



City of Capitola Housing Element Update

CITY COUNCIL

JUNE 8, 2023



Introductions



City of Capitola



Consultant Team

- RRM Design Group
- Veronica Tam & Associates



Tonight's Topics

- **What is the Housing Element?**
- **Public Outreach**
- **Public Review Draft**
- **Programs and Policies**
- **Next Steps**

What is the Housing Element?



One of seven required elements of the General Plan



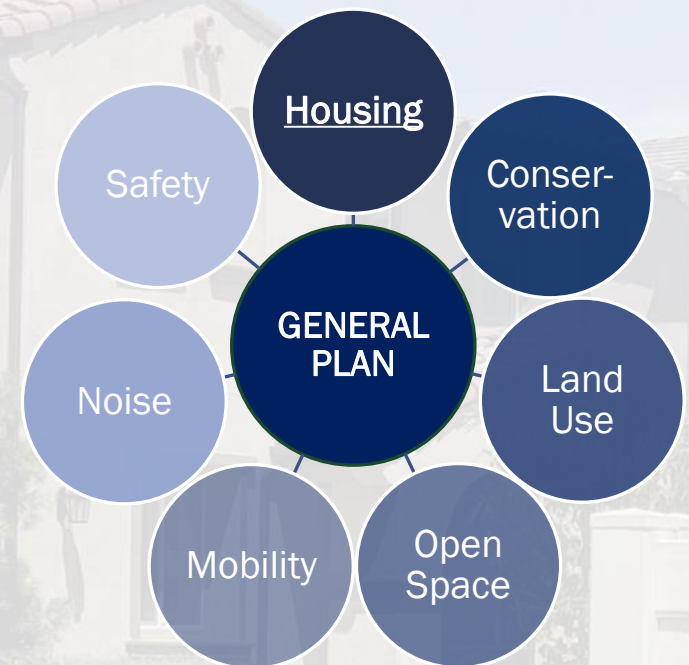
Assessment of City's housing needs and how best to accommodate existing and future housing needs



Update required every eight (8) years - **Deadline: December 15, 2023**



Reviewed for compliance by California Dept. of Housing and Community Development (HCD)



Housing Element Update Process



Public Review Draft

www.cityofcapitola.org

City of Capitola
Housing Element of the General Plan
2023-2031



Public Review Draft



Housing Element Contents

Introduction

Housing Needs Assessment

Constraints Analysis

Resources and Opportunities

Review of Past Accomplishments

Housing Action Plan

City of Capitola
Housing Element of the General Plan
2023-2031



Public Review Draft



Public Review Draft (May 2023)

Programs and Policies

HOUSING PRODUCTION

- Adequate Housing Sites and Replacement Housing
- Accessory Dwelling Units and Mixed-Use Developments
- Alternative Housing and Development Regulations

AFFORDABLE HOUSING DEVELOPMENT

- Mobile Home Park Assistance and Preservation of Rental Housing
- Housing Choice Vouchers and Affordable Housing Development
- Public Outreach and Community Development
- Inclusionary Housing Ordinance and Housing Trust Fund

Programs and Policies

SPECIAL HOUSING NEEDS

- Emergency Shelters and Transitional/Supportive Housing
- Employee Housing and Housing for Persons with Disabilities
- Extremely Low-Income Households
- Childcare and Daycare Facilities

HOUSING ASSISTANCE

- Rental Housing and Homebuyer Assistance

AFFIRMATIVELY FURTHERING FAIR HOUSING

- Fair Housing Programs

Regional Housing Needs Assessment (RHNA)

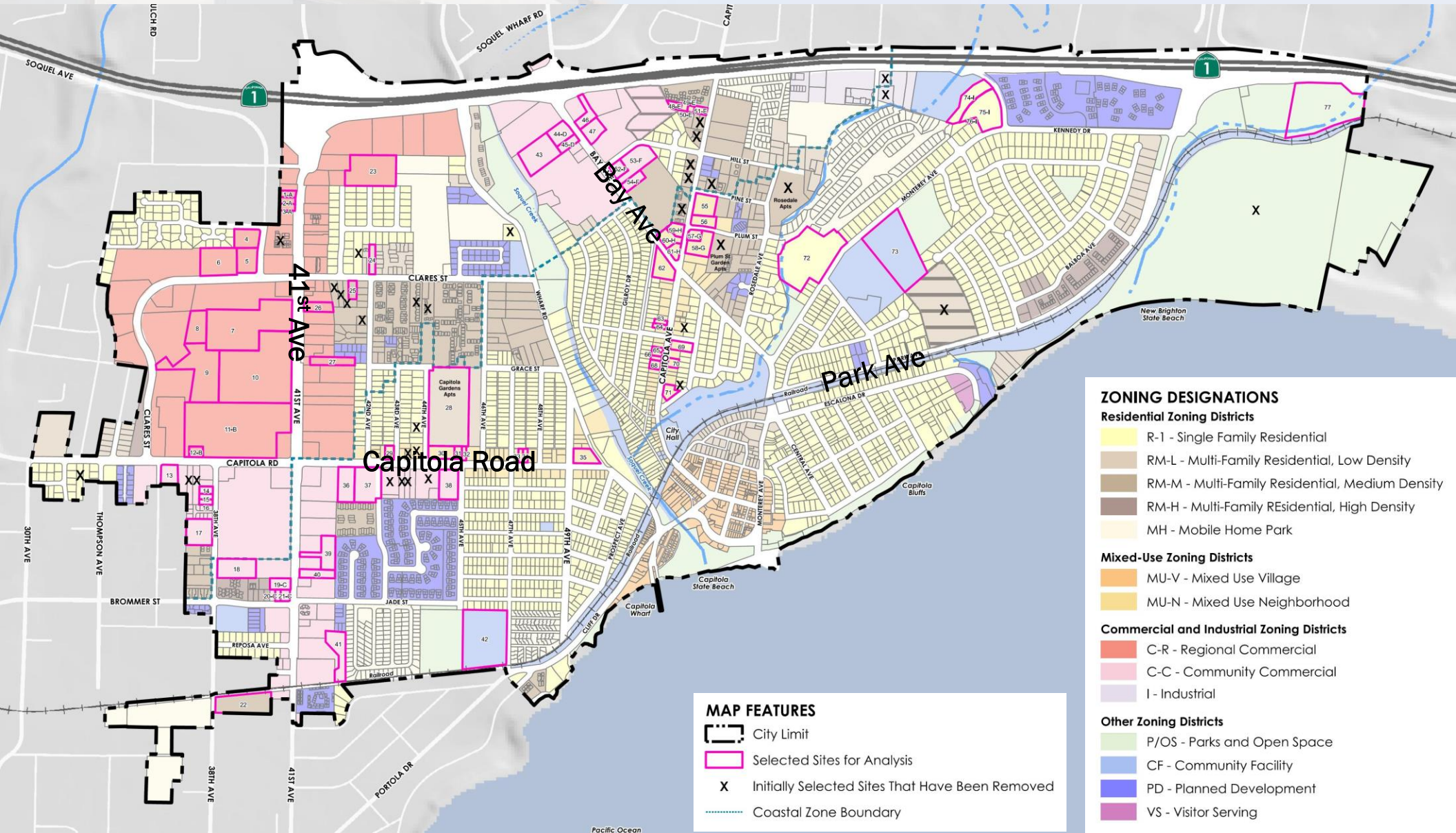
Income Category	Capitola RHNA*	
	5 th Cycle (2015-2023)	6th Cycle (2023-2031)
Very Low	34	430
Low	23	282
Moderate	26	169
Above Moderate	60	455
Total	<u>143</u>	<u>1,336</u>

*RHNA is a planning goal, not a production obligation

Santa Cruz County Area Median Income (AMI) = \$89,986

Sources: City of Capitola 2015-2023 Housing Element; AMBAG Regional Housing Needs Allocation Plan: 2023-2031

Sites Inventory Map



- ZONING DESIGNATIONS**
- Residential Zoning Districts**
- R-1 - Single Family Residential
 - RM-L - Multi-Family Residential, Low Density
 - RM-M - Multi-Family Residential, Medium Density
 - RM-H - Multi-Family Residential, High Density
 - MH - Mobile Home Park
- Mixed-Use Zoning Districts**
- MU-V - Mixed Use Village
 - MU-N - Mixed Use Neighborhood
- Commercial and Industrial Zoning Districts**
- C-R - Regional Commercial
 - C-C - Community Commercial
 - I - Industrial
- Other Zoning Districts**
- P/OS - Parks and Open Space
 - CF - Community Facility
 - PD - Planned Development
 - VS - Visitor Serving

- MAP FEATURES**
- City Limit
 - Selected Sites for Analysis
 - Initially Selected Sites That Have Been Removed
 - Coastal Zone Boundary

Public Outreach

PUBLIC OUTREACH TO DATE

- Online housing needs survey – (November – March)
- Stakeholder interviews (November 2022)
- 2 Community Workshops 1 & 2 (Feb 16 and May 16)
- Planning Commission Study Session (February 2, 2023)
- City Council Study Session (February 9, 2023)
- Joint PC and CC Study Session (March 16, 2023)

CONTINUING PUBLIC OUTREACH OPPORTUNITIES

- Public Review of Draft Housing Element (May - June 2023)
- Adoption Hearings (Fall/Winter 2023)

Community Workshop #2

Key Takeaways

- Attach affordability requirement to future upzoning; density bonus and value capture
- Skepticism regarding the 10 units assigned to State Parks site
- Concern over high percentage of low income/affordable units assigned to mall parcels and no net loss requirement
- More commitment to programs throughout HEU; use more action-oriented language such as “City will...by this date.”
- Protect existing affordable housing stock
- Concern over constraints to building ADUs and desire for streamlining and more protections
- Balance of sites citywide
- Question regarding rent control

Planning Commission 6/1

Key Takeaways

- Add comparably dense city info
- Add workforce housing into goals
- Add information on new metro transportation grant
- Add bus on shoulder
- Add Pure Water Soquel
- Add rent control in accomplishments
- Emphasize realistic sites included and commitment to mall
- Improve executive summary to highlight the current efforts
- Connection from rail trail up and down 41st avenue – rail spur
- Height beyond 50 feet, decreased parking
- Emphasis on mall
- Rethink fees attached to housing development

Next Steps

- ❑ Public Review Draft Housing Element and Housing Programs (ongoing)
 - 30-day public review period (May 10 - June 10)
 - 15-day City response period (June 11 – June 26)
- ❑ HCD Review of Housing Element Update
(90-day review period: June 26 – Sep. 26)
- ❑ Public Hearings in Fall 2023 (Oct/Nov)
- ❑ Statutory City Council adoption deadline
December 15, 2023

Thank You!

Email questions and comments to:

Katie Herlihy, Community Development Director
kherlihy@ci.capitola.ca.us

Visit the City's website for updates on the
Housing Element Update:

<https://www.cityofcapitola.org/communitydevelopment/page/2024-2031-housing-element-update>

Sites Inventory Summary

CITY OF CAPITOLA - 6th CYCLE HOUSING ELEMENT UPDATE SITES INVENTORY - SUMMARY (DRAFT)

27-Apr-2023

REQUIREMENTS: 712 - 53.3% 169 - 12.6% 455 - 34.1% RHNA = 1,336²

AREA #	AREA NAME	INCOME-L	INCOME-M	INCOME-A	TOTALS	% OF RHNA
R-1	Single Family Residential (religious sites)	10	-	-	10	0.7%
RM-L	Multi-Family Residential, Low Density	8	4	6	18	1.3%
RM-M	Multi-Family Residential, Medium Density	52	1	2	55	4.1%
MU-N	Mixed Use Neighborhood	82	30	61	173	12.9%
C-R	Regional Commercial	505	152	350	1,007	75.4%
C-C	Community Commercial	144	48	100	292	21.9%
P/OS	Parks and Open Space (State land)	10	-	-	10	0.7%
CF	Community Facility (schools)	12	-	-	12	0.9%
12	Accessory Dwelling Units (ADUs) ¹	10	30	10	50	3.7%
GRAND TOTAL		833	265	529	1,627	121.8%
PERCENT OF RHNA		117.0%	156.8%	116.3%		121.8%

NOTES:

¹Assumed ADUs are 50; Affordability breakdown - Low-?%, Moderate-?%, Above Moderate-?%.

²RHNA Required Units (1,336) Distribution Numbers: Very Low (430), Low (282), Moderate (169) and Above Moderate (455).