



HOUSING ELEMENT ANNUAL PROGRESS REPORT



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Background:

Required submission to CA Dept of Housing and Community Development (HCD) on April 1, annually

- Tracks progress on implementing Housing Element and meeting its Regional Housing Needs Allocation (RHNA) goals
- Details on housing production, permit activity, and implementation of housing programs.



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Units by Structure Type	Entitled	Building Permit	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 Units	8	9	7
Mobile/Manufactured Home	0	0	0
Total	70	48	7



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Will count toward RHNA once Building Permit is issued.



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Counts toward RHNA



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RHNA Summary

	Income Level	Current Year	RHNA	RHNA remaining
Very Low	Deed Restricted	25	430	405
	Non-Deed Restricted			
Low	Deed Restricted	10	282	272
	Non-Deed Restricted			
Moderate	Deed Restricted		169	169
	Non-Deed Restricted			
Above Moderate		13	455	442
Total		48	1,336	1,288



HOUSING ELEMENT 2024 ACCOMPLISHMENTS

- \$1.25 Million to Affordable Housing
- Updates to Website to Inform Public
- Hosted 2 Developer Interest meetings
- Hosted Affordable Housing Finance Seminar (Housing First)
- Guidance Documents
 - Fair Housing
 - SB9
- Mobile Home Park Assistance
- Affordable Housing Monitoring
- Housing Rehabilitation
 - Dakota Apartments HOME app
- 12 Households provided Security Deposit assistance (Housing Authority).
- 5 provided Rental Assistance (CAB)
- Zoning Code Updates



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Zoning Code Updates:

- Missing Middle
- No Net Loss
- Replacement Housing
- Shelters
- Daycares
- ADU updates
- Property Merger Incentives
- Decreased Parking for Seniors and Special Need Housing
- Corner Lot Duplex Allowance
- Religious Facilities Housing
- Large Residential Care Facility





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2025 Program Implementation:

Program 1.6: Multifamily Development

Revise multifamily zoning standards to ensure they are necessary and do not pose constraints on the development of housing, including densities in the RM-L and RM-M zones.





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2025 Program Implementation:

Program 1.7: Commercial Redevelopment

1. Establish the Capitola Mall as the area between Clares Street, 41st Avenue and Capitola Road,
2. Allow for building height up to 75 feet for Mall Redevelopment,
3. Define “Mall Redevelopment” to mean a mix of uses that includes residential and retail/commercial components,
4. Exclude parking garages from the project FAR calculations,
5. Adopt objective development standards to facilitate mall redevelopment.



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2025 Program Implementation:

Program 1.10: Housing on Publicly and Quasi-Publicly Owned Land

1. Facilitate discussions between the school district and nonprofit developers for potential residential opportunities
2. Begin coordination with State for future development of housing in New Brighton State Beach and Department of Motor Vehicles site on Capitola Road and ensure compliance with Surplus Land Act.





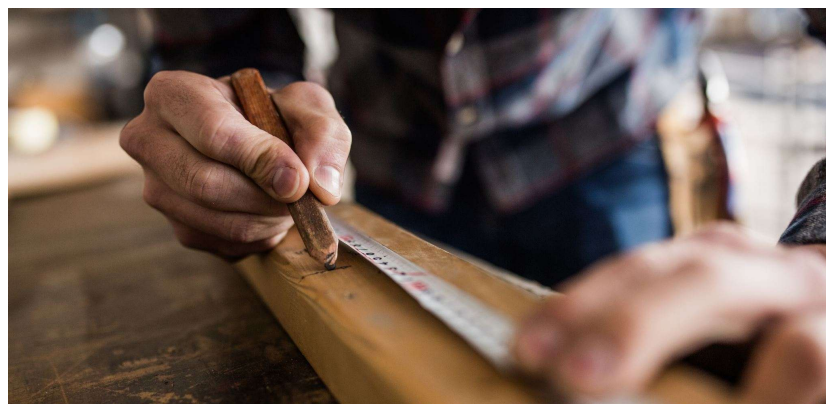
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2025 Program Implementation:

Program 2.7: Housing Trust Fund

By December 2025, initiate 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.

- Dakota Apartments: HOME Loan – 25 units
- Housing Rehabilitation Program – 16 homes





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2025 Program Implementation:

Program 3.4 Housing for Persons with Disabilities

- By end of 2025, amend Zoning Code to provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with disabilities.





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Recommendation:

Direct staff to submit annual report to California Department of Housing and Community Development (HCD) by April 1, 2025.