



City of Santa Cruz 2023-2031 Housing Element Update

Community Workshop #2
April 4, 2023





Introductions

- **City of Santa Cruz**

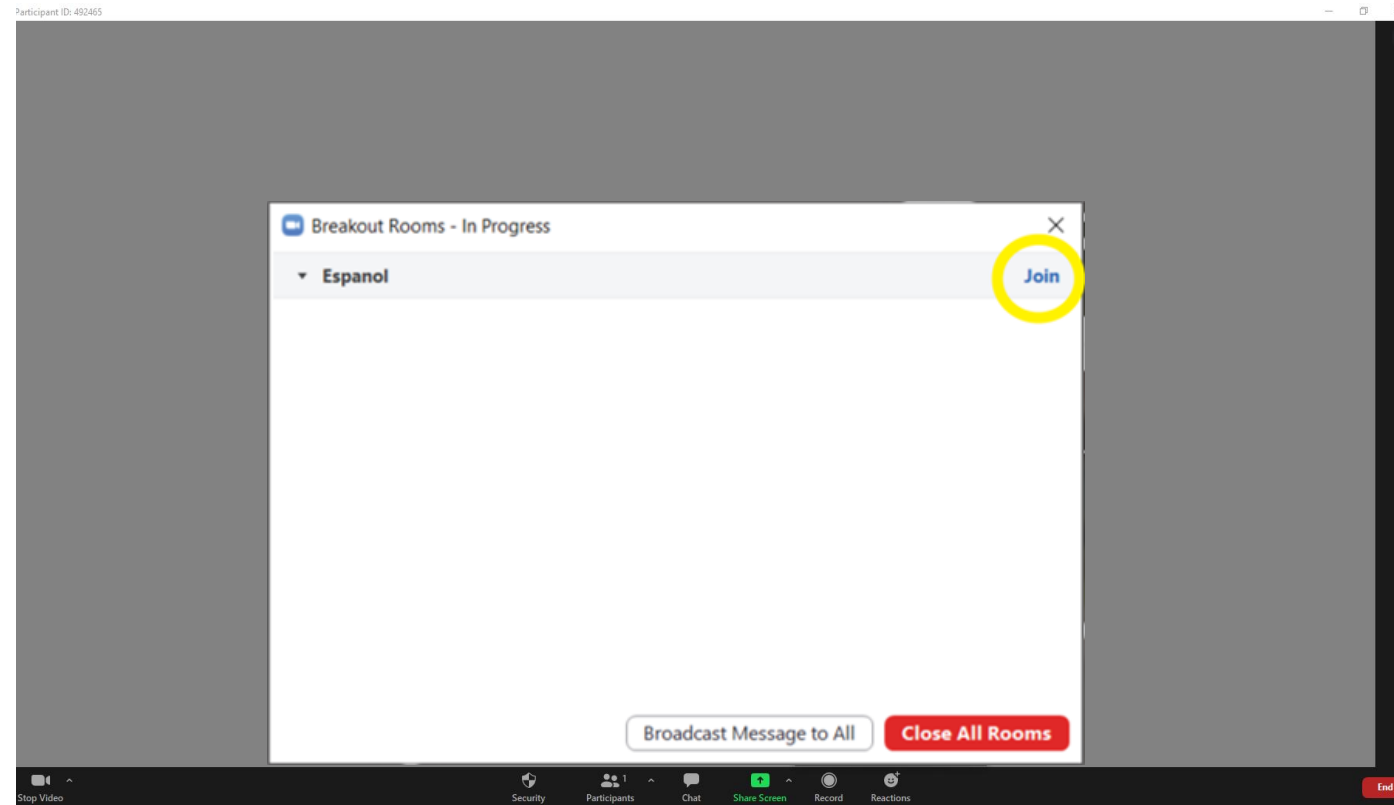
- Matthew VanHua

- **Kimley-Horn (Consultant)**

- Ines Galmiche
 - Bill Wiseman
 - Jun Kim
 - Rossina Chichiri
 - Bryant DeLaTorre

Traducción en Español

- Si desea escuchar la presentación y participar en español, únase a la sala de grupos en español.



Agenda

- Housing Element Background and Sections
- Candidate Sites Strategy
- Housing Goals
- Community Engagement Efforts To-Date
- Feedback Opportunities
- Next Steps

What is a Housing Element?



Required Chapter of the City's General Plan



Identifies projected housing needs by income category



Provides goals, policies, programs, and quantified objectives to address current needs and guide future housing growth for all income levels



Requires timely certification by the Department of Housing and Community Development (HCD) for compliance with State laws

Housing Element Sections

Chapter 1 – Introduction

Chapter 2 – Policy Plan

Appendix A – Community Engagement

Appendix B – Review of Past Performance

Appendix C – Housing Needs Assessment

Appendix D – Fair Housing Assessment

Appendix E – Housing Constraints

Appendix F – Housing Resources

Appendix G – Housing Sites Inventory

Appendix H – Glossary



5th Cycle RHNA Accomplishments

- Building Permits Issued in 2022:
 - Very Low: 76 units
 - Low: 146 units
 - Moderate: 0 units
 - Above Moderate: 42 units
- Housing Types:
 - Senior Housing
 - SRO (Single Room Occupancy)
 - Extremely Low-Income
 - Transitional and Supportive
 - Housing for persons experiencing or at-risk of homelessness
 - Mixed-Use

| Income Category | 5 th Cycle RHNA | Permitted Units Through 2022 | Percent of RHNA |
|-----------------------|----------------------------|------------------------------|-----------------|
| Very Low-Income | 180 | 133* | 74% |
| Low-Income | 118 | 428 | 363% |
| Moderate-Income | 136 | 233 | 171% |
| Above Moderate-Income | 313 | 645 | 206% |
| TOTAL: | 747 | 1,439 | 193% |

**Figure based on 2022 Annual Progress Report (APR).
The RHNA is on track to be met in early April.*

6th Cycle RHNA

| Income Category | % of Area Median Income (AMI) | Income Range* | | RHNA (Housing Units) |
|-----------------------|-------------------------------|---------------|-----------|-------------------------|
| | | Minimum | Maximum | |
| Very Low-Income | 0 – 50% | -- | \$77,750 | 859 units |
| Low-Income | 51 – 80% | \$77,751 | \$124,750 | 562 units |
| Moderate-Income | 81 – 120% | \$124,751 | \$143,150 | 709 units |
| Above Moderate-Income | >120% | \$143,150 | -- | 1,606 units |
| TOTAL: | | | | 3,736 units |

*Income range is based on the 2022 HUD Area Median Income (AMI) for Santa Cruz County of \$119,300 for a family of 4.

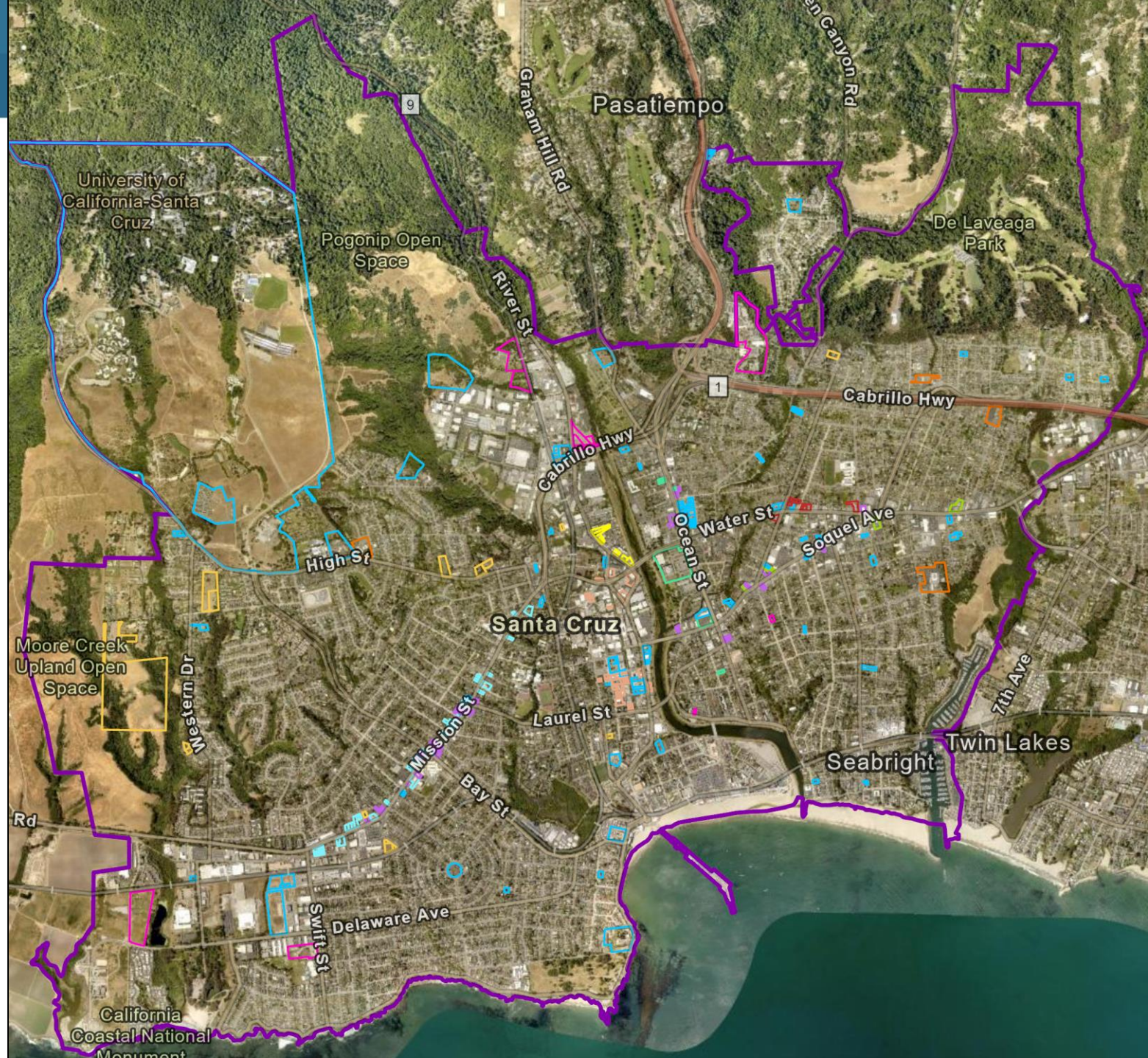
Candidate Site Requirements

- Sites that can accommodate the City's 2023-2031 RHNA
- Located near existing community resources and transportation, and have access to utilities
- Affirmatively Further Fair Housing



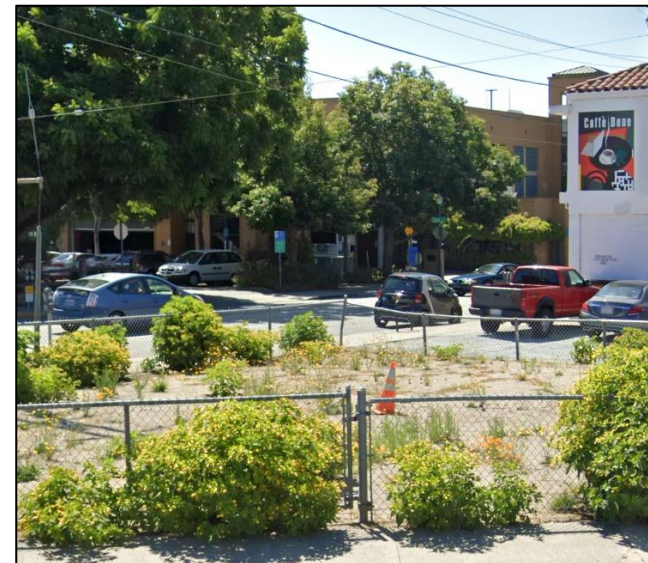
Candidate Sites Strategies

1. Projects in the Pipeline
2. Projected ADUs
3. Vacant Residential Sites
4. Infill Opportunity Areas



Infill Opportunity Areas

- Downtown
- Corridors
 - Mission Street
 - Ocean Street
 - Soquel Avenue
 - Water Street
 - River Street
- Churches
- Other Sites



Draft 6th Cycle Strategies Summary

| | Very Low Income | Low Income | Moderate Income | Above Moderate Income | TOTAL |
|----------------------------------|-----------------|------------|-----------------|-----------------------|--------------|
| 6th Cycle RHNA | 859 | 562 | 709 | 1,606 | 3,736 |
| Pipeline Projects | 582 | | 161 | 1,749 | 2,492 |
| <i>Downtown Expansion Plan</i> | 120 | | 120 | 960 | 1,200 |
| <i>UC Santa Cruz</i> | 868 | | 217 | 0 | 1,085 |
| Projected ADUs | 349 | | 175 | 59 | 583 |
| Total Pipeline Projects and ADUs | 1,919 | | 673 | 2,768 | 5,360 |
| Vacant Land | 5 | | 11 | 138 | 154 |
| Total Vacant Land | 5 | | 11 | 138 | 154 |
| Objective Standards Mixed-Use | 27 | | 16 | 133 | 176 |
| Churches | 55 | | 25 | 28 | 108 |
| Downtown | 26 | | 21 | 275 | 322 |
| Mission Street Corridor | 32 | | 25 | 534 | 591 |
| Ocean Street Corridor | 106 | | 85 | 284 | 475 |
| Soquel Avenue Corridor | 48 | | 38 | 271 | 357 |
| Water Street Corridor | 20 | | 16 | 152 | 188 |
| River Street Corridor | 13 | | 10 | 191 | 214 |
| Other Sites | 93 | | 76 | 250 | 419 |
| Total Infill Opportunities | 420 | | 312 | 2,118 | 2,850 |
| Total Unit Potential | 2,344 | | 996 | 5,024 | 8,364 |
| Unit Buffer | 923 | | 287 | 3,418 | 4,628 |
| Percent Buffer | 65% | | 40% | 213% | 124% |

Overall Housing Goals

- **Goal 1: Housing Production.**
 - Facilitate housing production that meets the present and future housing needs of Santa Cruz residents.
- **Goal 2: Affordable Housing.**
 - Provide an increased and protected supply of housing affordable to extremely low-, very low-, low-, and moderate-income households.
- **Goal 3: Special Needs Housing and Homelessness.**
 - Provide accessible housing and supportive services that provide equal housing opportunities for special needs populations, including the unhoused and those at risk of homelessness.
- **Goal 4: Housing Assistance.**
 - Provide increased opportunities for low- and moderate-income residents to rent or purchase homes.

Overall Housing Goals

- **Goal 5: Neighborhood Vitality.**
 - Improve housing and neighborhoods throughout Santa Cruz and in designated target areas while protecting residents from displacement.
- **Goal 6: Affirmatively Further Fair Housing.**
 - The City shall seek to combat housing discrimination, undo historic patterns of segregation, and lift barriers that restrict access to foster a more inclusive community and help achieve racial equity and fair housing choice.
- **Goal 7: Resource Conservation and Environmental Stewardship.**
 - Fulfill the City's housing needs while promoting an environmentally sustainable, compact community with clearly defined urban boundaries that takes into consideration the existing and potential impacts of sea level rise and climate change, particularly on underserved communities.

Community Engagement Efforts To-Date

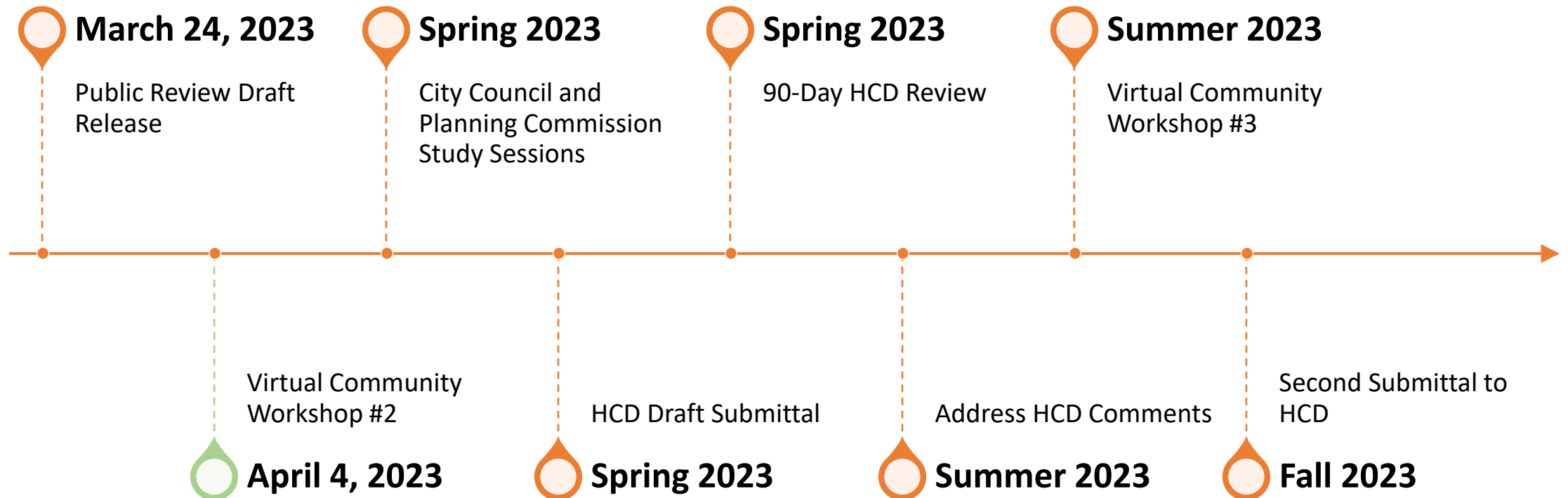
- Community Workshop #1 (Fall 2022)
- Community Survey (Fall 2022)
- Tabling at Community Events (Fall 2022)
 - Lower Ocean Clean-Up Event
 - Beach Flats Clean-Up Event
 - Nueva Vista Community Resources Food Distribution Event
- Stakeholder Meetings (Winter 2022)
- City Council Housing Element Subcommittee Meetings (Winter 2023)
- Public Review Draft Release: March 24, 2023
- **Community Workshop #2: April 4, 2023**
- Project website with the available Public Review Draft:
<https://tinyurl.com/santacruzhousingelement>

Public Review Draft Feedback Form

- Available for review **March 24 – April 24**
- Comments and questions will be considered prior to submittal of the first Draft to HCD
- Feedback form for comments and questions:
<https://forms.office.com/r/f4eHvgM6XA>
- Link to Housing Element Public Review Draft:
<https://tinyurl.com/santacruzhousingelement>



Tentative Project Schedule



Thank You! Questions?



Matthew VanHua, Principal Planner

mvanhua@santacruzca.gov

Housing Element Update webpage:

<https://tinyurl.com/santacruzhousingelement>