

Jurisdiction	Capitola	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/15/2023 - 12/15/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	25
	Non-Deed Restricted	0
Low	Deed Restricted	10
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		13
Total Units		48

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	0
Single-family Detached	10	1	0
2 to 4 units per structure	0	2	0
5+ units per structure	52	36	0
Accessory Dwelling Unit	8	9	7
Mobile/Manufactured Home	0	0	0
Total	70	48	7

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	11	48
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	13
Number of Proposed Units in All Applications Received:	21
Total Housing Units Approved:	18
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 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	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	5	6
Discretionary	8	15

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	99
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Capitola	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

**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	Projection Period - 06/30/2023-12/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	430	-	-	25	-	-	-	-	-	-	-	25	405
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	282	-	-	10	-	-	-	-	-	-	-	10	272
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	169	-	-	-	-	-	-	-	-	-	-	9	160
	Non-Deed Restricted		8	1	-	-	-	-	-	-	-	-		
Above Moderate		455	-	-	13	-	-	-	-	-	-	-	13	442
Total RHNA		1,336												
Total Units			8	1	48	-	-	-	-	-	-	-	57	1,279
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		215		-	25	-	-	-	-	-	-	-	25	190

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2024	(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
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Facilitate the development of 1,336 housing units over 8 years	2031	There are adequate sites in the Housing Inventory and staff continues to monitor no not less.
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually.	Annually	The Housing Inventory is available on the City's website. It contains available vacant and prospective sites that can accommodate new housing.
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Meet with property owners and interested developers to pursue housing development in the City.	Annually	Staff hosted two developer interest meetings in 2024 and two developer interest meetings in 2025.
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Develop formal procedure to monitor no net loss in capacity pursuant to SB166	2024	The City adopted Municipal Code section 17.96.220 for No net loss of housing element sites

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Develop strategies to provide for missing middle housing, such as conversion of second story commercial/office space, live/work housing, and duplex/triplex	End of 2025	The City adopted Ordinance 1066 in 2024 which amends the Zoning Code to develop s

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Develop incentives to encourage lot consolidation. Typical strategies include ministerial approval of lot line adjustments and flexible development standards (such as reduced or alternative parking arrangements, increased height or lot coverage) for large sites	End of 2025	The City adopted Ordinance 1066 in 2024 which develop strategies to provide for missing middle housing: *Incentives for lot consolidation on adjacent opportunity sites (HE Table 4-3) within the MU-N (Mixed-Use Neighborhood) zone, including increased height limits (varies dependent on land use) and an increased allowed Floor Area Ratio (FAR) from 1.0 to 1.5 for all uses. §17.20.040(K); Table-17.20-4 (Lot Consolidation Bonus) *Incentives for lot consolidation on adjacent opportunity sites (HE Table 4-3) within the C-C (Community Commercial) zone, including increased height limit from 40 feet to 50 feet and an increased allowed Floor Area Ratio (FAR) from 1.0 to 1.5. §17.24.030(J); Table 17.24-4 (C-C Lot Consolidation Bonus)
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	As part of the Zoning Ordinance update by the end of 2025 remove the Affordable Housing Overlay from the Zoning Code and Zoning Map.	End of 2025	The City adopted Ordinance 1066 in 2024 which removed the Affordable Housing Overlay from the Zoning Code Table 17.12-2 (Overlay Zones); §17.36.080(H)(1); §17.40.020 and the Zoning Map.
Program 1.1 Adequate Housing Sites and Monitoring of No Net Loss	Capitola will work with AMBAG in the 2050 MTP/SCS (scheduled for June 2026) to designate the Capitola Mall as a planned high-quality major transit stop.	Jun-26	Pending 2026

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Capitola	
Reporting Year		2024	(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
Program 1.2 Replacement Housing	By December 2024, amend the Zoning Code to address the replacement housing requirements.	2024	The City adopted Ordinance 1066 in 2024 which added Section 17.96.210 Demolition and replacement of dwelling units.
Program 1.3 Accessory Dwelling Units (ADUs)	Facilitate the development of 50 ADUs over 8 years.	Annually	The City continues to facilitate the development of ADUs with the goal of 50 ADUs over 8 years. In 2024, the city issued building permits for 9 ADUs.
Program 1.3 Accessory Dwelling Units (ADUs)	By December 2024, update City ADU webpage to include other resources available, such as the \$40,000 grant for pre-development costs available to lower income homeowners through California Housing Finance Agency (CalHFA).	2024	In 2024 staff updated city website with ADU resources such as the \$40,000 grant for pre-development costs available to lower income homeowners through California Housing Finance Agency (CalHFA). https://www.cityofcapitola.org/communitydevelopment/page/accessory-dwelling-units
Program 1.3 Accessory Dwelling Units (ADUs)	By July 2024, develop a Fair Housing Factsheet to be included in the ADU webpage and application packet to inform property owners of their responsibility to comply with state and federal fair housing laws.	2024	In 2024 staff posted a Fair Housing Factsheet which is now included in the ADU webpage and application packet to inform property owners of their responsibility to comply with state and federal fair housing laws to city website. https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/2412/fair-housing-fact-sheet_eng_1.pdf
Program 1.3 Accessory Dwelling Units (ADUs)	Beginning in 2025 and every three years thereafter, update the ADU Resource Guide.	Dec-25	Pending 2025

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 1.3 Accessory Dwelling Units (ADUs)	Beginning in 2025, and every three years thereafter, update Capitola ADU Prototype Building Plans to comply with building code updates.	Dec-25	Pending 2025
Program 1.3 Accessory Dwelling Units (ADUs)	Beginning in 2025, and annually thereafter, pursue funding sources available to enhance ADU affordability with the goal of creating ten affordable ADUs, targeting assistance in lower density neighborhoods.	Dec-25	Pending 2025
Program 1.3 Accessory Dwelling Units (ADUs)	By July 2027, conduct a mid-term review of the City's ADU construction trend to determine the City's progress in meeting projected ADU units. If the City's ADU construction activities fall behind projection, the City will develop additional incentives, resources, and/or tools to encourage ADU development.	2027	Pending 2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 1.4 Mixed-Use Developments	Annually meet with property owners and interested developers to pursue mixed-use housing development in the City, especially on sites identified in the sites inventory for RHNA. The sites inventory identifies capacity for 1,298 units on mixed-use properties.	Annually	Staff hosted two developer interest meetings in 2024.
Program 1.4 Mixed-Use Developments	By the end of 2025, expand the incentivized zone for increased FAR and Height to facilitate mixed use development, targeting commercial corridors where key sites are identified for RHNA, in exchange for an expanded list of community benefits that complement mixed use residential development (such as child care facilities, recreation areas, etc.)	Dec-25	Pending 2025
Program 1.4 Mixed-Use Developments	Utilize the City's newly established Objective Design Standards to streamline review of mixed-use developments.	Annually	In 2022, the City adopted Ordinance 1053 which established Objective Design Standards to streamline review of mixed-use developments. These objective standards have been utilized for the review of mixed-use developments.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 1.4 Mixed-Use Developments	By December 2025, incentive development of affordable housing on commercial sites along transit corridors.	Dec-25	Pending 2025
Program 1.4 Mixed-Use Developments	Monitor and include an update in the annual Housing Element Progress Report of all mixed-use development activities to identify unforeseen barriers that should be addressed and incorporate additional incentives that may be needed.	Annually	The city continues to monitor all mixed use development activities to identify unforeseen barriers that should be addressed and incorporate additional incentives that may be needed. In 2024, the City adopted Ordinance 1066 which included updates to remove barriers from housing within the mixed use districts. - City adopted Lot consolidation incentives for adjacent opportunity sites, which includes mixed-use projects (see explanation under Program 1.1)
Program 1.5 Alternative Housing	Continue to work with local mobile home park residents, owners, and the state to improve mobile home park affordability and sustainability.	Annually	In 2023, the City adopted Ordinance 1060 which introduced Section 2.18 Mobile Home Park Rent Stabilization. The City continues to work with local mobile home park residents, owners, and the state to improve mobile home park affordability and sustainability.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2024	(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
Program 1.5 Alternative Housing	Encourage and facilitate the development of other alternative housing types, such as factory-built housing, live/work units, SRO units, Small Ownership Units (SOUs), and micro units. By the end of 2025, review and revise as appropriate, the Zoning Code to facilitate alternative housing types.	Dec-25	<p>The City adopted Ordinance 1066 in 2024 which develop strategies to provide for alternative housing types within the single-family, mixed use, and commercial zoning districts.</p> <p>*Defines Cohousing and establishes as an allowed use within all residential zones. Table 17.16-1 (Permitted Land Uses); §17.160.020(C)</p> <p>*Establishes micro-units as an allowed use with reduced parking requirements (1/unit). When micro-units are within one-quarter mile of a major transit stop or high quality transit corridor, minimum required parking is reduced to .5/unit. If the project is also within the C-C (Community Commercial) zone and C-R (Regional Commercial), the maximum allowed height is increased from 40 feet to 50 feet and the maximum allowed Floor Area Ratio (FAR) is increased from 1.0 to 1.5. §17.24.030(K)</p>
Program 1.6 Development Regulations	Review and revise as appropriate, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing. This includes assessing the maximum densities allowed in the RM-L and RM-M zones to determine if higher densities can help facilitate multi-family development in the City.	Dec-25	Pending 2025

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Capitola	
Reporting Year		2024	(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
Program 1.6 Development Regulations	Revise the multifamily residential parking requirements based on the unit size or number of bedrooms and will also revise the current covered parking requirement for multifamily development. Continue to allow the use of parking studies to request flexibility with mixed use standards, including shared parking with commercial uses.	Dec-25	Pending 2025
Program 1.6 Development Regulations	Include reduced parking standards for senior and special needs housing.	Dec-25	In 2024 the City adopted Ordinance 1066 which included reduced parking standards for Residential Care Facilities including transitional and supportive housing, and age-restricted senior housing.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2024	(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
Program 1.6 Development Regulations	Using the results of the Capitola Mall study (see Program 1.7), analyze the zoning and development standards in the Incentives for Community Benefits Ordinance and modify the findings required for Chapter 17.88, Incentives for Community Benefits, to meet objective standards. This will allow project applicants to meet all discretionary permits with the same objective standards. These revisions will occur at the same time the Incentives for Community Benefits zone boundaries are expanded. . Additional amendments to Chapter 17.88 will include height allowances up to 75 feet for the Capitola Mall parcels.	Dec-25	Pending 2025

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Capitola	
Reporting Year		2024	(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
Program 1.6 Development Regulations	Corner lot duplexes in the R-1 zone: to allow corner lots in single-family neighborhoods to accommodate duplex units. Such a strategy is intended to provide flexibility compared to SB 9 requirements with objective development standards, with the goal of introducing moderately priced homes in the neighborhoods. Objective development standards will be used for these projects.	Dec-25	In 2024 the City adopted Ordinance 1066 which establishes duplexes as an allowed use on corner lots within the R-1 district. Table 17.16-1 (Permitted Land Uses)
Program 1.7 Shopping/Commercial Center Redevelopment	By the fall of 2024, complete a study identifying strategies to initiate mall redevelopment and establish a technical committee to provide input on the study and recommended options.	2024	In 2024, the City completed a study identifying strategies to initiate mall redevelopment. The findings of the study were presented to the City Council on October 10, 2024.
Program 1.7 Shopping/Commercial Center Redevelopment	By the end of 2025, develop land use policies to facilitate shopping center redevelopment with a strong sense of urban design cohesion.	Dec-25	Pending 2025.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 1.7 Shopping/Commercial Center Redevelopment	By the end of 2025 as part of the Zoning Code updates, amend the Municipal Code Chapter 17.88 to include the following: i. Establish the Capitola Mall as the area between Clares Street, 41st Avenue and Capitola Road, ii. Allow for building height up to 75 feet for Mall Redevelopment, iii. Define "Mall Redevelopment" to mean a mix of uses that includes residential and retail/commercial components, iv. Exclude parking garages from the project FAR calculations, v. Adopt objective development standards to facilitate mall redevelopment.	Dec-25	Pending 2025
Program 1.7 Shopping/Commercial Center Redevelopment	Annually contact property owners and developers with experience in shopping center redevelopment to pursue redevelopment opportunities.	Annually	City staff will continue to contact property owners and developers with experience in shopping center redevelopment to pursue redevelopment opportunities.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 1.7 Shopping/Commercial Center Redevelopment	Monitor approvals and progress of the mall redevelopment as part of the Annual Progress Reports. By 2027, if it becomes apparent that redevelopment of the Mall site is not achievable in the planning period, the City will develop alternative strategies, including, but not limited to, rezoning to meet the 6th Cycle RHNA requirement.	Annually	The city is committed to the redevelopment of the Capitola Mall and continues to reach out to the mall owner in the effort toward developing housing on the site.
Program 1.7 Shopping/Commercial Center Redevelopment	Beginning in 2026, the City will annually monitor impacts on the financial feasibility of the Incentives of Community Benefits. If financial constraints are discovered, modifications will be made within six months.	2026	Pending 2026

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 1.8 Religious Facility Housing	Capitola is committed to updating the zoning ordinance by the end of 2025 to clarify state law and applicable development standards that would allow residential units to be constructed primarily on open or parking areas on religious institutional sites as a permitted use, as well as creating objective development standards that facilitate residential development.	Dec-25	In 2024, the City adopted Ordinance 1066 which clarified state law and applicable development standards that allow residential units to be constructed primarily on open or parking areas on religious institutional sites as a permitted use, as well as creating objective development standards that facilitate residential development.
Program 1.8 Religious Facility Housing	Conduct an outreach and education campaign in 2026 to inform educational and religious institutions the opportunities and resources available for developing affordable housing on site.	2026	Pending 2026
Program 1.8 Religious Facility Housing	Support the funding applications by educational and religious institutions in pursuing funding for affordable housing.	Ongoing	The city will support funding applications by educational and religious institutions in pursuing funding for affordable housing. This effort is ongoing.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 1.8 Religious Facility Housing	By the end of 2027, monitoring affordable housing development on religious facility sites to ensure the City continues to have the ability to meet its RHNA for all income groups. If affordable housing is determined to be not feasible, the City will develop alternative strategies to fully accommodate its RHNA by the end of 2028.	2027	Pending 2027
Program 1.9 SB 9 Support	By December 2024, the City will develop a Guidance Document about SB 9 SB9 (urban lot splits and two-unit developments), including the relevant objective design standards and streamlined review available for such units. This document will be available online and at City Hall.	2024	The City developed a guidance document regarding SB9 available on the City website and at City Hall: https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/1457/sb9_guidance_document.pdf
Program 1.9 SB 9 Support	By December 2023, the City will begin providing technical assistance to the public about the SB 9 process.	2023	Ongoing

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2024	(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
Program 1.9 SB 9 Support	By December 2024, the City will develop a Fair Housing Fact Sheet to be provided to applicants that all SB 9 projects will comply with Federal and State fair housing laws. The Fact Sheet will also include information that homeowners' associations' and CC&Rs are preempted by state law and cannot prohibit SB 9 development.	2024	In 2024 staff posted a Fair Housing Factsheet which is now included on the city webpage and application packet to inform property owners of their responsibility to comply with state and federal fair housing laws to city website. The fact sheet includes information regarding homeowners' associations being preempted by state law. https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/2412/fair-housing-fact-sheet_eng_1.pdf
Program 1.9 SB 9 Support	The City will aim to facilitate 10 SB 9 applications in the eight-year planning period (2023-2031).	2031	The City has updated SB9 regulations which reflect state law and has published information to provide guidance on SB9 applications. The City aims to facilitate 10 applications during the eight-year period. The City's website contains an SB 9 Guidance Document to help applicants considering an SB 9 development or Urban Lot Split. §17.75
Program 1.10: Housing on Publicly and Quasi-Publicly Owned Land	Facilitate discussions between the school district and nonprofit developers for potential residential opportunities	2025	Pending 2025
Program 1.10: Housing on Publicly and Quasi-Publicly Owned Land	Begin coordination with the State for the future development of housing in New Brighton State Beach and the Department of Motor Vehicles site on Capitola Road and ensure compliance with Surplus Land Act.	2025	Pending 2025

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 1.10: Housing on Publicly and Quasi-Publicly Owned Land	Explore coordination with quasi-publicly owned sites that fall under the provisions of SB 4 (when signed).	2025	Pending 2025
Program 1.10: Housing on Publicly and Quasi-Publicly Owned Land	If coordination with the State has not progressed by the end of 2027, and by the end of 2028, the City will dedicate additional efforts in pursuing opportunities on religious facility sites including developing incentives and assisting in pursuing funding and partnership opportunities.	2027	Pending 2027
Program 2.1 Mobile Home Park Assistance	Annually monitor the effectiveness of the rent stabilization ordinance in preserving affordability of mobile home park rents.	Annually	In 2023, the City adopted Ordinance 1060 which introduced Section 2.18 Mobile Home Park Rent Stabilization. The City continues to monitor the effectiveness of the rent stabilization ordinance in preserving affordability of mobile home parks.
Program 2.1 Mobile Home Park Assistance	Annually, provide technical assistance, funding, and/or support for funding applications for resident controlled and nonprofit-owned mobile home parks, and potential tenant/nonprofit acquisition of the remaining park.	Annually	The City has one one independently owned mobile home park, Cabrillo Mobile Home Park. The City adopted a mobile home park rent stabilization ordinance in 2023. At this time the owner is not interested in selling the park, however City staff continues to track opportunities for potential acquisition by the tenants should the opportunity arise.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2024	(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
Program 2.1 Mobile Home Park Assistance	Identify funding opportunities through state, city, or nonprofits for financial assistance to mobile home park residents to facilitate their acquisition or conversion efforts. Assist and/or support in funding application.	Annually	The City had one one independently owned mobile home park without affordability controls, Cabrillo Mobile Home Park. The City adopted a mobile home park rent stabilization ordinance in 2023. At this time the owner is not interested in selling the park, however City staff continues to track opportunities for potential acquisition by the tenants should the opportunity arise.
Program 2.1 Mobile Home Park Assistance	If conversions of use are contemplated, ensure that resident investment values are preserved and that adequate relocation assistance is provided pursuant to state law. To the extent possible, preserve or replace affordable housing units. (Mobile home park closures are subject to rigorous state regulations.)	Annually	No conversions of mobile home park use were contemplated in 2024.
Program 2.1 Mobile Home Park Assistance	Identify necessary infrastructure improvements as part of the acquisition or conversion process.	Annually	No acquisition or conversion of mobile home parks were contemplated in 2024.
Program 2.2 Affordable Housing Monitoring	Maintain contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance.	Annually	The City has reached out to Dakota Apartments to offer rehabilitation assistance. The City Council authorized the use of affordable housing funds to initiate a HOME PI rehabilitation for the site. This effort began in 2024 and an application to the state is expected in 2025, however the owner of the apartments has been slow to provide the necessary documentation for the Home PI funds.
Program 2.2 Affordable Housing Monitoring	Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually	Annually	The City maintains an AB 987 database which includes detailed information on all subsidized units, including those that have affordability covenants. The database will be updated annually.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2024	(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
Program 2.3 Preservation of Rental Housing	Annually investigate new funding and financing opportunities to encourage the acquisition/rehabilitation of existing rental housing and conversion into long-term affordable housing.	Annually	City Staff continues to investigate new funding and finance opportunities to encourage the acquisition/rehabilitation of existing rental housing and conversion into long-term affordable housing.
Program 2.3 Preservation of Rental Housing	Pursue one acquisition/rehabilitation project over 8 years. (Preservation of exiting rental housing)	2031	The City has reached out to Dakota Apartments to offer rehabilitation assistance. The City Council authorized the use of affordable housing funds to initiate a HOME PI rehabilitation for the site. This effort began in 2024 and an application to the state is expected in 2025, however the owner of the apartments has been slow to provide the necessary documentation for the Home PI funds.
Program 2.4 Housing Choice Vouchers	Continue to participate in the Housing Authority of Santa Cruz County Housing Choice Vouchers Program, with the goal of providing assistance to 240 households by December 2031.	2031	The City continues to participate in the Housing Authority of Santa Cruz County Housing Choice Vouchers Program with the goal of providing assistance to 240 households by December 2031.
Program 2.4 Housing Choice Vouchers	Annually promote the HCV (Housing Choice Vouchers) program to residents and property owners by disseminating program information at City Hall, on the City website and social media accounts. Conduct targeted outreach to property owners in the High and Highest Resource neighborhoods.	Annually	The City updated the City Affordable Housing webpage to promote a variety of housing programs available to Capitola residents including the Housing Choice Vouchers administered by the Housing Authority of Santa Cruz County. The webpage included an explanation of the program and a link to the Housing Authority application and website.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 2.5 Affordable Housing Development	Facilitate the development of affordable housing through the provision of regulatory concessions and density increases under the City's Density Bonus Ordinance and the City's Incentives for Community Benefit Ordinance	Ongoing	In 2024, the City adopted Ordinance 1066 which updated the City's Density Bonus regulations to comply with state law. The City continues to facilitate the development of affordable housing through the provisions of regulatory concessions including the approval of a 52 unit 100% affordable development at 1098 38th Avenue. In 2025, the City will update the Incentives for Community Benefits Ordinance
Program 2.5 Affordable Housing Development	Annually collaborate with non-profit organizations, private developers, employers, special needs groups, state and federal agencies and other interested parties to pursue affordable housing projects.	Annually	City staff continues to collaborate with non-profit organizations, private developers, employers, special needs groups, state and federal agencies and other interested parties to pursue affordable housing projects. In 2024, the City met with a mix of interested parties related to housing production on a regular basis.
Program 2.5 Affordable Housing Development	Continue to utilize available financing to assist with the planning and development of new affordable housing for all ages and household types. Annually, Community Development staff will monitor federal and state funding sources available for affordable housing projects, and pursue or support the applications for funding.	Annually	Staff continues to monitor federal and state funding sources available for affordable housing projects. Available funding through PLHA and successor agency are being utilized to finance the new 52 unit, 100% affordable housing development at 1098 38th Avenue.
Program 2.5 Affordable Housing Development	Facilitate the development of 430 very low and 282 low-income affordable units over 8 years.	2031	The city has identified sites within the 6th Cycle Housing element which can support the development of 430 very low and 282 low income affordable units of the 8 year period.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 2.5 Affordable Housing Development	Regularly update the City's Density Bonus Ordinance to include updates in state law.	Annually	In 2024, the City adopted Ordinance 1066 which updated the City's Density Bonus regulations to comply with state law. §18.02
Program 2.5 Affordable Housing Development	Local Labor. Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.	Annually	The City continues to encourage developers and contractors to evaluate hiring local labor.
Program 2.6 Public Outreach for Housing and Community Development Activities	Maintain communication channels with City residents, community groups, local housing representatives, and other agencies. Conduct at least one community meeting annually to discuss housing needs and opportunities.	Annually	In 2024, the City had multiple Planning Commission and City Council meetings regarding updates to the housing element sites inventory. Public outreach to interested parties and public noticing occurred prior to each meeting.
Program 2.6 Public Outreach for Housing and Community Development Activities	At least quarterly, update the City website to provide accurate and up-to-date information regarding public hearings, community events, and City projects.	Quarterly	The City website is updated weekly related to providing accurate and up-to-date information regarding public hearings, community events, and City projects.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 2.6 Public Outreach for Housing and Community Development Activities	Organize community workshops for large development projects.	Ongoing	In 2024, the developer for the 52 unit 100 percent affordable development at 1098 38th Avenue hosted a community workshop at the direction of staff. This community meeting occurred within the City's community center.
Program 2.7 Housing Trust Fund	By December 2025, initiate a City Housing Rehabilitation Loan and Grant Program, to assist with affordable housing project feasibility studies and permanent financing of acquisition/rehabilitation projects and new construction affordable housing projects. Assist 10 households with affordable loans and grants and 25 households through multifamily rehabilitation over 8 years.	Dec-25	Pending 2025
Program 2.7 Housing Trust Fund	As market conditions change over the 8-year planning period, update the feasibility study to ensure that the fees are sufficient to support the development of affordable housing and, if market conditions have changed, to enable the reinstatement of the inclusionary housing requirement on rental housing.	As market conditions change	This effort is ongoing. The city last updated the housing impact fees in 2022 based on a nexus study. The city is committed to updating the study in 2026.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2024	(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
Program 2.8 Inclusionary Housing Ordinance	Update the feasibility study by October 2026 to ensure that the fees are sufficient to support the development of affordable housing and, if market conditions have changed, to enable the reinstatement of the inclusionary housing requirement on rental housing.	2026	This effort is ongoing. The city last updated the housing impact fees in 2022 based on a nexus study. The city is committed to updating the study in 2026.
Program 2.8 Inclusionary Housing Ordinance	Analyze the zoning and development standards to determine if there are constraints that affect the economic feasibility of affordable rental housing development.	Annually	This effort is ongoing. The city last updated the housing impact fees in 2022 based on a nexus study. The city is committed to updating the study in 2026.
Program 2.8 Inclusionary Housing Ordinance	Facilitate the development of 430 very low and 282 low-income affordable units over 8 years.	2031	The city has identified sites within the 6th Cycle Housing element which can support the development of 430 very low and 282 low income affordable units of the 8 year period.
Program 3.1 Emergency Shelters and Low Barrier Navigation Centers	By December 31, 2024, amend the Zoning Code to permit emergency shelters by-right without discretionary action in the Community Commercial zone and to permit LBNCs in areas zoned for mixed uses and other nonresidential zones permitting multifamily housing. Amend the definition of emergency shelters to include interim housing options such as navigation centers, and recuperative and respite care.	2024	In 2024 the City adopted Ordinance 1066 which amended the Zoning Code to permit emergency shelters by-right without discretionary action in the Community Commercial zone and to permit LBNCs in areas zoned for mixed uses and other nonresidential zones permitting multifamily housing. The ordinance also amended the definition of emergency shelters to include interim housing options such as navigation centers, and recuperative and respite care. §17.96.030

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2024	(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
Program 3.1 Emergency Shelters and Low Barrier Navigation Centers	Work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.	Ongoing	City staff continues to work with a mix of organizations within Capitola and throughout Santa Cruz county to ensure the needs of homeless and extremely low-income residents are met. The City also participates in the regional Santa Cruz County Housing for Health, which serves as the federally-designated Continuum of Care (CoC) for Santa Cruz County and coordinates resources, programs and services focused on preventing and ending homelessness. The H4HP is a collaboration of five public jurisdictions in Santa Cruz County (the County and the cities of Santa Cruz, Watsonville, Capitola and Scotts Valley) along with housing and service providers, people with lived experience of homelessness and other stakeholders.
Program 3.1 Emergency Shelters and Low Barrier Navigation Centers	Prioritize funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible.	Annually	The City continues to prioritize funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible. Funding has been allocated by the city toward the local shelters, emergency rental assistance program, food assistance for low income households, and funding toward the development of the 52 unit, 100% affordable development at 1098 38th avenue.
Program 3.2 Transitional and Supportive Housing	By December 31, 2024, amend the Zoning Code to address the provision of transitional and supportive housing consistent with state law.	2024	In 2024, the City adopted Ordinance 1066 which amended the Zoning Code to address the provision of transitional and supportive housing consistent with state law. *Further defines transitional housing but maintains classifications as a use within Residential Care Facilities. Large Residential Facilities change from a Conditional to Permitted use within the RM and MU-V zones. Tables 17.16-1, Table 17.20-2, and Table 17.24-1 (Permitted Land Uses); §17.160.020(T)(5)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2024	(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
Program 3.3 Employee Housing and Farm Worker Housing	By December 31, 2024, amend the Zoning Code to address the provision of employee housing consistent with state law and revise the types of hobby farming activities allowed in various zones.	2024	In 2024, the City adopted Ordinance 1066 which amended the Zoning Code to address the provision of employee housing consistent with state law and revise the types of hobby farming activities allowed in various zones. Removal of Conditional Use Permits for Urban Farm activities and revised definition of "Single-family dwelling" to include employee housing. §17.160.020(S)(5)
Program 3.4 Housing for Persons with Disabilities	By December 31, 2025, amend the Zoning Code to permit licensed large residential care facilities in zones where residential uses are permitted similar to other residential uses of the same type in the same zone.	Dec-25	In 2024, the City adopted Ordinance 1066 which amended the Zoning Code to permit licensed large residential care facilities in zones where residential uses are permitted similar to other residential uses of the same type in the same zone. *Revises criteria for reasonable accommodations §17.140.070
Program 3.4 Housing for Persons with Disabilities	By December 31, 2025, amend the Zoning Code to review the separation requirement and to establish objective criteria for the approval of licensed large residential care facilities as well as reasonable accommodations.	Dec-25	In 2024, the City adopted Ordinance 1066 which amended the Zoning Code to remove the separation requirements and to establish objective criteria for the approval of licensed large residential care facilities as well as reasonable accommodations. Table 17.16-1 (Permitted Land Uses, RM); Table 17.20-1 (Permitted Land Uses, MU-V)
Program 3.4 Housing for Persons with Disabilities	Annually seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities.	Annually	The City continues to seek state and federal monies in support of housing construction and rehabilitation targeted for persons with disabilities including developmental disabilities. In 2024 the City began assisting the Dakota Apartments with a rehabilitation application to utilize HOME Program Income funds to rehabilitated the aging structure. The City continues to work with the owner of the property toward a 2024 application, however the property owner has been slow in providing the necessary documentation for the application.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 3.4 Housing for Persons with Disabilities	By the end of 2025, amend the Zoning Code to provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with disabilities.	Dec-25	Pending 2025
Program 3.4 Housing for Persons with Disabilities	By end of 2025, collaborate with the San Andreas Regional Center to implement an outreach program informing households within the City of housing and services available for persons with developmental disabilities.	Dec-25	In 2024, the city website was updated on affordable housing webpage under other housing resources and provided information for persons with development disabilities from San Andreas Regional Center. https://www.cityofcapitola.org/communitydevelopment/page/other-housing-resources-0
Program 3.4 Housing for Persons with Disabilities	Annually update information on housing and services available for persons with disabilities at City Hall and on the City website.	Annually	Updated city website housing and services available for persons with disabilities at City Hall and on the City website. https://www.cityofcapitola.org/communitydevelopment/page/other-housing-resources-0
Program 3.5 Housing for Extremely Low-Income Households	Annually seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for households with extremely low incomes.	Annually	The City continues to seek state and federal monies in support of housing construction and rehabilitation targeted for persons with extremely low incomes. In 2024, the City began assisting the Dakota Apartments with a rehabilitation application to utilize HOME Program Income funds to rehabilitated the aging structure. The Dakota Apartments included 24 affordable, accessible rental apartments. All units must be rented to Lower Income (under 60% median income) or Very Low Income (under 50% median income) persons with mobility impairments, traumatic brain injury and/or severe physical disabilities, consistent with definitions under the HUD 811 program.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 3.5 Housing for Extremely Low-Income Households	Provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects that include housing for extremely-low income households.	Annually	This is ongoing. The City provided financial assistance to the affordable housing developers of 1098 38th Avenue, a 52 unit, 100% affordable project. The permit was expedited as a density bonus application.
Program 3.6 Childcare and Daycare Facilities	By December 2025, study and revise, as appropriate, the Zoning Code to create objective standards for daycares in the commercial districts to allow daycares with a minor use permit.	Dec-25	In 2024, the City adopted Ordinance 1066 which amended the Zoning Code to allow daycares with a minor use permit. Table 17.24-1 (Permitted Land Uses)
Program 3.6 Childcare and Daycare Facilities	By December 2024, update Density Bonus Ordinance.	2024	In 2024, the City adopted Ordinance 1066 which updated the City's Density Bonus regulations to comply with state law. §18.03
Program 4.1 Security Deposit Program	Assist 7 to 10 households per year during the planning period. (Security Deposit Program)	Annually	The Housing Authority administers the City's Emergency Housing Assistance program which offers eviction and foreclosure prevention to eligible applicants. In 2024, 12 households were provided with funding for security deposits.
Program 4.1 Security Deposit Program	Annually seek state and federal funding to expand this program. (security deposit program)	Annually	The City participates in a regional program in which we contribute revolving funds for the City's Emergency Housing Assistance program which offers eviction and foreclosure prevention to eligible applicants. At this time, there are adequate funds available to assist those in need.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 4.2 Emergency Rental Housing Assistance	Continue funding the City's Emergency Housing Assistance program that offers eviction and foreclosure prevention in the form of non-reimbursable grants to eligible applicants. (Emergency Rental Assistance Program)	Annually	The emergency housing assistance program is designed to prevent very low income Capitola households from becoming homeless due to an unexpected financial event-(such as job loss, sudden disability, or major medical expenses)-, that prevents them from making their regular monthly rent or mortgage payment. The program provides one-time emergency grants for up to four months of rent or mortgage payments. The grants are paid directly to the landlord or mortgage company to prevent the household from being evicted or foreclosed upon. In order to be eligible for this assistance, households must be at or below 50% of median income and must include children, a disabled person, or an elderly person as household members. The program is the Capitola-funded portion of The Shelter Project, administered by the Community Action Board (CAB). In 2024, there was adequate funds available to assist all households requesting funding.
Program 4.2 Emergency Rental Housing Assistance	Utilizing the Emergency Rental Housing Assistance Program, assist 40 households per year during the planning period.	Annually	The City participates in a program in which we contribute funds for the City's Emergency Housing Assistance program which offers eviction and foreclosure prevention to eligible applicants. At this time, there are adequate funds available to assist those in need. In 2024, the City assisted 5 Capitola Households.
Program 4.3 Homebuyer Assistance	By December 2025, reinstate City homebuyer assistance program using either city or other funding sources. Assist five households during the planning period.	Dec-25	Pending 2025

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 4.3 Homebuyer Assistance	By December 2024, update City website to provide links to homebuying resources available at CalHFA.	2024	City website was update with links to homebuyer resources from CalHFA https://www.cityofcapitola.org/communitydevelopment/page/other-housing-resources-0
Program 5.1 Housing Rehabilitation Program	By December 2025, reinstate a housing rehabilitation program to provide grant assistance to lower income and special needs households.	Dec-25	Pending 2025
Program 5.1 Housing Rehabilitation Program	Annually seek federal and state grants to support a rehabilitation grant program.	Annually	Ongoing
Program 5.1 Housing Rehabilitation Program	Assist 16 seniors, disabled, and lower income households during the planning period through the Housing Rehabilitation program.	2025	Program will be established in 2025.
Program 5.2 Code Enforcement	Continue to implement a proactive code enforcement program for health and safety violations through the Building Department and inform residents of rehabilitation assistance when available at City Hall and the City's website.	2025	The Capitola Housing Rehab Program will be established in 2025. The program will provide assistance to bring homes into compliance with health and safety bulding codes.
Program 5.2 Code Enforcement	Assist 16 households during the planning period through the City's Housing Rehabilitation Program.	2025	The Capitola Housing Rehab Program will be established in 2025 and will assist 16 households during the planning period.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola		
Reporting Year	2024	(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
Program 6.1 Adequate Water Supplies and Sewer Services	Within 30 days of Housing Element adoption, provide a copy of the adopted Element to water and sewer providers, reiterating their obligation to provide priority to affordable housing projects pursuant to state law.	2024	Copy of Housing Element was provided to the sewer and water provider within 30 days of adoption.
Program 7.1 Affirmatively Furthering Fair Housing	The City will undertake a series of meaningful actions to further fair housing choices in the community which are summarized above and table 5-1	Annually	Table 5.1 includes all of the programs included in this table. Please see items listed above to understand the actions the city has take to further fair housing choices.