable housing purposes and facilities for homeless persons rather than decreasing the bonds. The bill, AB411 (Stone), authorizing the \$16M of expenditures by the City of Santa Cruz was passed by the State Assembly and Senate. It was vetoed by the Governor, however, on October 13, 2019.	
	Encourage "citizen lobbyists" on issues related to housing, particularly affordable housing.	This work included by the Housing Blueprint Subcommittee of the City Council. The new Council Community Outreach Policy encourages broader citizen participation.	
	Explore the possibility of establishing a Real Estate Transfer Tax to help fund affordable housing.	The City considered taking an initiative for a Real Estate Transfer Tax to the voters in 2018 but determined not to at that time as there were several other City and County tax measures on the ballot.	
	Explore the potential of dedicating a portion of TOT, either existing or new percentage, for affordable housing.	The City considered taking a measure to the voters to increase the TOT to set aside a portion for affordable housing in 2018 but determined not to at that time as there were several other City and County tax measures on the ballot.	
Program 2.3 The City's density bonus ordinance implements California's Density Bonus Law, and allows a developer to construct 35 percent more	Amend the density bonus ordinance to reflect findings from recent court cases.	Completed – The City's density bonus regulations were updated in 2017, 2018, and 2020.	Modified to remove completed

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
units than allowed under the Zoning Ordinance for projects that dedicate 10 percent of units for very low-income households or 20 percent for low-income households and for qualified residents such as seniors. The Density Bonus program includes the opportunity for developments of at least five units to utilize up to three incentives. The Density Bonus Program continues to be a valuable tool, in tandem with the Affordable Housing Ordinance, to allow developers to build additional housing units which help subsidize the inclusion of affordable units in the project.	Continue to implementation of the density bonus ordinance.	The City continues to update the Density Bonus Ordinance to comply with changes in State Density Bonus law, including Ord. 2017-20 in 2017, Ord. 2018-10 in 2018, and Ord. 2020-23 in 2020.	objectives, and to continue implementing the program in compliance with newer updates to State law.
	Evaluate and revise the City residential development standards to ensure housing projects can be built at the maximum density allowed under the underlying district.	Completed – The original update was completed in 2017. With new State requirements, new updates will be completed in 2022. In 2021, the City approved an increase in the number of affordable supportive units allowed by right under AB2162 to 100 units for one project and 120 units for another. More work will be done regarding development agreements anticipated in the 2021-2023 time period.	
Program 2.4 In today's housing market, creative approaches and partnerships are required to finance and build affordable housing. The County Housing Authority, Eden Housing, Mercy Housing California, MidPen Housing, Habitat for Humanity, For-the-Future Housing, Santa Cruz Community Counseling Center, Inc., and other housing groups and agencies offer expertise in developing and managing affordable housing. In addition, the City has partnered with nonprofit developers to build housing. The City has granted regulatory concessions (such as density bonuses), subsidized the replacement of infrastructure, modified development regulations, lowered development and impact fees, and provided direct assistance to such groups. Working with affordable housing developers enables the City to better provide high quality and affordable housing. The City's Economic Development	Continue to encourage public-private housing partnerships as a means to incentivize the production of affordable housing and build local capacity to manage such projects.	The City has worked with a number of affordable housing developers including those listed. Specific projects built or underway through these partnerships include 314 Jessie St (48 VLI units, 2 manager units), 818 Pacific Ave (20 ELI, 39 VLI, 10 LI, 1 manager unit), 902 Pacific (29 ELI, 63 VLI, 34 LI, 2 manager units), 708 Water (11VLI, 29 LI, 1 manager), 350 Ocean (42 VLI, 20 LI), and 119 Lincoln (approx. 124 units, 114 ELI and VLI, 10 LI).	Modified to include more specific coordination efforts and partnerships.
	Explore creative approaches to developing and financing affordable housing in partnership with private developers.	The City has partnered with affordable developers to obtain additional State HCD funding to finance affordable projects, including the Local Housing Trust Fund program, Affordable Housing Sustainable Communities program, and Infill & Infrastructure program. The City is also pursuing also pursuing a Pro Housing Designation from the State to facilitate future applications for affordable housing funds.	

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
Department cultivates public-private partnerships to develop affordable housing. The most recent public-private partnership projects in the City are Pacific Station and the Library Affordable Housing projects.			
Program 2.5 Apartments provide affordable housing opportunities for low- and moderate- income households. To preserve these units, the City prohibits the conversion of apartments to a community housing project (for-sale housing) as long as the multifamily dwelling vacancy rate is less than 5 percent. This restriction is waived if at least two-thirds of the units are sold to tenants currently occupying the structure and 20 percent of the total units are offered for purchase to households of below-average income. In addition, three mobile home parks provide a total of 360 homes for residents. To protect the supply of such housing, the Mobilehome Rent Stabilization Ordinance regulates rent increases and other related actions to ensure adequate noticing, findings, and relocation assistance in case of a conversion.	Continue implementation of the Condominium Conversion Ordinance.	As a duty of the Planning Department, the City is continuing to implement the Ordinance.	Continued as part of Policy 6.4.
	Maintain current mobile home rent stabilization and conversion regulations to preserve 360 mobile homes in parks in the community.	The City has done a good job at preserving the mobile parks in the community and will continue to do so.	
Program 2.6 Santa Cruz has approximately 1,600 units of affordable housing for very low, low, and moderate-income households created through various City, State and federal programs. Although Measure “O” (Inclusionary) units built after 1991 are permanently affordable, the affordability controls of 485 affordable units are at risk of expiration between 2014 and 2028. The City’s Affordable Housing	Work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant	The City works with the Housing Authority to help preserve at-risk units. Many units that appear to be at risk are part of a Section 8 program, which renews every five years. Thus, the City has been working with individual property owners to provide incentives to maintain affordability.	Continued.



Table B-2: 5th Planning Cycle Program Accomplishments

Table B-2: 5 th Planning Cycle Program Accomplishments			
Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
Preservation Ordinance governs noticing procedures for the conversion of at-risk affordable units and allows the City and qualified nonprofit housing organizations an opportunity to negotiate to purchase the project or extend the affordability restrictions. In addition, the City plays an active role in financially assisting at-risk projects in return for extended affordability controls on the projects.	notification prior to project conversion.		
	Assist projects approved by City Council in return for extensions of their affordability controls for as long as feasible.	The Economic Development Department works with property owners to extend affordability agreements whenever possible. In 2021, the Arbor Cove Senior Housing project completed their rehabilitation of 22 units. This included critical and non-critical rehabilitation with most tenants not needing temporary relocation during the repairs. Similarly, the City also worked with Mercy Housing to extend the affordability of the Sycamore La Playa affordable housing development as part of a rehab.	
GOAL 3. Accessible housing and appropriate supportive services that provide equal housing opportunities for special needs populations.			
Program 3.1 Santa Cruz recognizes the importance of a living environment conducive to families and children, and is committed to the development of affordable and accessible family housing in the City. In recent years, the City has entered into owner participation agreements with Grace Commons, Easy Access Developers for 1606 Soquel Avenue, and various other ownership and rental projects to facilitate and encourage the development of affordable family housing. Additionally, the City provided financial assistance to the Tannery Artist Lofts complex of 100 affordable units that includes 14 studios, 16 one-bedroom, 28 two-bedroom, and 42 three-bedroom units.	Work with nonprofit organizations to identify proposed housing projects suitable to families with children and consider providing financial assistance, subject to availability and City Council approval, to facilitate and encourage their development.	The City's population of families with children is shrinking, so the need for this housing type can generally be met by the current development market. That said, City-sponsored affordable housing projects include some 2+ bedroom units that can accommodate families. Staff will continue to evaluate if additional family housing is needed that is not being met by the development market, and the City will look into working with affordable housing developers to provide this housing type. The City's Security Deposit Program, sponsored by the City of Santa Cruz and administered by the Housing Authority of the County of Santa Cruz, provides security deposits for low-income households, including families with children. Recent policy considerations related to Flexible Density Units can facilitate production of small, two-bedroom units that can accommodate small families.	Modified. As the general needs of family households are met through the current housing market, this program has been modified to focus on providing for the needs of low-income families with children.
	Encourage the development of child care opportunities in	For projects that include family-style housing, the City has been encouraging the provision of childcare facilities onsite. A child care impact fee was added to the City's fee schedule	

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
	conjunction with residential development.	in 2021 that will be used to perform a facilities analysis and to directly invest in child care facilities. The Library project includes a new public library, parking garage, and 100 to 125 units of affordable housing and a child care facility with a capacity to care for 16 children.	
Program 3.2 Santa Cruz recognizes that our children represent the future. In today's market, the high cost of rental and ownership housing typically requires that all adult family members work. The availability of affordable care for children and youth is necessary to provide an environment conducive to healthy and safe development and to enable families to continue to live in Santa Cruz. The City is committed to making high quality care alternatives for children and youth available, affordable, and accessible to those persons who live or work in the City, including childcare centers and family daycare homes in appropriate locations. The City is committed to planning affirmatively for childcare through land use, zoning, and permitting procedures.	Continue to assist nonprofit and for-profit organizations that provide services to children, youth, and families with children.	The City funds a number of social service organizations through its annual budget.	Continued.
	Encourage the establishment of child care centers in appropriate locations.	For projects that include family-style housing, the City has been encouraging the provision of childcare facilities onsite. A child care impact fee was added to the City's fee schedule in 2021 that will be used to perform a facilities analysis and to directly invest in child care facilities. The Library project includes a new public library, parking garage, and 100 to 125 units of affordable housing and a child care facility onsite. The City also amended the Zoning Ordinance in 2022 to allow both small and large family home daycare facilities as by-right uses in all zoning districts that allow residential uses.	
Program 3.3 Santa Cruz has the County's largest population of people who are homeless and, as a member of the Continuum of Care (CoC) Coordinating Group, maintains the most extensive program in the County for assisting homeless people. The City helps fund five entities that provide homeless outreach services, three emergency shelters, and a bad weather shelter. In addition to offering shelter and services to the homeless, the City	Continue to implement current programs aimed at the reduction and the prevention of homelessness.	The City is actively working with other local jurisdictions to address homelessness and prevention. In addition, the City created a new position to address homelessness within the City. The City also created a Homelessness Response Action Plan in 2022, with goals to create an organizational response to homelessness and housing instability, engage with the community, provide permanent affordable and supportive housing, provide basic support services for unhoused persons, provide effective care and support services for unhoused persons, and support community safety.	Modified to remove completed objectives and added new objectives to continue providing more

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
is committed to preventing homelessness by assisting at-risk populations, such as those with extremely low-incomes, through emergency assistance and the development of stable, affordable housing. Santa Cruz also has a significant number of transitional and permanent supportive housing units for people with disabilities, psychiatric illness, HIV/AIDS, and substance problems. The City also contracts with nonprofit organizations providing employment training, childcare, rental assistance, and other supportive services. The City plays an instrumental role in the CoC by supporting the continued operation of homeless services, funding the majority of the Continuum's operations, and applying for grants on behalf of nonprofits.	Participate with other Santa Cruz County communities and organizations in implementing "All In - Toward a Home for Every County Resident, the Santa Cruz County Community's Strategic Plan to Prevent, Reduce, and Eventually End Homelessness."	The City is actively working with other local jurisdictions to address homelessness and prevention. In addition, the City created a new position to address homelessness within the City.	resources and services.
	Amend the Zoning Ordinance to permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.	Completed – The City amended the Zoning Ordinance to permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.	
Program 3.4 Santa Cruz has a large population requiring supportive living services to preserve and maintain equal housing opportunities and choice. This includes people with disabilities, formerly homeless people, persons recovering from substance abuse, persons living with chronic disabling conditions such as HIV/AIDS, and other special needs groups. "Supportive Living Housing Services" is a broad term that encompasses a range of community services and types of assistance. The concept goes beyond the traditional single-service delivery "supportive services" and seeks to enable individual special needs recipients to achieve a significantly greater quality of life and independence and to adapt as individual needs change over time. The City	Continue supporting organizations in maintaining permanent supportive housing and providing assistance to special needs groups.	Through the City's annual budget, many social service organizations are being funded continuously, with these being included.	Continued. Additional objectives have been added in response to updates to State law for supportive housing.
	Encourage the location of permanent supportive housing for the able-bodied in residential settings or other locations readily accessible to public amenities, public transit, shopping, and supportive services.	Several projects are currently in the pipeline, including 119 Coral St., which will provide 120 units of supportive housing, and City-sponsored project at 818 Pacific Ave. (Pacific Station South), which will reserve 25% of its units for homeless households or those in danger of becoming homeless. Another City-sponsored project at 902 Pacific Ave. (Pacific Station North, 95 units) will contain a minimum of 25% of the project as supportive housing units. The 100% affordable housing project at 532 Center St. (Cedar St Apartments) will also be providing 25% of the 65 unit project for supportive housing. Another 100% affordable housing project at 314	

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
recognizes that permanent supportive housing can broadly service a variety of special needs groups. Whatever the level of service or setting required, the City remains committed to continue providing appropriate permanent supportive housing options for residents as funds are available.		Jessie St. (Jessie St Apartments) will have 25% of the 50 unit project for supportive housing.	
Program 3.5 Over the next 5 years, the University may construct additional housing pursuant to its Long Range Development Plan (LRDP, 2005-2020) to provide up to 10,125 total on-campus beds, no more than 579 off-campus residential beds, and 443 faculty or staff housing units. There are currently 8,396 on-campus beds; however, this has been achieved by converting spaces designed for lounges into rooms and adding beds to rooms designed for fewer beds. The City supports UCSC's goal to provide housing opportunities commensurate with goals set forth in the LRDP, as financially feasible. As mandated by the City Council and Chancellor, City and University staff meets regularly to collaborate on facilitating new student, faculty, and staff housing.	Continue to collaborate with UCSC on ways to increase the supply of student, faculty, and staff housing serving the University campus.	The City has been in consistent collaboration with the University in order to meet these strategic goals.	Continued.
	Promote housing strategies that reflect student housing needs including affordability and the siting of high density apartments and townhouses along transit corridors.	The City is committed to promoting affordable housing strategies, as well as strongly encouraging the University to provide additional student housing on campus. The University updated its Long Range Development Plan in 2021 for the next 20 years and addresses student housing need. As of March 2023, the UC Board of Regents has approved of financials for the 3,000 bed (on-campus) Student housing West project. The project includes the Hagar Development Family Student Housing with 140 total units anticipated to be completed in fall 2025. Also included is the Heller Development scheduled for completion in fall 2028 and including approximately 780 units; an additional 165 units will be provided for graduate student housing.	
	Support State and federal legislation that would advance the housing goals of the community such as increasing the funding for housing at University of California campuses.	The City's lobbyist, citizen lobbyists, and local politicians including City Council have been in support of increasing funding for student housing at the State level at an ongoing level.	

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
	Explore innovative methodologies for development funding models and delivery methods for new housing.	The City has continued to explore funding opportunities to further the production of new housing.	
	Continue to administer the City's Rental Inspection Program to ensure maintenance of a healthy and safe rental housing stock within the City.	As one of the Code Enforcement Division's signature programs, the City has been consistently requiring the upgrading of rental housing units to meet basic life and safety standards. There are over 11,000 rental units in Santa Cruz, all of which are required to participate in the Residential Rental Inspection Program. In the last year, approximately 54 percent of units inspected were upgraded to correct life and safety deficiencies. While rental inspections were paused during COVID, prior to covid approximately 65-70 percent of units inspected were upgraded to meet life and safety standards.	
Program 3.6 Consistent with SB520 (2007), Government Code Sections 65583(a)(4) and 65583(a)(5), the Housing Element analyzed potential constraints to the development, maintenance, and improvement of housing for persons with disabilities. The analysis included an evaluation of land use controls, permit processing, and building codes among others. The analysis found that the City permits, encourages, and facilitates a range of special needs housing in the community. With respect to housing for persons with physical disabilities, the City applies current building code requirements for accessibility on new and rehabilitation projects and offers grants and loans to homeowners to make basic accessibility modifications as part of a rehabilitation	Work with other Santa Cruz County jurisdictions and the County Housing Authority to support the compilation and publicizing of housing accessible to persons with disabilities.	The City has consistently been supporting the County Housing Authority, including through work on homelessness issues.	Continued.
	Work with non-profit organizations to develop housing for persons with disabilities.	The City has two recently completed projects that provide housing for persons with disabilities: the 708 Water St. project, completed in 2020 and the 335 Golf Club Dr. project completed in 2021/2022.	
	Develop procedures to provide reasonable accommodations for persons with disabilities in land use and zoning.	The City has included this in the Zoning Ordinance, with specific accommodations determined on a case-by-case basis dependent on the physical conditions of the property.	



Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
project. Nonetheless, people with physical disabilities continue to have difficulty finding accessible units or sufficient funds to purchase or retrofit their homes. Additional measures could be undertaken to improve their housing opportunities.			
Program 3.7 The City provides approximately \$1 million each year to a variety of nonprofit human service and housing development organizations supporting numerous programs that assist homeless persons, very low and low income households, families with children, women, and others in finding housing and appropriate supportive services. Funding is provided annually, contingent on adequate funds and City Council approval, through the City's General Fund, HOME funds, Community Development Block Grant Funds, and other sources.	Continue funding nonprofit human service and housing development organizations through the City's Housing and Community Development Program subject to funding availability and City Council approval.	Through the City's annual budget, many social service organizations are being funded continuously – such as the new Homeless Services Division.	Continued.
GOAL 4. Increased opportunities for low and moderate income residents to rent or purchase homes.			
Program 4.1 The Housing Authority administers the Housing Choice Voucher (HCV, formerly Section 8) rental assistance program for Santa Cruz. This program extends rental subsidies to very low income households and offers the tenant a voucher that pays the difference between the current fair market rent (FMR) established by the Federal Housing and Urban Development Department (HUD) and 30 percent of the tenant's income. The voucher is accepted on a voluntary basis by the landlord. A tenant may choose housing that costs more than the FMR and pay the extra rent above the standard. In recent years, the volatility of the local rental market, as related to the	Work with Santa Cruz County jurisdictions and interested community organizations to continue to advocate for a payment standard that keeps pace with changes in market rents.	HUD updated the payment standards in 2018.	Continued, and added objectives to support the adoption of more vouchers and resources.
	Encourage property owners to accept Section 8 tenants.	The Planning and Economic Development and Housing Departments have developed a program to help ADU and other property owners to use the HCV program. The City co-sponsors a landlord incentive program to cover any property damage from low income tenants beyond what is covered by the deposit.	

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
FMR, has presented challenges in ensuring that the voucher program remains attractive to landlords.			
Program 4.2 In recent years, rising rental costs mean that some households may have insufficient income for a security deposit and cannot secure an apartment. The City contracts with the Housing Authority to assist low- income households with the security deposit and last month's rent. The security deposit is provided in the form of a loan to the tenant. The City also funds, through the Community Action Board, an emergency rental assistance program to prevent the eviction of tenants or homeowners for a short transition period to allow tenants to stabilize their finances.	Continue program implementation and assist households with security deposit and last month's rent and/or emergency rent assistance with available funding.	The City has been working with the Housing Authority to provide tenant-based rental and security deposit assistance. The City also has been providing Red Cross funds to the Community Action Board for emergency rent assistance for extremely low income tenants.	Continued.
Program 4.3 The Mortgage Credit Certificate (MCC) program is a federal program that provides tax credits to income eligible home buyers. The program allows buyers to receive a tax credit of up to 20 percent of the annual interest paid on a mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and to make monthly payments. The MCC program has covenant restrictions to ensure the affordability of participating homes for 15 years. Santa Cruz participates through the County Housing Authority and has issued 157 MCCs since the program began. The Housing Authority determines the quantified objectives for each community.	Continue to support the program and encourage the assistance of up to three households each year.	This program was previously funded through Redevelopment funding. With the dissolution of Redevelopment, the City has not been able to fund the program.	Discontinued due to lack of funding.

Santa Cruz Housing Element Update



Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
Program 4.4 Various State, federal, and private sources provide financing for the construction of new housing and provision of supportive services. CalHome Grants and other State and federal sources fund affordable ownership and rental housing, neighborhood revitalization efforts, special needs housing and supportive services, downtown revitalization, and a variety of other programs that address housing needs of communities across the state. Many of these programs benefit Santa Cruz residents and nonprofit organizations.	Investigate and apply for funds available through State housing programs that help meet the housing needs of Santa Cruz residents.	The City continues to investigate available State and federal grant funding opportunities and apply for those for which the City is eligible.	Continued.
	Continue to investigate and apply for additional sources of funding for new housing and supportive services.	The City continues to investigate additional sources of funding opportunities and apply for those for which the City is eligible.	
	Annually review and apply for appropriate funding resources for new housing and supportive services.	The City continues to annually review available State and federal grant funding opportunities and apply for those for which the City is eligible.	
Program 4.5 The City contracts with California Rural Legal Assistance, Senior Network Services, La Familia Center, Santa Cruz Community Counseling Center, and other organizations to provide services that improve housing opportunities. These organizations provide counseling and referrals, landlord and tenant dispute resolution, discrimination and complaint processing, education and outreach, training and technical assistance, advocacy, and relocation assistance. The City has also adopted an antidiscrimination ordinance affecting all aspects of the rental, sale, and occupancy of housing. The City supports equal opportunity lending programs and ensures that nondiscriminatory practices are followed in the selection of participants for City housing programs. The City is in the process analyzing the Impediments to Fair Housing within the City,	Complete Fair Housing Plan and implement strategies.	Completed – The Fair Housing Plan is updated every five years. The City is working to update the plan to line-up with the 6 th Housing Element Cycle and the next Consolidated Plan.	Modified – objectives were continued but moved under different policies.
	Continue to provide free legal assistance to low income residents through California Rural Legal Assistance and to provide contact information for other free and low-cost legal services.	The City is committed to continuing the accessibility of free legal assistance for low income residents.	

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
which may include recommendations to improve fair housing services. Any recommendations would be implemented by the City.			
GOAL 5. Improved housing and neighborhoods throughout Santa Cruz and in designated target areas.			
Program 5.1 Code enforcement is important to ensuring that the character and quality of neighborhoods and housing is maintained. The City's Code Compliance Division inspects properties for compliance with State and local regulations governing building and property maintenance. If deficiencies are found, the property owner has a specified period of time to voluntarily correct the problem. Should corrections not occur, the City can issue citations or initiate legal action. In situations where violations threaten the safety of tenants, property owners must provide up to three months of relocation assistance. However, the City seeks voluntary compliance through educating property owners and may refer property owners to programs for available financial and technical assistance.	Continue to implement code enforcement program.	As a duty of the Code Enforcement Division, the City will continue to ensure that the program is enforced. In the last year, 48 percent of code enforcement complaints resulting in enforcement were resolved.	Continued.
	Conduct targeted code enforcement efforts in concert with the Beach/South of Laurel Comprehensive Area Plan and the HUD target areas.	The City will continue to conduct code enforcement efforts in targeted areas in conjunction with the Beach/South of Laurel Comprehensive Area Plan. The City has held neighborhood clean-up events twice yearly in two target areas, the Lower Ocean area and the Beach Flats area, for a total of four clean-up events per year. The City has also attending the UCSC Housing Fair to inform students of the Residential Rental Inspection Program for those who live off campus.	
	Consider expanding the Target Areas for proactive code enforcement efforts.	The City has been upgrading areas in the community that are less well-kept. Code Enforcement Division will continue to monitor this progress.	
Program 5.2 Given the age of housing in Santa Cruz, some older homes may experience deferred maintenance or have substandard electrical, plumbing, or other systems. Lead-based paint or asbestos may require removal to ensure the health and safety of residents. Many of these conditions may not be evident to residents or property owners. In order to improve the quality of housing, neighborhood conditions, and health of residents, the City benefits from a rental housing inspection	Continue to administer the City's rental inspection program to ensure maintenance of a healthy and safe rental housing stock throughout the City.	Due to this being a prominent and ongoing program for the Code Enforcement Division, many units have been and will continue to be upgraded to meet basic life and safety standards. There are over 11,000 rental units in Santa Cruz, all of which are required to participate in the Residential Rental Inspection Program. In the last year, approximately 54 percent of units inspected were upgraded to correct life and safety deficiencies. While rental inspections were paused during COVID, prior to covid approximately 65-70 percent of units inspected were upgraded to meet life and safety standards.	Continued, and an objective has been added to expand outreach for the rental inspection program and other CE initiatives.

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
program. The Rental Inspection Program requires rental properties to undergo periodic inspections to ensure the prevention and correction of basic housing code violations.			
Program 5.3 The Unified Housing Rehabilitation Program (UHRP) provides federally-funded loans to low income homeowners or rental property owners with low income tenants to upgrade housing or eliminate substandard or unsafe housing conditions. Eligible work includes repairs to electrical and plumbing systems, seismic upgrades to foundations, painting, replacement of roofing, energy conservation devices, and modifications to improve accessibility for people with disabilities. Depending on the funding sources, the loan terms require the unit to remain affordable to low income households for up to 15 years after rehabilitation.	Concentrate limited rehabilitation program funding where it will provide the most benefit.	As a standard, the City will always continue to meet this goal. The UHRP is not currently active; as such, rehabilitation projects are accepted as part of the CDBG program.	Modified to seek additional funding.
	Projects using rehabilitation program funding shall explore ways to improve energy efficiency within the project.		
	Explore programs that would assist low income seniors to age in place.	The City partnered with Habitat for Humanity on the My House My Home program, which has expanded to other communities in California.	
Program 5.4 The Beach/South of Laurel area in Santa Cruz has long experienced disinvestment in housing and infrastructure, is home to a large proportion of the City's low to moderate income and minority households, and also experiences very low homeownership, a high prevalence of overcrowding, and substandard living conditions. Therefore, the City Council adopted the Beach/South of Laurel Comprehensive Area Plan, which establishes a series of land use and circulation plans, enhanced code enforcement efforts, development and design regulations, and financial assistance programs to rehabilitate substandard housing, improve the	Continue to provide pro-active code enforcement and other community development activities for the Beach/South of Laurel and Lower Ocean-Neighborhood Revitalization Strategy Areas.	The City is committed to continuing to provide pro-active code enforcement as well as other community development activities for said communities. This includes cleanup days, where Code Enforcement provides dumpsters for residents to drop off unwanted items. Usable items are donated to Santa Cruz Grey Bears. The City has held neighborhood clean-up events twice yearly in two target areas, the Lower Ocean area and the Beach Flats area, for a total of four clean-up events per year.	Modified to include objectives with proactive outreach efforts and continue utilizing the HUD Neighborhood Revitalization Strategy.

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
homeownership rate, upgrade deteriorating infrastructure, and improve community services and facilities.			
GOAL 6. Fulfill the City's housing needs while promoting an environmentally sustainable, compact community with clearly defined urban boundaries.			
Program 6.1 Santa Cruz receives the majority of its water supply locally from the San Lorenzo River and other surface water sources, which have also been identified as a sensitive habitat for steelhead trout. A serious drought or federally-imposed cutbacks could significantly reduce water supplies and require water rationing among customers. The City's approach to providing water to customers is twofold: conserve water usage in the short-term and improve the City's water supply and storage capacity in the long-term. The City currently implements water waste regulations, offers rebates for water-efficient home appliances, and provides technical assistance to control usage. The City's 2010 Urban Water Management Program sets forth long-term plans to address water supply issues. The City is also working on the Water Conservation Master Plan, which will outline a set of programs that target water conservation needs specific to Santa Cruz.	Continue to implement water conservation measures and publicize efforts at the City Hall and on the City's Water Conservation Office website at www.cityofsantacruz.com/departments/water/conservation	The City is committed to continuing to implement water conservation measures and publicize the efforts done by City Hall and the Water Conservation Office. Modification of the City's water rate structure in 2016 resulted in a stable decrease in overall water consumption to approximately 2,600 million gallons per year compared to pre-2014-2015 drought levels of 2,900 to 3,300 million gallons per year, a reduction of 11-21 percent in water usage systemwide. Throughout 2015-2023, the City has continued to implement a number of other water conservation measures that result in water consumption reduction to a lesser degree than the rate change. These measures include providing rebates for water efficient toilets, clothes washers, dishwashers; rebates for converting lawns to low water use landscapes (ended in 2022); provision of free water saving devices including showerheads, kitchen and bathroom faucet aerators, toilet leak detecting tablets, low flow hose nozzles, and showerhead control valves; and availability of educational information on water conservation, water meter reading, fixing leaks, and calculating landscape water budgets. Information on each of these measures continues to be available on the City's Water Department website at https://www.cityofsantacruz.com/government/city-departments/water/conservation/more-information.	Modified with the most recent references to water plans and projects.
	Maintain and implement short- and long-term contingency plans	The City is pursuing a Water Supply Augmentation Strategy, with a portfolio including demand management	



Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
	to ensure an adequate water supply for residents and business.	(conservation), transfers and exchanges, aquifer storage and recovery, and recycled water or desalination in order to ensure a safe, adequate, reliable, affordable, and environmentally sustainable water supply. To support the augmentation strategy, the City has certified an Environmental Impact Report for the Santa Cruz Water Rights Project and is seeking water rights modification with the State Water Resources Control Board to increase the flexibility of the water system by improving the City's ability to utilize surface water within existing allocations. Additionally, the City is pursuing a capital investment program, the Santa Cruz Water Program, to secure its future water supply portfolio, to improve reliability and resiliency in the face of climate change, and to address aged infrastructure. Finally, as required by California Water Code and to manage risks due to possible future water supply shortages, the City has adopted a Water Shortage Contingency Plan as part of its 2020 Urban Water Management Plan.	
	Continue to require all residential, commercial and industrial buildings to be retrofitted completely with low-consumption plumbing fixtures at the time of sale of the property.	The City is committed to continuing the retrofitting with low-consumption plumbing fixtures of all residential, commercial, and industrial buildings. The City certified 2,707 properties between January 1, 2015 and March 9, 2022, which includes properties in our service area both inside and outside city limits. The retrofit program officially ended March 2022 following council approval to rescind Santa Cruz Municipal Code Chapter 16.03. The City continues to provide rebates for water efficient toilets, clothes washers, and dishwashers, and provides free low water consumption showerheads and faucet aerators to assist customers in retrofitting their	

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
		properties with low-consumption plumbing fixtures and appliances.	
Program 6.2 Santa Cruz is committed to protecting the environment and promoting a sustainable community. To fulfill this commitment, the City adopted a Green Building Ordinance that required construction projects to attain a minimum number of “green building points” to be able to obtain building permits. Subsequent to the City’s adoption of the Green Building Ordinance, the 2013 California Building Code included Green Building Standards. The City amended its ordinance to complement the 2013 California Building Code standards. The program works in conjunction with other programs to include best management practices, deconstruction and reuse of materials, erosion control and grading ordinances, energy and waste management, and application to residential, commercial, and industrial projects.	Continue the Green Building Program for design and construction of new housing.	As a duty of the Building Division, the City will continue to utilize the Green Building program.	Modified. Updated references and objectives related to the new 2022 CalGreen Code have been added.
Program 6.3 Santa Cruz’s desire to preserve environmental features, protect sensitive habitats, and shape future urban growth led to the establishment of a greenbelt surrounding the community. Residents recognized as a quid pro quo that future housing growth would be accommodated within a dense urban core and along major transportation corridors. The City supports connections between land uses and transportation networks (including transit, bicycle, and pedestrian) to minimize automotive dependence. To that end,	Link land uses and transportation systems and promote bicycle- and pedestrian-friendly neighborhoods.	The City is continuing to promote bicycle and pedestrian friendly neighborhoods as well as linking land uses and transportation systems.	Continued.
	Continue to facilitate the development of transit-oriented housing projects through regulatory concessions, financial assistance, and zoning.	The City is committed to continuing the facilitation of developing transit-oriented housing projects.	

Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
the City is processing high-density multifamily projects in the Downtown Core, single-room occupancy units along major corridors, and other similar projects. Zoning Ordinance incentives allow for higher density residential structures in these areas because of their proximity to transportation, public services, and facilities.			
GOAL 7. Reduce communitywide GHG emissions 30 percent by 2020 and 80 percent by 2050 (compared to 1990 levels).			
Program 7.1 The City has been reducing its contribution to greenhouse gas emissions through land use planning, program development, investment in energy-efficient infrastructure, and increased use of renewable energy. Benefits include reduced facility life-cycle costs and the provision of healthier home and work environments. Green building policies and actions incorporate energy efficiency measures, water stewardship, use of sustainable building materials derived from renewable resources, reduction of waste through recycling and reuse, and smart growth and sustainable development practices. In addition to defining shorter-term strategies to address likely impacts of climate change on City infrastructure and resources, the City must set planning goals to minimize future risks of sea level rise and climate change.	Adopt and implement key programs related to housing developed by the Regional Compact that meet city GHG reduction goals.	The City has included such reductions through the Green Building requirements. In addition, various other programs such as the City's green waste recycling program are aimed at reducing GHG emissions.	Continued.
	Encourage property owners to consider construction techniques and methods to reduce and respond to global warming.	The City's Green Building Standards ensure that individual projects include such techniques and methods. The City adopted an electrification ordinance in 2020 that requires new buildings to be 100% electric. The City's electricity is provided by Central Coast Community Energy (formerly Monterey Bay Community Power), which provides carbon free electricity from renewable and hydropower sources.	
	Implement tracking and reporting procedures that meet AB32 requirements and the public interest.	Implementation of tracking and reporting procedures that meet AB32 was completed in 2019.	
	Continue to implement the Climate Adaption Plan.	The Climate Adaption Plan of 2018 has been updated and adopted to include an assessment of social vulnerability to climate change and sea level rise.	
	Encourage the construction of housing along major transportation corridors and	This has been implemented for the 2030 General Plan and the Zoning Ordinance. Most larger development projects in the past few years have been along major corridors or in the	



Table B-2: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
	where alternative transportation is viable.	downtown area. The adoption of the City's Objective Development Standards in 2022 encourage compact development along major transportation corridors by providing certainty and reducing review times and costs for projects that meet the City's Objective Standards.	
Program 7.2 The energy measures included in this chapter will guide Santa Cruz toward a sustainable energy future. Strategies that conserve existing energy resources and develop future renewable energy systems will help preserve nonrenewable resources for future generations, reduce long-term energy costs, reduce the environmental impacts of burning fossil fuels, and help to reduce the nation's dependency on imported fuel.	Promote solar energy systems on housing projects.	The City developed a pilot program and awarded one CBDG grant for a Grid Alternative Low-Income Solar Project for 6 low income households. Three properties/households have had solar installations. ED extended the grant to also allow non-profit installations. MHCAN, a local non-profit providing mental health services, has been identified as a potential recipient. The City has partnered with several Property Assessed Clean Energy (PACE) financing providers to provide a variety of options for financing of solar installations on existing properties.	Discontinued as the City follows State Law requirements for solar and renewable energy projects and streamlining.
	Promote efficiency upgrades and renewable energy projects over the use of carbon offsets to meet climate reduction goals.	The City discourages the use of carbon offsets for projects and seeks to achieve all green building standards without use of "carbon credits." Carbon offsets are rarely used, only in limited circumstances when other options are exhausted.	