

Q&A Report: 900 High Street, Project Number: CP25-0105

#	Question	Asker Name	Answer	Answer Name
1	I am very disappointed at the low number of affordable units. I had the impression that this was an affordable housing project exclusively. Perhaps I was misinformed.	Anonymous Attendee	Thanks for saying this - this project has never been 100% affordable because it is not at all subsidized. It does not have any public subsidy at all. 100% affordable projects are generally paid for by tax dollars, which this isn't. So we are working hard to maximize the affordable housing in the project, and hope that % can increase over time and the building is paid for.	Sibley Simon
2	The co housing idea is interesting.	Anonymous Attendee		
3	Is there a restriction on the number of occupants in a singular bedroom ?	G Williams	Yes the church has been clear that we need to have one person in each co-living bedroom.	Sibley Simon
4	Why do you think someone will want to pay market rates to live in a building that is basically a dorm (the multi-bedroom units)?	Anonymous Attendee		
5	How will the multi -bedroom units be managed, should tenants have conflicts?	Anonymous Attendee		
6	Will preference be given to city of Santa Cruz residents, per city policy?	Anonymous Attendee		
7	How many people do you forecast living in these apartments? How many parking spots are at the lower lot of the church? How many spots are at the upper lot? Will you add an additional stop sign at Spring Street?	patobrien		
8	I understand the practicalities but I assumed that given this project is on church property and given the name of the project--that it would be a below market rate project. No need to respond. Thank you.	Anonymous Attendee	About half of the occupants will enjoy below-market rents that will be affordable to low- and very low-income residents.	James Weller
9	Will there be pathways connecting the building to Westlake school and UCSC faculty housing?	G Williams	Westlake Elementary School has a security fence that prevents access between the church campus and the school campus. The existing pathway up to UCSC faculty/staff housing will be improved.	James Weller
10	Please post a link to your source for the 50% density bonus for moderate income rental units. https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV states that a bonus only applies to for-sale units. There's a chart at https://www.meyersnave.com/wp-content/uploads/California-Density-Bonus-Law_2021.pdf that lists a significantly smaller bonus as well.	Ethan Miller	https://legiscan.com/CA/text/AB1287/id/2845266 this is the bill that was passed in 2023 creating the second density bonus	Sibley Simon

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11	What considerations have been made to lighting issues?	G Williams	We are still working on that level of design for construction drawings, except that there are city requirements for having an amount of outdoor lighting for navigation. We care a lot about light pollution as well, so will have a lighting designer to work on achieving both of those issues.	Sibley Simon
12	Slight modification to previous question: 65915 applies to rental VLI units, but not to rental MI units.	Ethan Miller		
13	Will you do a traffic study in the 1400 block of Laurent as one speaker mentioned. Traffic has increased on Highland and 1400 block of Laurent because of High Street congestion.	patobrien	A traffic study was done in 2024.	James Weller
14	The last project approval was approved with certain terms and conditions. Do they still apply?	Anonymous Attendee	Yes, except as may be modified in this application.	James Weller
15	What accommodations are made for visitor parking?	G Williams	There will be plenty.	James Weller
16	I believe the requirement for building exceptions include 20% of affordable number of units. Is that correct?	Anonymous Attendee		
17	will there be laundry facilities on site and/or in individual units?	april	Yes.	James Weller
18	Please cite the specific paragraph in the bill that allows MI units to be rentals rather than for-sale. I don't see it.	Ethan Miller	This paragraph - if you search for "rent" in the bill you'll find it: This bill would require a city, county, or city and county to grant an additional density bonus, calculated as specified, when (1) an applicant proposes to construct a housing development that conforms to specified requirements, (2) the applicant agrees to include additional rental or for-sale units affordable to very low income households or moderate-income households, as specified, and (3) the housing development conforms to specified requirements and provides 24% of the total units to lower income households, conforms to specified requirements and provides 15% of the total units to very low income households, or conforms to specified requirements and provides 44% of the total units to moderate-income units. The bill would require a city, county, or city and county to grant four incentives or concessions for a project that includes at least 16% of the units for very low income households or at least 45% for persons and families of moderate income.	Sibley Simon
19	thank you	april		