

Please Start Here

General Information	
Jurisdiction Name	Santa Cruz
Reporting Calendar Year	2023
Contact Information	
First Name	Clara
Last Name	Stanger
Title	Senior Planner
Email	cstanger@santacruzca.gov
Phone	8314205247
Mailing Address	
Street Address	809 Center St., Room 107
City	Santa Cruz
Zipcode	95060

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2023 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Santa Cruz	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	57
	Non-Deed Restricted	0
Low	Deed Restricted	31
	Non-Deed Restricted	41
Moderate	Deed Restricted	0
	Non-Deed Restricted	33
Above Moderate		176
Total Units		338

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	4
Single-family Detached	15	11	5
2 to 4 units per structure	3	0	9
5+ units per structure	862	245	7
Accessory Dwelling Unit	10	82	70
Mobile/Manufactured Home	0	0	0
Total	890	338	95

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	92	338
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	130
Number of Proposed Units in All Applications Received:	813
Total Housing Units Approved:	255
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	2	2
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	103	106
Discretionary	27	707

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	8
Number of Units in Applications Submitted Requesting a Density Bonus	684
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	50

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	88
Sites Rezoned to Accommodate the RHNA	0

	011-141-58	207 HARBOR DR		B23-0033	ADU	R									1			NONE	No
							2/2/2023								1				
	004-142-37	403 PALM ST		B23-0034	ADU	R									1	1		NONE	No
							2/2/2023								1				
	009-171-34	361 FAIRMOUNT AVE		B23-0036	ADU	R									1			NONE	No
							9/19/2023								1				
	010-253-20	216 2ND AVE		B23-0039	ADU	R									1	1		NONE	No
							2/7/2023								1				
	003-231-30	310 PLATEAU AVE		B23-0051	ADU	R									1	1		NONE	No
							2/14/2023								1				

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "-" indicates an optional fee
Cells in grey contain auto-calculation formulas

Jurisdiction: Santa Cruz
Reporting Year: 2022 (Jan 1, Dec 31)
Planning Period: SB Code 1021835 - 1021838

ADU ID	Address	ADU Type	Unit Count	Start Date	End Date	Notes	ADU Level	ADU Survey Date	Affordability Determined	Affordability Method
104-181-20	106 PLATEAU AVE	ADU R	1	6/7/2021	6/7/2021		0		0	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
101-152-01	201 ROSS ST	ADU R	1	8/9/2021	8/9/2021		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
108-231-18	114 FRANKLIN ST	ADU R	1	11/13/2021	11/13/2021		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
108-231-18	114 FRANKLIN ST	ADU R	1	11/13/2021	11/13/2021		0		0	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
108-001-21	194 FRANKLIN ST	ADU R	1	1/9/2022	1/9/2022		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
109-142-02	159 N BRANCHESITE AVE	ADU R	1	1/9/2022	1/9/2022		0		0	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
104-471-06	429 BELLEVUE ST	ADU R	1	11/1/2022	11/1/2022		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
103-202-28	206 CHASE ST A	ADU R	1	10/30/2022	10/30/2022		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
106-004-04	230 MOORE ST	ADU R	1	10/24/2022	10/24/2022		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
103-282-22	278 CHAO AVE	ADU R	1	12/1/2022	12/1/2022		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
104-002-34	674 WEST CLIFF DR	SFD O	1	10/16/2021	10/16/2021	1	0		0	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
104-181-22	116 PLATEAU AVE	ADU R	1	9/6/2021	9/6/2021		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
111-030-02	211 HARBOR DR	ADU R	1	8/19/2021	8/19/2021		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
103-12-18	216 WANDER ST	ADU R	1	10/26/2021	10/26/2021		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
100-044-01	324 PROSPECT WFS	ADU R	1	10/16/2021	10/16/2021		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
100-371-01	119 CARDIFF CT	ADU R	1	11/27/2021	11/27/2021		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
105-131-01	714 WASHINGTON ST A	ADU R	1	11/1/2022	11/1/2022		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
100-410-10	210 LAUREN CT	ADU R	1	10/30/2021	10/30/2021		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
100-241-23	917 HOA ST	ADU R	1	10/11/2021	10/11/2021		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
101-103-11	208 WILSON CRT	ADU R	1	11/30/2021	11/30/2021		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
110-172-10	225 BUENA VISTA AVE	ADU R	1	11/22/2021	11/22/2021		1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
110-22-16	307 CYPRESS AVE A	SFD O	1	4/13/2022	4/13/2022	1	0		0	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
104-002-36	938 WEST CLIFF DR	ADU R	1				1		1	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
103-282-14	1226 WEST CLIFF DR	ADU R	1	6/7/2021	6/7/2021		0		0	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey
				9/20/2022	9/20/2022		0		0	ADU affordability level assigned arbitrarily based on affordability ratios of existing ADUs as determined by ADU survey

Jurisdiction	Santa Cruz	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	180	5	1	-	6	45	-	-	76	57	190	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	118	7	15	13	47	17	-	2	60	31	500	-
	Non-Deed Restricted	-	-	-	-	6	51	43	81	86	41		
Moderate	Deed Restricted	136	-	-	-	-	-	-	-	-	-	266	-
	Non-Deed Restricted	-	39	112	41	1	16	24	-	-	33		
Above Moderate		313	94	44	109	90	26	12	228	42	176	821	-
Total RHNA		747											
Total Units		-	145	172	163	150	155	79	311	264	338	1,777	-
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5	2015	2016	2017	2018	2019	2020	2021	2022	2023	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		-	-	-	-	-	-	-	-	17	12	29	-

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Santa Cruz		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 Provision of Adequate Sites	Maintain an inventory of available vacant and underutilized sites that can accommodate new housing.	Update annually	Updates were completed annually. Update completed in 2023 in preparation of 6th Cycle Housing Element.
1.1 Provision of Adequate Sites	Require the preparation of Specific Plans or Area Plans for larger developable residential areas identified in the Land Use Element.	Prior to development approval	<p>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)</p> <p>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 Road</p>
1.1 Provision of Adequate Sites	Continue to require housing production goals for the larger housing opportunity sites described in the Land Use Element.	Ongoing	The City is continuing to review applications to promote housing production. Generally, projects are encouraged 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

1.2 Mixed Use Developments	Establish mixed-use development standards to encourage housing along transit corridors, including density levels, parking and open space requirements, and other development standards.	2015-2017	Completed – The City adopted Objective Development Standards in December 2022 that include specific standards for mixed use zones.
1.2 Mixed Use Developments	Examine the possibility of utilizing graduated density for mixed-use development.	2015-2017	Completed – The City determined there are too many variables to have blanket policy, particularly related to parcel depth adjacent to lower density neighborhoods.
1.2 Mixed Use Developments	Encourage the redevelopment of existing single-story commercial buildings to include upper story residential units, where feasible.	Ongoing	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 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.
1.2 Mixed Use Developments	Encourage the redevelopment of existing projects with large parking lots to add housing units above existing development, taking advantage of shared parking potentials.	Ongoing	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.
1.3 Alternative Housing Types	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.	2018-2020	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 Flexible Development Unit in 2021 and created requirements for Live-Work units through the Objective Standards process and streamline ADU

1.3 Alternative Housing Types	Continue to implement the ADU program and monitor the effect of ordinance revisions on neighborhood vitality.	Annually	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. In 2023, the City issued building permits for 69 new ADUs.
1.3 Alternative Housing Types	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.	2016-2018	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.
1.3 Alternative Housing Types	Encourage the State to recognize appropriate non-traditional housing types as housing types.	Ongoing	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. 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.
1.4 Planned Development Permit	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.	2015-2018	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 5th 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 and it is not clear whether such changes would substantially increase housing production in the City. Given currently development incentives and the need to prioritizing tasks with greater housing impact, this work was pushed out into the 6th Cycle Housing Element with an anticipated completion date of December 2026.
1.4 Planned Development Permit	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.	2016-2018	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. In 2023, the City incorporated AB 2097 parking reductions into the Zoning Ordinance.

1.5 Development Review Process	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.	2016-2019	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.
1.5 Development Review Process	Periodically audit the effectiveness of the development review process to promote efficiency and predictability.	Biannually	The city is 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. In 2023, a software provider was selected, and processes were being mapped with the new vendor.
1.5 Development Review Process	Review the existing development fee structure, including water and sewer connection fees, to determine if the current structure is appropriate and equitable.	2017-2018	While some fees, particularly for ADUs, have already been adjusted; a city-wide fee study is being considered.
1.5 Development Review Process	Review and adjust the fee structure for Single Occupancy Units and propose changes for City Council consideration as necessary.	2017-2018	One Single Occupancy Unit (SOU) project was constructed in the City during the 5th 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.

1.5 Development Review Process	Review the development standards in the Zoning Ordinance and consider impediments to housing development.	2015-2018	<p>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 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 2022, the City implemented a Flexibly Density Unit Ordinance to increase density by building smaller units that do not count towards density standards. This work was submitted to the Coastal Commission in 2023 and nearing approval within the Coastal Zone. 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. In 2023, the City continues to work on expanding the Downtown Specific Plan to allow for more development capacity on underutilized sites just south of the currently</p>
1.5 Development Review Process	Consider revising the Zoning Ordinance to reflect policies of the General Plan 2030 that would remove or lessen constraints on housing development.	2015-2017	<p>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 that would otherwise limit the development potential of a project to a density less than allowed under the general plan.</p>
1.6 Public Education and Participation	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.	Ongoing	<p>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.</p>
1.6 Public Education and Participation	Continue to develop educational materials such as brochures and videos that provide information on the development process, planning, and housing issues as programs change.	Ongoing	<p>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 received information on various topics as well as on specific projects.</p>

1.6 Public Education and Participation	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.	Ongoing	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.
1.7 Mixed Income Projects	Develop zoning tools to provide incentives to the development of mixed income projects.	2015-2017	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 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.
2.1 Affordable Housing Ordinance	Revise the Inclusionary Housing Ordinance to reflect recent legal decisions.	2017-2018	Completed – This Ordinance was revised in 2018, 2019 and 2020.
2.1 Affordable Housing Ordinance	Review the Small Ownership Unit and Single Room Occupancy Ordinances to consider ways to make them more effective in today's market.	2017-2018	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 in review with the Coastal Commission.
2.1 Affordable Housing Ordinance	Prioritize a portion of public housing funds for the extremely low income household housing category.	Annually	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 5th Cycle RHNA.
2.2 Regulatory and Financial Incentives	Identify residential projects for City financial or regulatory incentives subject to City Council approval.	Annually	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.
2.2 Regulatory and Financial Incentives	Explore the possibility of establishing a Real Estate Transfer Tax to help fund affordable housing.	2016-2019	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.
2.2 Regulatory and Financial Incentives	Explore the potential of dedicating a portion of TOT, either existing or new percentage, for affordable housing.	2016-2019	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.

2.2 Regulatory and Financial Incentives	Direct City lobbyists to concentrate on legislation that would help fund affordable housing.	Annually	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.
2.2 Regulatory and Financial Incentives	Encourage "citizen lobbyists" on issues related to housing, particularly affordable housing.	Annually	This work included by the Housing Blueprint Subcommittee of the City Council. The new Council Community Outreach Policy encourages broader citizen participation.
2.3 Density Bonus Program	Amend the density bonus ordinance to reflect findings from recent court cases.	2015-2016	Completed – The City's density bonus regulations were updated in 2017, 2018, and 2020.
2.3 Density Bonus Program	Continue implementation of the density bonus ordinance	2015-2023	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.
2.3 Density Bonus Program	Evaluate and revise the City residential development standards to ensure housing projects can be built at the maximum density allowed under the underlying district.	2017-2018	Completed – The original update was completed in 2017. The City has subsequently followed HAA requirements in allowing the maximum residential development intensity on any site as expressed in either the Zoning Ordinance or the General Plan. 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. In 2022, the City implemented a Flexibly Density Unit Ordinance to increase density by building smaller units that do not count towards density standards to further increase potential density allowed on a site when it is governed by FAR. This work was submitted to the Coastal Commission in 2023 and nearing approval within the Coastal Zone.
2.3 Density Bonus Program	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.	Annually	The City has worked with a number of affordable housing developers. 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).
2.3 Density Bonus Program	Explore creative approaches to developing and financing affordable housing in partnership with private developers.	2016-2019	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 has also received a Pro Housing Designation from the State, which will help to facilitate future applications for affordable housing funds.
2.5 Preservation of Housing Opportunities	Continue implementation of the Condominium Conversion Ordinance.	Ongoing	As a duty of the Planning Department, the City is continuing to implement the Ordinance.

2.5 Preservation of Housing Opportunities	Maintain current mobile home rent stabilization and conversion regulations to preserve 360 mobile homes in parks in the community.	2015-2023	The City has done a good job at preserving the mobile parks in the community and will continue to do so.
2.6 Preservation of At-Risk 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 notification prior to project conversion.	Annually	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.
2.6 Preservation of At-Risk Affordable Housing	Assist projects approved by City Council in return for extensions of their affordability controls for as long as feasible.	2015-2023	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.
3.1 Housing for Families with Children	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.	2015-2023	<p>Recent Ordinance Amendments related to Flexible Density Units can facilitate production of small, two-bedroom units that can accommodate small families at lower costs. The City's Economic Development and Housing continually works with non-profit organizations and affordable housing developers to help provide affordable housing that meets the needs of families.</p> <p>For instance, the City just facilitated the Pacific Station South project on City land that is currently under construction in partnership with developers and non-profits. This project will construct a seven story building of that consists of ground floor commercial and residential amenity space, a second floor medical clinic, and 70 larger residential apartments suitable for families on the upper five stories. The project will provide 100% affordable housing to low income (60% of Area Median Income and below) households. Forty-seven of the affordable rental apartments will be assisted with the Santa Cruz County Housing Authority's project-based vouchers, so the tenants will only pay up to 30% of their income, and a large majority of households that the Housing Authority serves are extremely low income (30% of Area Median Income and below) households. A minimum of twenty-five percent (25%) of these rental apartments will be supportive housing units.</p> <p>The project will co-locate medical/dental services a half block from the County's regional transit hub and the project site is located downtown, which is a transit priority area and is an ideal walkable area with a Walkscore of 98. Residents of the development will be able to access community center services, jobs, and commercial goods and services downtown within a 5 minute walk.</p>

3.1 Housing for Families with Children	Encourage the development of child care opportunities in conjunction with residential development.	2015-2023	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 initial fees collected through this program were directed towards the new Mixed Use Affordable Housing and Library project on city land which includes a new public library, parking garage, and 124 units of affordable housing and a child care facility serving this project and other residents.
3.2 Children and Youth Development	Continue to assist nonprofit and for-profit organizations that provide services to children, youth, and families with children.	2015-2023	The City funds a number of social service organizations through its annual budget.
3.2 Children and Youth Development	Encourage the establishment of child care centers in appropriate locations.	2015-2023	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 byright uses in all zoning districts that allow residential uses.
3.3 Continuum of Care	Continue to implement current programs aimed at the reduction and the prevention of homelessness.	2015-2023	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.
3.3 Continuum of Care	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."	2015-2023	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.
3.3 Continuum of Care	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.	2016-2017	Completed – The City amended the Zoning Ordinance in 2016 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.
3.4 Supportive Living Housing Services	Continue supporting organizations in maintaining permanent supportive housing and providing assistance to special needs groups.	Annually	Through the City's annual budget, many social service organizations are being funded continuously, with these being included.

3.4 Supportive Living Housing Services	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.	2015-2023	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 Jessie St. (Jessie St Apartments) will have 25% of the 50 unit project for supportive housing.
3.5 Student Housing	Continue to collaborate with UCSC on ways to increase the supply of student, faculty, and staff housing serving the University campus.	2015-2023	The City has been in consistent collaboration with the University in order to meet these strategic goals.
3.5 Student Housing	Promote housing strategies that reflect student housing needs including affordability and the siting of high density apartments and townhouses along transit corridors.	2015-2023	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.
3.5 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.	2015-2023	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.
3.5 Student Housing	Explore innovative methodologies for development funding models and delivery methods for new housing.	2016-2020	The City has continued to explore funding opportunities to further the production of new housing.
3.5 Student Housing	Continue to administer the City's Rental Inspection Program to ensure maintenance of a healthy and safe rental housing stock.	Annually	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.
3.6 Housing for Persons with Disabilities	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.	2015-2023	The City has consistently been supporting the County Housing Authority, including through work on homelessness issues.

3.6 Housing for Persons with Disabilities	Work with non-profit organizations to develop housing for persons with disabilities.	Ongoing	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.
3.6 Housing for Persons with Disabilities	Develop procedures to provide reasonable accommodations for persons with disabilities in land use and zoning.	2016-2017	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.
3.7 Housing and Community Development Program	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.	2015-2023	Through the City's annual budget, many social service organizations are being funded continuously – such as the new Homeless Services Division.
4.1 Housing Choice Vouchers	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.	Ongoing	HUD updated the payment standard in 2018.
4.1 Housing Choice Vouchers	Encourage property owners to accept Section 8 tenants.	Ongoing	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 cosponsors a landlord incentive program to cover any property damage from low income tenants beyond what is covered by the deposit.
4.2 Rental Assistance	Continue program implementation and assist households with security deposit and last month's rent and/or emergency rent assistance.	Annually	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.
4.3 Mortgage Credit Certificate	Continue to support the program and encourage the assistance of up to three households each year.	Annually	This program was previously funded through Redevelopment funding. With the dissolution of Redevelopment, the City has not been able to fund the program.
4.4 Grant Application Program	Investigate and apply for funds available through State housing programs that help meet the housing needs of Santa Cruz residents.	Annually	The City continues to investigate available State and federal grant funding opportunities and apply for those for which the City is eligible.
4.4 Grant Application Program	Continue to investigate and apply for additional sources of funding for new housing and supportive services.	Annually	The City continues to investigate additional sources of funding opportunities and apply for those for which the City is eligible.
4.4 Grant Application Program	Annually review and apply for appropriate funding resources for new housing and supportive services.	Annually	The City continues to annually review available State and federal grant funding opportunities and apply for those for which the City is eligible.
4.5 Fair Housing Services	Complete Fair Housing Plan and implement strategies.	Annually	Completed – The Fair Housing Plan is updated every five years. The City is working to update the plan to line-up with the 6th Housing Element Cycle and the next Consolidated Plan.

4.5 Fair Housing Services	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.	Annually	The City is committed to continuing the accessibility of free legal assistance for low income residents.
5.1 Code Enforcement	Continue to implement code enforcement program.	Ongoing	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.
5.1 Code Enforcement	Conduct targeted code enforcement efforts in concert with the Beach/South of Laurel Comprehensive Area Plan and the HUD target areas.	Ongoing	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.
5.1 Code Enforcement	Consider expanding the Target Areas for proactive code enforcement efforts.	2015-2023	The City has been upgrading areas in the community that are less well-kept. Code Enforcement Division will continue to monitor this progress.
5.2 Rental Housing Inspection Program	Continue to administer the City's rental inspection program to ensure maintenance of a healthy and safe rental housing stock throughout the City.	Annually	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.
5.3 Housing Rehabilitation	Concentrate limited rehabilitation program funding where it will provide the most benefit.	Annually	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.
5.3 Housing Rehabilitation	Projects using rehabilitation program funding shall explore ways to improve energy efficiency within the project.	2015-2018	Once life/safety issues have been addressed, energy efficiency is the next most important factor in rehabilitation projects.
5.3 Housing Rehabilitation	Explore programs that would assist low income seniors to age in place.	2015-2018	The City partnered with Habitat for Humanity on the My House My Home program, which has expanded to other communities in California.
5.4 Beach/South of Laurel Comprehensive Area Plan	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.	Ongoing	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 cleanup 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.

<p>6.1 Water Provision and Conservation</p>	<p>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.</p>	<p>Ongoing</p>	<p>The City is committed to continuing the retrofitting with lowconsumption 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 properties with low-consumption plumbing fixtures and appliances.</p>
<p>6.1 Water Provision and Conservation</p>	<p>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</p>	<p>Ongoing</p>	<p>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/citydepartments/water/conservation/more-information</p>

6.1 Water Provision and Conservation	Maintain and implement short- and long-term contingency plans to ensure an adequate water supply for residents and business.	Ongoing	The City is pursuing a Water Supply Augmentation Strategy, with a portfolio including demand management (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.
6.2 Green Building Program	Continue the Green Building Program for design and construction of new housing.	Ongoing	As a duty of the Building Division, the City will continue to utilize the Green Building program.
6.3 Transit Oriented Development	Continue to facilitate the development of transit-oriented housing projects through regulatory concessions, financial assistance, and zoning.	Ongoing	The City is committed to continuing the facilitation of developing transit-oriented housing projects.
6.3 Transit Oriented Development	Link land uses and transportation systems and promote bicycle- and pedestrian-friendly neighborhoods.	Ongoing	The City is continuing to promote bicycle and pedestrian friendly neighborhoods as well as linking land uses and transportation systems.
7.1 Greenhouse Gas (GHG) Reduction	Encourage the construction of housing along major transportation corridors and where alternative transportation is viable.	Ongoing	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 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.
7.1 Greenhouse Gas (GHG) Reduction	Adopt and implement key programs related to housing developed by the Regional Compact that meet city GHG reduction goals.	2016-2019	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.
7.1 Greenhouse Gas (GHG) Reduction	Encourage property owners to consider construction techniques and methods to reduce and respond to global warming.	Ongoing	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.
7.1 Greenhouse Gas (GHG) Reduction	Implement tracking and reporting procedures that meet AB32 requirements and the public interest.	2016-2019	Implementation of tracking and reporting procedures that meet AB32 was completed in 2019.
7.1 Greenhouse Gas (GHG) Reduction	Continue to implement the Climate Adaption Plan.	Ongoing	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.

Jurisdiction	Santa Cruz	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Santa Cruz	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Santa Cruz	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For Santa Cruz County jurisdictions, please format the APN's as follows:999-999-99-9999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
005-151-35	326 Front Street	Public Facilities		Exempt Surplus Land	0.101	
005-151-48	302 Front Street	Public Facilities		Exempt Surplus Land	0.11	

Jurisdiction	Santa Cruz	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction	Santa Cruz	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

**Table K
Tenent Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	https://www.cityofsantacruz.com/government/city-departments/economic-development-and-housing/housing-assistance-information-and-resources/landlord-tenant-resources/tenant-preference-policy
Notes	

Jurisdiction	Santa Cruz	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	285,000.00	<small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Existing Conditions	\$20,000.00	\$0.00	Completed	None	Complete but have not submitted reimbursement request yet. LEAP extension was submitted in a timely manner in 2023.
Public Outreach	\$25,000.00	\$0.00	Completed	None	Complete but have not submitted reimbursement request yet.
Policies and Objectives	\$40,000.00	\$0.00	Completed	None	Complete but have not submitted reimbursement request yet.
CEQA	\$30,000.00	\$0.00	Completed	None	Complete but have not submitted reimbursement request yet.
Draft Plan and Final Document	\$30,000.00	\$0.00	Completed	None	Complete but have not submitted reimbursement request yet.
Adoption	\$15,000.00	\$0.00	Completed	None	Complete but have not submitted reimbursement request yet.
Downtown Expansion Existing Conditions	\$20,000.00	\$0.00	Completed	REAP	Complete but have not submitted reimbursement request yet.
Public Outreach	\$25,000.00	\$0.00	In Progress	REAP	In progress but have not submitted reimbursement request yet.
Draft and Final Expansion Plan	\$50,000.00	\$0.00	In Progress	REAP	In progress but have not submitted reimbursement request yet.
CEQA	\$30,000.00	\$0.00	In Progress	REAP	In progress but have not submitted reimbursement request yet.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	140
	Non-Deed Restricted	0
Low	Deed Restricted	87
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		654
Total Units		890

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	57
	Non-Deed Restricted	0
Low	Deed Restricted	31
	Non-Deed Restricted	41
Moderate	Deed Restricted	0
	Non-Deed Restricted	33
Above Moderate		176
Total Units		338

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	2
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	35
Moderate	Deed Restricted	0
	Non-Deed Restricted	28
Above Moderate		30
Total Units		95

Table	Cell	Row	Error Type
Table A	P	15	The sum of Columns I-O must be greater than 0.
Table A	P	15	This cell is blank and should have a value as long as any other item in this row is populated.
Table A2	AI	88	If very low-income units are reported as permitted, then the number of those units are affordable to ELI must also be reported. You may report 0 units are affordable to ELI.
Table A2	AI	133	If very low-income units are reported as permitted, then the number of those units are affordable to ELI must also be reported. You may report 0 units are affordable to ELI.