



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: Community Development and Infrastructure

Subject: 2024 General Plan Annual Report

Meeting Date: March 25, 2025

Formal Title: Public hearing to consider the 2024 General Plan Annual Report, accept and file two related annual reports, and take related actions

Recommended Actions

1. Conduct a public hearing on the 2024 General Plan Annual Report;
2. Accept and file the 2024 General Plan Annual Report and the Fiscal Year (FY) 2023-24 Housing Successor Agency Report on Low- and Moderate-Income Housing Asset Funds (LMIHAF); and
3. Direct staff to submit the annual reports to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD), as applicable.

Executive Summary

The attached General Plan Annual Report summarizes General Plan-related activity that occurred in 2024 and includes pending and anticipated future General Plan-related actions. The report includes the 2024 Housing Element Annual Progress Report (APR), which provides details on implementation of the Housing Element of the General Plan. The LMIHAF Report provides details on expenditures of LMIHAF funds during FY 2023-24, and on other assets and related matters of the Housing Successor Agency (County) as required by state law. Both the APR and LMIHAF Report must be filed with HCD by April 1 of each year.

Discussion

State law and County regulations require preparation of an annual report on progress toward implementation of the General Plan. Public hearings and review of this report by the Planning Commission and the Board of Supervisors are required by County regulations. State law also requires that the General Plan and Housing Element APR be submitted to two state departments: the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD).

In addition to the APR, all Housing Successor Agencies, including the County, must report annually on uses of its LMIHAF and related matters specified in state law (SB 341). The LMIHAF Report is due to HCD concurrently with the APR. The County must post this report on its website, along with implementation plans of the former redevelopment agency. This report will be posted at the following website:
<https://cdi.santacruzcountyca.gov/Planning/Housing/HousingResources/HousingSuccessorAgencyReports.aspx>.

On February 26, 2025, the Planning Commission held a public hearing on the 2024 General Plan Annual Report, as required by Santa Cruz County Code Section (SCCC) 13.01.120. Several topics discussed in the 2024 General Plan Annual Report are required areas of review, including approved General Plan amendments, progress in meeting the County's fair share of regional housing needs, park site acquisition, and the

Urban Services Line annual review. In addition, various housing statistics are also included in the report and presented in the APR tables required by HCD.

At the December 10, 2024 public hearing on the rezoning of parcels in “Batch A” of the Housing Element Rezone Program, the Board of Supervisors directed staff to provide information on how the County can meet its affordable housing needs for lower-income households along with the 2024 APR to the Board before April 1, 2025. Much of the recently adopted 2023 Housing Element focuses on programs and policies designed specifically to assist and facilitate development of affordable housing for lower-income households. Progress on completing these programs is required to be reported to the Board on an annual basis as part of the General Plan/Housing Element APR. An additional document highlighting those portions of the Housing Element addressing lower-income housing needs, and related County efforts has been included with this year’s APR report to fulfill the Board’s additional direction from December 10, 2024.

The LMIHAF Report is based largely on the FY 2023-24 audit of the LMIHAF prepared by Brown Armstrong, and other relevant information gathered by County staff. It focuses on revenues generated from loans and investments made by the former Redevelopment Agency (RDA) but received by the Housing Successor on or after February 12, 2012. The report conforms to state laws related to RDA dissolution. Please see the attached LMIHAF for more information.

Environmental Review

The 2024 General Plan Annual Report is a reporting document required per Government Code Section 65400 and Santa Cruz County Code section 13.01.120 and is not intended to create or alter policy, nor will it result in direct or indirect physical change in the environment. The content is provided for informational purposes only and is not a project subject to the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Article 20 Definitions, Section 15378 Project.

Financial Impact

Preparation of these reports is part of the Planning Department budgeted work program using existing staff resources. Timely submission of these reports maintains the County's eligibility for certain State grants.

Strategic Initiatives

Operational Plan - Attainable Housing

Submitted By:

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Recommended By:

Carlos J. Palacios, County Administrative Officer

Artificial Intelligence Acknowledgment:

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.