

Community Development and Infrastructure Department

# 2024 General Plan Annual Report

**Board of Supervisors March 25, 2025**

# Outline

1. General Plan Annual Report
2. Housing Element Annual Progress Report (APR)
3. Low- and Moderate-Income Housing Asset Fund (LMIHAF) Report
4. County Plans Supporting Lower-Income Housing



*Photo credit: Rick Pharoah Photography,  
courtesy MidPen Housing*

# 2024 General Plan Annual Report

## Approved GP Amendments

- Sustainability Update
- 2023 Housing Element
- Rezone Program (Batch A)

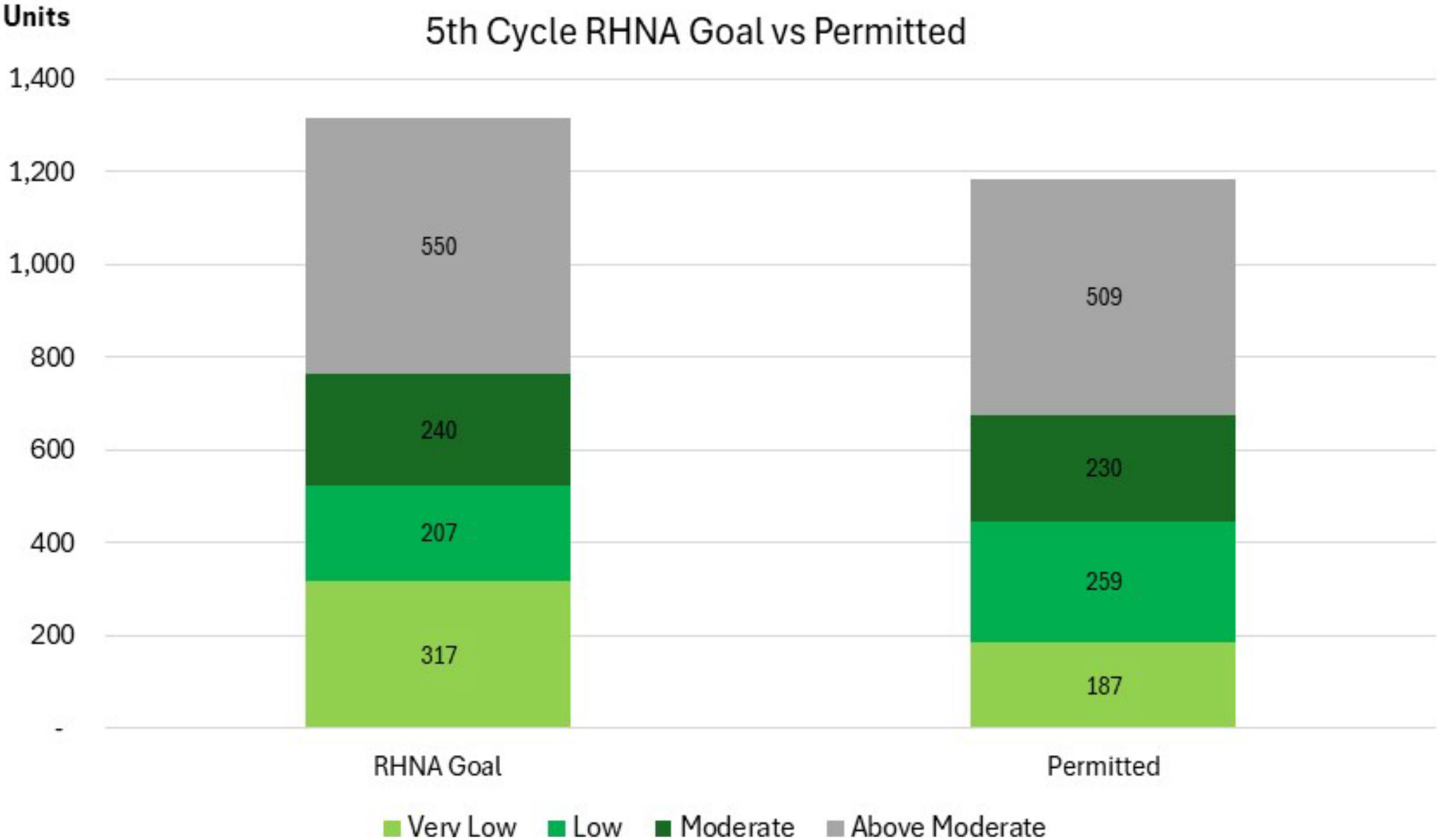
## Pending GP Amendments

- Rezone Program (Batch B)
- Public Safety Element
- 2025 Housekeeping Amendments



*Photo credit: Rick Pharoah Photography, courtesy MidPen Housing*

# Housing Element Annual Progress Report (APR)





# RHNA Progress

6<sup>th</sup> Cycle Housing Element  
Annual Progress Report Table B  
Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2023*	2024	Total Units to Date (all years)	Remaining RHNA by Income Level
Very Low	DR	1,492	-	9	9	1,483
	NDR		-	-		
Low	DR	976	3	-	85	891
	NDR		28	54		
Moderate	DR	586	4	1	60	526
	NDR		6	49		
Above Mod		1,580	38	34	72	1,508
Total RHNA		4,634				
Total Units			79	147	226	4,408

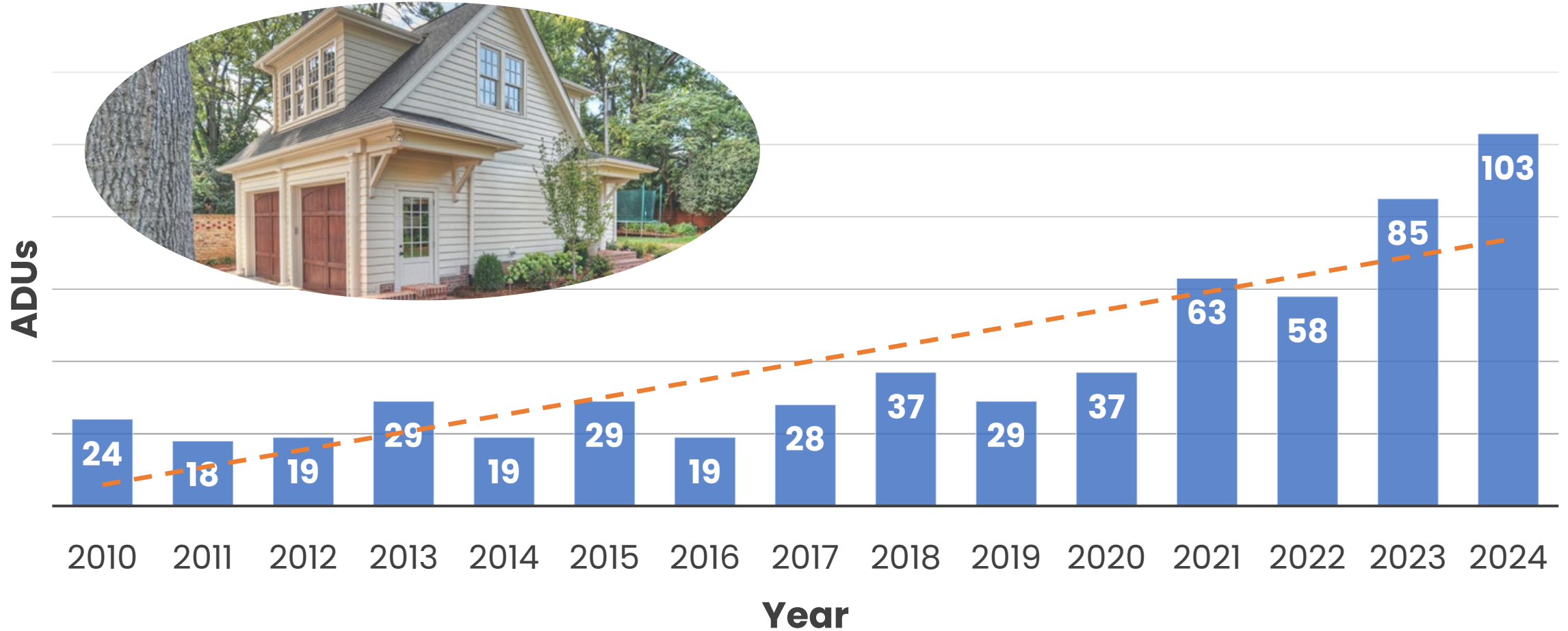
DR = Deed-Restricted

NDR = Non-Deed Restricted

\*Includes 2<sup>nd</sup> half of 2023

# ADU Construction

6<sup>th</sup> Cycle Housing Element  
Total ADUs: 2<sup>nd</sup> Half of 2023 to 2024 = 141



# 100% Affordable, Lower-Income Housing Pipeline

Project Name	# of Units	Unit Type	Affordability Level	Location	Status
Freedom House	11	Transitional Rental	Extremely Low	Watsonville	Approved
Park Haven Plaza	36	Rental		Soquel	Construction
41st & Soquel	256	Rental	Lower-Income:  Extremely Low to Low	Soquel	Predevelopment
Anton Solana	181	Rental		Soquel	
Green Valley Rd	TBD: ~60-120	Rental		Watsonville	
Bienestar Plaza	57	Rental		Santa Cruz	Completed
Cienega Heights	80	Rental		Watsonville	Completed
Rodeo Creek Court	11	For Sale		Santa Cruz	Completed

# Mixed-Income Projects Pipeline

Project Status	No. of Projects	Project Type	Total Units	Afford-able Units	Density Bonus Units	Application Type(s)
Construction	2	Sale & Rental	36	7	2	Standard or Density Bonus
Approved / Plan Check	2	Sale	27	4	5	Density Bonus
Development Review (Standard)	6	Sale & Rental	215	25	7	Density Bonus, R-Comb PUD
Devel. Review (Builder's Remedy)	4	Sale & Rental	313	45	81	BR, SB 330, DB, SB 423
<b>Total</b>	<b>14</b>		<b>591</b>	<b>81</b>	<b>95</b>	



# Housing Successor Agency Annual Report

## Low- and Moderate-Income Housing Asset Fund (LMIHAF)

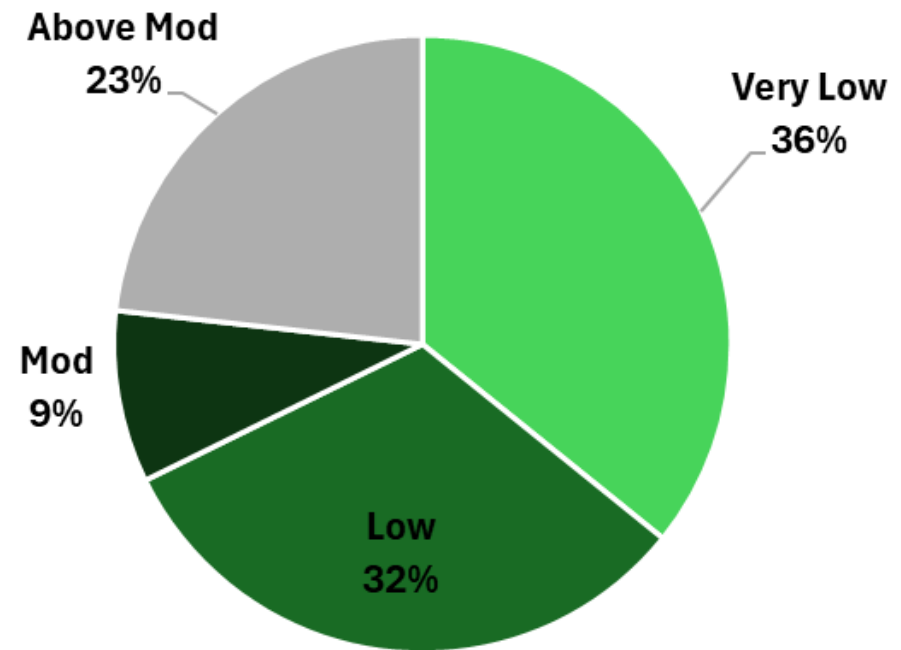
	FY 2023/24
<b>Beginning Balance</b>	\$794,435
<b>Deposits</b>	\$1,250,047
<b>Expenditures:</b>	
• Monitoring and Administration	\$393,982
• Homeless Services	\$174,665
• Housing Development Loans	\$478,703
<b>Total Expenditures</b>	<b>(\$1,047,350)</b>
<b>Ending Balance</b>	<b>\$997,132</b>

# County Plans Supporting Lower-Income Housing

## 1. Regulatory Efforts

- Rezoning Program (**H-1B**) and related programs to expand capacity for higher-density, more affordable housing (**H-1C, H-1E, H-1F, H-1J**)
- Nexus Study, updates to Inclusionary Program (**H-3H** and **H-3J**)
- Implement Housing Element Programs to streamline housing in appropriate areas (**H-1D, H-1K**, etc.)
- APR Table D: Program Implementation

Rezoning Program: Unit Capacity Goals  
By Affordability Level



# County Plans Supporting Lower-Income Housing

## Direct Funding

- County Financing
  - Affordable Housing Impact Fee (AHIF) Loans (Program **H-3A**)
  - Housing Successor Agency Low- & Moderate-Income Housing Funds (LMIHAF)
  - ADU Incentives Program
- Coordinate with partners to secure State & Federal Funds (Program **H-3B**)
  - Continuum of Care
  - Housing Authority
  - Affordable Housing Developers



# Recommended Actions:

1. Conduct a public hearing on the 2024 GP Annual Report;
2. Accept and file the 2024 GP Annual Report and the 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.

