



Community & Economic Development Department

Memo

To: City Council

From: Katie Herlihy, Community and Economic Development Director

Date: March 23, 2026

Subject: Item 8F – Housing Element Annual Progress Report

The annual housing report is now available for public review. The report includes the following:

1. Summary of the Planning Period
2. Table A: Housing Development Applications Submitted
3. Table A2: Annual Building Activity Report Summary
4. Table B: Regional Housing Needs Allocation Progress
5. Table D: Program Implementation Status

The annual housing report includes additional table (C, E, F, G,H, J, K, L, Leap reporting), none of which are applicable to Capitola in the 2025 reporting year.

There are a couple items of note:

1. The City of Capitola has the building permit application in for 1098 38th Avenue, a 52-unit 100% affordable development. Once a building permit is issued, the development will be counted toward the Regional Housing Needs Allocation Progress.
2. Substantial Planning Commission and City Council time was dedicated to the zoning code updates for multifamily zoning (8 meetings) and the Capitola Mall (10 meetings).
3. 12 new units were added to Capitola's housing inventory during 2025 and 69 total new units within the 6th Cycle.
4. The City has implemented 90 items identified within the housing element, as outlined in Table D.

Summary

Jurisdiction	Capitola	
Reporting Year	2025	(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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		6
Total Units		12

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	1	3	1
2 to 4 units per structure	2	6	0
5+ units per structure	0	0	36
Accessory Dwelling Unit	3	3	9
Mobile/Manufactured Home	0	0	0
Total	6	12	46

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	9	12
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	5
Total Housing Units Approved:	5
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
Acutely Low	0	0	0
Extremely Low	0	0	0
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	Units
Ministerial	2	2
Discretionary	2	3

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	90
Sites Rezoned to Accommodate the RHNA	0

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

Project Identifier					Unit Types		Date Application Submitted	Proprietary			
1					2	3	4				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non Deed Restricted
Summary Row: Start Data Entry Below								0	0	0	0
	3602210	506 Pine Street	506 Pine Street	20240138	2 to 4	O	4/2/2024				
	3619506	821 Monterey Avenue	821 Monterey Avenue	20230182	ADU	O	4/7/2023				
	3530205	617 Burlingame Ave	617 Burlingame Ave	20250366	ADU	O	7/15/2025				
	3611111	108 Fairview Ave	108 Fairview Ave	20250190	ADU	O	4/10/2025				
	3406504	4770 Opal St	4770 Opal St	20250143	2 to 4	O	3/20/2025				
	3441226	2223 Albert Ln	2223 Albert Ln	20250075	ADU	O	2/6/2025				
	3422501	2222 Preakness Ave	2222 Preakness Ave	20240331	ADU	O	8/29/2024				
	3418104	1605 38th Ave	1605 38th Ave	20240297	ADU	O	8/7/2024				
	3612118	510 Escalona Dr	510 Escalona Dr	20240247	2 to 4	O	6/21/2024				
	3412421	1745 46th Ave	1745 46th Ave	20240243	2 to 4	R	6/20/2024				
	3614124	604 Escalona Dr	604 Escalona Dr	20240165	ADU	O	4/18/2024				
	3404126	1600 49th Ave	1600 49th Ave	20240157	ADU	O	4/16/2024				
	3406424	4855 Opal St	4855 Opal St	20240149	2 to 4	O	4/11/2024				
	3406423	Lot 15 (4825 Opal St)	Lot 15 (4825 Opal St)	20240148	2 to 4	O	4/11/2024				
	3403219	1550 45th Ave	1550 45th Ave	20240145	ADU	O	4/8/2024				
	3402327	1812 48th Ave	1812 48th Ave	20240024	ADU	O	1/22/2024				

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Used Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bc Applica	
5							6	7	8	9	10	11
Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVE</u> <u>D</u> Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
0	2	0	1	0	1	1	5	5	0			
						3	3	3		NONE	No	No
	1						1			NONE	No	No
	1						1	1		NONE	No	No
	1					0	1	1		NONE	No	No
					1	1	2	2		NONE	No	No
			1			0	1	1		NONE	No	No
			1			0	1	1		NONE	No	No
						0	1	1		NONE	No	No
	1					1	2	2		NONE	No	No
						2	2	2		NONE	No	No
					1	0	1	1		NONE	No	No
					1	0	1	1		NONE	No	No
					1	1	2	2		NONE	No	No
					1	1	2	2		NONE	No	No
					1	0	1	1		NONE	No	No
					1	1	1	1		NONE	No	No

Table A

onus Law ations	Application Status	Project Type	Notes
	12	13	14
Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
No	Approved	Discretionary	
No	Pending	Ministerial	ABAG affordability study 2
No	Approved	Ministerial	ABAG affordability study 2
No	Approved	Discretionary	ABAG affordability study 2026
No	Approved	Discretionary	Adu
No	Approved	Ministerial	ABAG affordability study 2
No	Approved	Ministerial	ABAG affordability study 2026
No	Approved	Ministerial	ABAG affordability study 2026
No	Approved	Discretionary	ABAG affordability study 2
No	Approved	Discretionary	ABAG affordability study 2026
No	Approved	Ministerial	ABAG affordability study 2026
No	Approved	Discretionary	ABAG affordability study 2
No	Approved	Discretionary	ABAG affordability study 2
No	Approved	Discretionary	ABAG affordability study 2
No	Approved	Ministerial	

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement											5
1					2	3	4											5
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved
Summary Row: Start Data Entry Below							0	0	0	0	0	1	0	1	0	2	2	
	034-123-05	4401 Capitola Rd	The Bluffs	20230224	5+	R	26				10						0	11/23/2022
	034-201-42	4180 Clares St	4180 Clares St	20220507	ADU	O											1	2/9/2023
	036-142-16	603 Escalona Dr	603 Escalona Dr	20230290	ADU	O											1	5/4/2023
	034-046-19	1410 Prospect Ave	1410 Prospect Ave	20230107	SFD	O											1	9/26/2022
	036-112-17	106 Cliff Ave	106 Cliff Ave	20220435	ADU	O											1	5/19/2022
	035-151-22	100 Fanmar Way	100 Fanmar Way	20230474	ADU	R											1	11/21/2023
	035-131-33	413 Capitola Avenue	413 Capitola Avenue	20240146	SFD	O											1	11/22/2023
	036-142-03	602 El Salto Drive	602 El Salto Drive	20240224	ADU	O											1	12/11/2023
	035-151-14	210 Fanmar Way	210 Fanmar Way	20240356	SFD	O											1	5/2/2024
	034-225-01	2222 Preakness Ave	2222 Preakness Ave	20240278	ADU	R								1				8/29/2024
	034-181-04	1605 38th Ave	1605 38th Ave	20240136	ADU	O								1				8/30/2024
	034-022-35	1830 47th Ave	1830 47th Ave	20240072	2 to 4	O						1					1	9/1/2022
	036-125-10	206 Hollister Ave	206 Hollister Ave	20230005	ADU	O						1					1	9/1/2023
	036-125-10	206 Hollister Ave	206 Hollister Ave	20230526	SFD	O											1	9/1/2023
	035-132-04	421 Riverview Ave	421 Riverview Ave	20230478	ADU	O											1	10/5/2023
	034-124-21	1745 46th Ave	1745 46th Ave	20230437	ADU	R											2	7/10/2024
	036-185-10	121 Cabrillo St	121 Cabrillo St	20230362	2 to 4	O						1					1	12/1/2023
	034-041-26	1600 49th Ave	1600 49th Ave	20220525	ADU	O										1		6/6/2024
	034-064-23	4825 Opal Street	4825 Opal Street	20250187	2 to 4	O										1	1	12/5/2024
	034-064-24	4855 Opal Street	4855 Opal Street	20250186	2 to 4	O										1	1	12/5/2024
	036-121-18	510 Escalona Drive	510 Escalona Drive	20250132	2 to 4	O						1					1	10/3/2024
	034-064-03	4750 Jewel Street	4750 Jewel Street	20250074	SFD	O											1	12/5/2024
	035-042-28	709 Riverview Drive	709 Riverview Drive	20250071	2 to 4	O								1			1	12/5/2024
	034-172-01	1098 38th Avenue	MidPen	20250614	5+	R	36						16					4/4/2024
	034-065-22	4805 Topaz St	4805 Topaz St	20250617	ADU	O						1						
	036-132-09	302 Grand Ave	302 Grand Ave	20250513	SFD	O											1	7/17/2025
	034-065-04	4770 Opal St	4770 Opal St	20250504	2 to 4	O										1	1	6/5/2025
	034-032-19	1550 45th Ave	1550 45th Ave	20250440	ADU	O										1		1/22/2025
	035-302-05	617 Burlingame Ave	617 Burlingame Ave	20250299	ADU	O						1						7/14/2025
	034-201-33	4170 Pearson Ct	4170 Pearson Ct	20250087	ADU	O								1			0	3/28/2025
	034-067-14	1385 Prospect Ave	1385 Prospect Ave	20220506	ADU	O		1										3/17/2023

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(Jan. 1 - Dec. 31)
12/15/2023 - 12/15/2031

Project Identifier			Unit Types		6	Affordability by Household Incomes - Building Permits											8	9
1	2	3	4	5		7	8	9	10	11	12	13	14	15	16	17		
Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
					6	0	0	0	0	0	4	0	2	0	0	6		12
4401 Capitola Rd	The Bluffs	20230224	5+	R	36	26				10						0	1/29/2024	36
4180 Clares St	4180 Clares St	20220507	ADU	O	1											1	11/28/2023	1
603 Escalona Dr	603 Escalona Dr	20230290	ADU	O	1											1	8/28/2023	1
1410 Prospect Ave	1410 Prospect Ave	20230107	SFD	O	1											1	7/7/2023	1
106 Cliff Ave	106 Cliff Ave	20220435	ADU	O	1											1	10/3/2023	1
100 Fanmar Way	100 Fanmar Way	20230474	ADU	R	1											1	1/4/2024	1
413 Capitola Avenue	413 Capitola Avenue	20240146	SFD	O	1											1	8/21/2024	1
602 El Salto Drive	602 El Salto Drive	20240224	ADU	O	1											1	10/10/2024	1
210 Fanmar Way	210 Fanmar Way	20240356	SFD	O	1											1	2/14/2025	1
2222 Preakness Ave	2222 Preakness Ave	20240278	ADU	R	1								1				9/26/2024	1
1605 38th Ave	1605 38th Ave	20240136	ADU	O	1								1				9/12/2024	1
1830 47th Ave	1830 47th Ave	20240072	2 to 4	O	2						1					1	3/3/2025	2
206 Hollister Ave	206 Hollister Ave	20230005	ADU	O	1						1						1/29/2025	1
206 Hollister Ave	206 Hollister Ave	20230526	SFD	O	1											1	3/5/2025	1
421 Riverview Ave	421 Riverview Ave	20230478	ADU	O	1											1	7/18/2024	1
1745 46th Ave	1745 46th Ave	20230437	ADU	R	2											2	7/25/2024	2
121 Cabrillo St	121 Cabrillo St	20230362	2 to 4	O	2						1					1	10/24/2024	2
1600 49th Ave	1600 49th Ave	20220525	ADU	O	1										1		6/21/2024	1
4825 Opal Street	4825 Opal Street	20250187	2 to 4	O	2													0
4855 Opal Street	4855 Opal Street	20250186	2 to 4	O	2													0
510 Escalona Drive	510 Escalona Drive	20250132	2 to 4	O	2						1					1	8/26/2025	2
4750 Jewel Street	4750 Jewel Street	20250074	SFD	O	1											1	7/1/2025	1
709 Riverview Drive	709 Riverview Drive	20250071	2 to 4	O	2								1			1	7/29/2025	2
1098 38th Avenue	MidPen	20250614	5+	R	52													0
4805 Topaz St	4805 Topaz St	20250617	ADU	O	1													0
302 Grand Ave	302 Grand Ave	20250513	SFD	O	1													0
4770 Opal St	4770 Opal St	20250504	2 to 4	O	2													0
1550 45th Ave	1550 45th Ave	20250440	ADU	O	1													0
617 Burlingame Ave	617 Burlingame Ave	20250299	ADU	O	1						1						10/9/2025	1
4170 Pearson Ct	4170 Pearson Ct	20250087	ADU	O	1								1				4/24/2025	1
1385 Prospect Ave	1385 Prospect Ave	20220506	ADU	O	1		1										4/26/2023	1

(Jan. 1 - Dec. 31)
12/15/2023 - 12/15/2031

Project Identifier			Unit Types		Affordability by Household Incomes - Certificates of Occupancy												Streamlining	
1			2	3	10										11	12	13	
Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)
					26	1	0	0	10	0	0	3	0	0	6		46	
4401 Capitola Rd	The Bluffs	20230224	5+	R	26				10						0	12/1/2025	36	NONE
4180 Clares St	4180 Clares St	20220507	ADU	O											1	3/25/2025	1	NONE
603 Escalona Dr	603 Escalona Dr	20230290	ADU	O											1	9/30/2024	1	NONE
1410 Prospect Ave	1410 Prospect Ave	20230107	SFD	O											1	1/7/2025	1	NONE
106 Cliff Ave	106 Cliff Ave	20220435	ADU	O													0	NONE
100 Fanmar Way	100 Fanmar Way	20230474	ADU	R											1	5/6/2025	1	NONE
413 Capitola Avenue	413 Capitola Avenue	20240146	SFD	O													0	NONE
602 El Salto Drive	602 El Salto Drive	20240224	ADU	O													0	NONE
210 Fanmar Way	210 Fanmar Way	20240356	SFD	O													0	NONE
2222 Preakness Ave	2222 Preakness Ave	20240278	ADU	R								1				1/17/2025	1	NONE
1605 38th Ave	1605 38th Ave	20240136	ADU	O								1				1/24/2025	1	NONE
1830 47th Ave	1830 47th Ave	20240072	2 to 4	O													0	NONE
206 Hollister Ave	206 Hollister Ave	20230005	ADU	O													0	NONE
206 Hollister Ave	206 Hollister Ave	20230526	SFD	O													0	NONE
421 Riverview Ave	421 Riverview Ave	20230478	ADU	O											1	6/26/2025	1	NONE
1745 46th Ave	1745 46th Ave	20230437	ADU	R											2	1/10/2025	2	NONE
121 Cabrillo St	121 Cabrillo St	20230362	2 to 4	O													0	NONE
1600 49th Ave	1600 49th Ave	20220525	ADU	O													0	NONE
4825 Opal Street	4825 Opal Street	20250187	2 to 4	O													0	NONE
4855 Opal Street	4855 Opal Street	20250186	2 to 4	O													0	NONE
510 Escalona Drive	510 Escalona Drive	20250132	2 to 4	O													0	NONE
4750 Jewel Street	4750 Jewel Street	20250074	SFD	O													0	NONE
709 Riverview Drive	709 Riverview Drive	20250071	2 to 4	O													0	NONE
1098 38th Avenue	MidPen	20250614	5+	R													0	
4805 Topaz St	4805 Topaz St	20250617	ADU	O													0	
302 Grand Ave	302 Grand Ave	20250513	SFD	O													0	
4770 Opal St	4770 Opal St	20250504	2 to 4	O													0	
1550 45th Ave	1550 45th Ave	20250440	ADU	O													0	
617 Burlingame Ave	617 Burlingame Ave	20250299	ADU	O													0	NONE
4170 Pearson Ct	4170 Pearson Ct	20250087	ADU	O								1				8/21/2025	1	NONE
1385 Prospect Ave	1385 Prospect Ave	20220506	ADU	O		1										7/17/2025	1	NONE

(Jan. 1 - Dec. 31)
12/15/2023 - 12/15/2031

Project Identifier			Unit Types		Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			
1			2	3	14	15	16	17	18	19	20			21
Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)
4401 Capitola Rd	The Bluffs	20230224	5+	R	No	Y	HOME	INC, DB			0			0.0%
4180 Clares St	4180 Clares St	20220507	ADU	O	No	Y			ABAG affordability study 2026					
603 Escalona Dr	603 Escalona Dr	20230290	ADU	O	No	Y			ABAG affordability study 2026					
1410 Prospect Ave	1410 Prospect Ave	20230107	SFD	O	No	Y					1	Demolished	O	
106 Cliff Ave	106 Cliff Ave	20220435	ADU	O	No	Y			ABAG affordability study 2026					
100 Fanmar Way	100 Fanmar Way	20230474	ADU	R	No	Y			ABAG affordability study 2026					
413 Capitola Avenue	413 Capitola Avenue	20240146	SFD	O	No	Y								
602 El Salto Drive	602 El Salto Drive	20240224	ADU	O	No	Y			ABAG affordability study 2026					
210 Fanmar Way	210 Fanmar Way	20240356	SFD	O	No	Y					1	Demolished	O	
2222 Preakness Ave	2222 Preakness Ave	20240278	ADU	R	No	Y			ABAG affordability study 2026					
1605 38th Ave	1605 38th Ave	20240136	ADU	O	No	Y			ABAG affordability study 2026					
1830 47th Ave	1830 47th Ave	20240072	2 to 4	O	No	Y					1	Demolished	O	
206 Hollister Ave	206 Hollister Ave	20230005	ADU	O	No	Y			ABAG affordability study 2026					
206 Hollister Ave	206 Hollister Ave	20230526	SFD	O	No	Y					1	Demolished	O	
421 Riverview Ave	421 Riverview Ave	20230478	ADU	O	No	Y			ABAG affordability study 2026					
1745 46th Ave	1745 46th Ave	20230437	ADU	R	No	Y			ABAG affordability study 2026					
121 Cabrillo St	121 Cabrillo St	20230362	2 to 4	O	No	Y					1	Demolished	O	
1600 49th Ave	1600 49th Ave	20220525	ADU	O	No	Y			ABAG affordability study 2026					
4825 Opal Street	4825 Opal Street	20250187	2 to 4	O	No	Y								
4855 Opal Street	4855 Opal Street	20250186	2 to 4	O	No	Y								
510 Escalona Drive	510 Escalona Drive	20250132	2 to 4	O	No	Y					1	Demolished	O	
4750 Jewel Street	4750 Jewel Street	20250074	SFD	O	No	Y					1	Demolished	O	
709 Riverview Drive	709 Riverview Drive	20250071	2 to 4	O	No	Y					1	Demolished	O	
1098 38th Avenue	MidPen	20250614	5+	R				DB						180.0%
4805 Topaz St	4805 Topaz St	20250617	ADU	O					ABAG affordability study 2026					
302 Grand Ave	302 Grand Ave	20250513	SFD	O										
4770 Opal St	4770 Opal St	20250504	2 to 4	O										
1550 45th Ave	1550 45th Ave	20250440	ADU	O					ABAG affordability study 2026					
617 Burlingame Ave	617 Burlingame Ave	20250299	ADU	O	No	Y			ABAG affordability study 2026					
4170 Pearson Ct	4170 Pearson Ct	20250087	ADU	O	No	Y			ABAG affordability study 2026					
1385 Prospect Ave	1385 Prospect Ave	20220506	ADU	O	No	Y			ABAG affordability study 2026					

(Jan. 1 - Dec. 31)
12/15/2023 - 12/15/2031

Project Identifier			Unit Types		Density Bonus			Notes
1			2	3	22	23	24	25
Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
4401 Capitola Rd	The Bluffs	20230224	5+	R		Development Standards Modification	Yes	no density limit in this zone
4180 Clares St	4180 Clares St	20220507	ADU	O				
603 Escalona Dr	603 Escalona Dr	20230290	ADU	O				
1410 Prospect Ave	1410 Prospect Ave	20230107	SFD	O				
106 Cliff Ave	106 Cliff Ave	20220435	ADU	O				
100 Fanmar Way	100 Fanmar Way	20230474	ADU	R				
413 Capitola Avenue	413 Capitola Avenue	20240146	SFD	O				
602 El Salto Drive	602 El Salto Drive	20240224	ADU	O				
210 Fanmar Way	210 Fanmar Way	20240356	SFD	O				
2222 Preakness Ave	2222 Preakness Ave	20240278	ADU	R				
1605 38th Ave	1605 38th Ave	20240136	ADU	O				
1830 47th Ave	1830 47th Ave	20240072	2 to 4	O				ADU and SFD
206 Hollister Ave	206 Hollister Ave	20230005	ADU	O				
206 Hollister Ave	206 Hollister Ave	20230526	SFD	O				
421 Riverview Ave	421 Riverview Ave	20230478	ADU	O				
1745 46th Ave	1745 46th Ave	20230437	ADU	R				
121 Cabrillo St	121 Cabrillo St	20230362	2 to 4	O				ADU and SFD
1600 49th Ave	1600 49th Ave	20220525	ADU	O				Permit expired 12/17/25
4825 Opal Street	4825 Opal Street	20250187	2 to 4	O				ADU and SFD
4855 Opal Street	4855 Opal Street	20250186	2 to 4	O				ADU and SFD
510 Escalona Drive	510 Escalona Drive	20250132	2 to 4	O				ADU and SFD
4750 Jewel Street	4750 Jewel Street	20250074	SFD	O				
709 Riverview Drive	709 Riverview Drive	20250071	2 to 4	O				ADU and SFD
1098 38th Avenue	MidPen	20250614	5+	R		Development Standards Modification	Yes	
4805 Topaz St	4805 Topaz St	20250617	ADU	O				
302 Grand Ave	302 Grand Ave	20250513	SFD	O				
4770 Opal St	4770 Opal St	20250504	2 to 4	O				ADU and SFD
1550 45th Ave	1550 45th Ave	20250440	ADU	O				
617 Burlingame Ave	617 Burlingame Ave	20250299	ADU	O				
4170 Pearson Ct	4170 Pearson Ct	20250087	ADU	O				
1385 Prospect Ave	1385 Prospect Ave	20220506	ADU	O				

Table B. Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability														
		1	Projection Period	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
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	25	-	-	-	-	-	-	-	25	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	430	-	-	-	-	-	-	-	-	-	-	29	401
	Non-Deed Restricted	-	-	-	4	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	282	-	-	10	-	-	-	-	-	-	-	12	270
	Non-Deed Restricted	-	-	-	-	2	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	169	-	-	-	-	-	-	-	-	-	-	9	160
	Non-Deed Restricted	-	8	1	-	-	-	-	-	-	-	-	-	-
Above Moderate		455	-	-	13	6	-	-	-	-	-	-	19	436
Total RHNA		1,336												
Total Units			8	1	48	12	-	-	-	-	-	-	69	1,267

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1.1: Adequate Housing Sites and no net loss	Facilitate the development of 1,336 housing units over 8 years	2031	6th Cycle	Continuous	There are adequate sites in the Housing Inventory and staff continues to monitor no net loss.	Units	69	See summary page
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	6th Cycle	Continuous	The Housing Inventory is available on the City's website. It contains available vacant and prospective sites that can accommodate new housing.	Other		https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/21944/final_rhna_sites_table
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	6th Cycle	Continuous	Staff hosted ten developer interest meetings in 2025.	Meetings	10	Multiple meetings with mall developer and multifamily property owners.
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	6th Cycle	Completed	The City adopted Municipal Code section 17.96.220 for No net loss of housing element sites	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1796.html#17.96.220
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	6th Cycle	Completed	The City adopted Ordinance 1066 in 2024 which amends the Zoning Code to develop strategies which provide for missing middle housing, including: *Allows duplexes on corner parcels within the R-1 (Single-Family) zone. §17.16.020 *Eliminated the requirement for covered parking for multi-family housing. §17.76.030 *Reduced the minimum required parking for multi-family housing depending on size. Existing parking requirement of 2.5 parking spaces per unit is reduced to between 1-to-2 spaces/unit. §17.76.030 *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. §17.76.030 *Micro-units are located within the C-C (Community Commercial) or C-R (Regional Commercial) zone include special incentives including increasing the maximum allowed height from 40 feet to 50 feet and the maximum allowed Floor Area Ratio (FAR) from 1.0 to 1.5. §17.24.030.K	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1716.html#17.16.020 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1776.html#17.76.030 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24.030

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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	6th Cycle	Completed	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)	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1720.html#17.20.040 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24.030
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	6th Cycle	Completed	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.	Other		https://www.codepublishing.com/CA/Capitola/ords/1066.pdf
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	6th Cycle	In Progress	Pending 2026	Other		https://www.ambag.org/plans/2050-metropolitan-transportation-plan-sustainable-communities-strategy
Program 1.2 Replacement Housing	By December 2024, amend the Zoning Code to address the replacement housing requirements.	2024	6th Cycle	Completed	The City adopted Ordinance 1066 in 2024 which added Section 17.96.210 Demolition and replacement of dwelling units.	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1796.html#17.96.210
Program 1.3 Accessory Dwelling Units (ADUs)	Facilitate the development of 50 ADUs over 8 years.	Annually	6th Cycle	Continuous	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. In 2025, the city issued building permits for 6 ADUs.	Units	15	http://cityofcapitola.org/building/page/building-permits-issued
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	6th Cycle	Completed	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	Other		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	6th Cycle	Completed	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	Other		https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/2412/fair-housing-fact-sheet_eng_1.pdf

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Program 1.3 Accessory Dwelling Units (ADUs)	Beginning in 2025 and every three years thereafter, update the ADU Resource Guide.	Dec-25	6th Cycle	Completed	Staff created an addendum to the ADU resource guide to identify items within the guide which are out of date and provide up to date information.	Other		https://www.cityofcapitola.org/community-development/page/accessory-dwelling-units
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	6th Cycle	Completed	The prototype building plans are up to date.	Other		https://www.cityofcapitola.org/community-development/page/accessory-dwelling-units
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	6th Cycle	Continuous	Updated ADU ordinance in 2025 to remove hurdles. No funding opportunities were awarded.	Meetings	8	https://www.codepublishing.com/CA/Capitola/#!/html/Capitola17/Capitola1774.html
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	6th Cycle	Not Yet Started	Pending 2027	Units		
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	6th Cycle	Continuous	Staff hosted two developer interest meetings in 2024. In 2025, multiple meetings with property owners within the Capitola Mall and within the multifamily residential zone to discuss development opportunities.	Meetings	10	https://www.cityofcapitola.org/meetings?&field_microsite_tid=All&field_microsite_tid_1=24
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	6th Cycle	Continuous	The City expanded the incentive for FAR and height for the Mall block. The mall incentives previously existed in the community benefit section. However, with the combination of increased height and FAR and new objective standards for Mall redevelopment the incentives, it made more sense to move the incentives into Chapter 17.24 (Regional Commercial Zone) rather than 17.88 (Community Benefits). Staff will update 17.88 to expand the community benefits zone in 2026.	Meetings	10	https://www.cityofcapitola.org/citycouncil/page/city-council-meeting-90
Program 1.4 Mixed-Use Developments	Utilize the City's newly established Objective Design Standards to streamline review of mixed-use developments.	Annually	6th Cycle	Continuous	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.	Meetings	7	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1782.html#17.82 https://www.codepublishing.com/CA/Capitola/ords/1053.pdf
Program 1.4 Mixed-Use Developments	By December 2025, incentive development of affordable housing on commercial sites along transit corridors.	Dec-25	6th Cycle	Completed	In 2025, the City updated the code to incentivize affordable housing within the mall block which is home to the metro regional transit center.	Meetings	10	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24

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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	6th Cycle	Continuous	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)	Other		https://www.codepublishing.com/CA/Capitola/#!/html/Capitola17/Capitola1720.html
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	6th Cycle	Continuous	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.	Meetings	2	https://www.codepublishing.com/CA/Capitola/#!/Capitola02/Capitola0218.html#2.18.040
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	6th Cycle	Completed	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. *Defines Cohousing and establishes as an allowed use within all residential zones. Table 17.16-1 (Permitted Land Uses); §17.160.020(C) *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)	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24.030
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	6th Cycle	Completed	The City updated the multifamily zoning in 2025 through the adoption of Ordinance 1069 to remove impediments to housing development in the RM zones.	Meetings	8	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1716.html#17.16

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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	6th Cycle	Completed	The City updated the multifamily zoning in 2025 through the adoption of Ordinance 1069 to remove impediments to housing development in the RM zones.	Other	8	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1776.html#17.76
Program 1.6 Development Regulations	Include reduced parking standards for senior and special needs housing.	Dec-25	6th Cycle	Completed	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.	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1776.html#17.76.090A
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	6th Cycle	In Progress	On March 26, 2026, the City adopted Ordinance 1075 creating new objective standards for mall redevelopment. Rather than update Chapter 17.88, the city created a new section within the Regional Commercial zone (17.24.035) to incentivize the Capitola Mall redevelopment with a mix of housing, hotels, and commercial and incentives of heights up to 85 feet and an FAR of 2.0 exempting parking garages. The City also adopted new objective standards for mall redevelopment in a new Chapter 17.57 to apply the same standards to all redevelopment projects within the mall site.	Meetings	10	https://www.cityofcapitola.org/citycouncil/page/city-council-meeting-90
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	6th Cycle	Completed	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)	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1716.html#17.16
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	6th Cycle	Completed	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.	Meetings	1	https://meetings.municode.com/adaHtml/Document/index?cc=CAPITOLACA&me=e85d430ba76c498e8f8f7f950f59d22&ip=True
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	6th Cycle	Completed	On March 26, 2026, the City adopted Ordinance 1075 creating new objective standards for mall redevelopment. Rather than update Chapter 17.88, the city updated 17.24 Regional Commercial to include a new section of code to incentivize the Capitola Mall redevelopment with heights up to 85 feet.	Meetings	10	https://www.cityofcapitola.org/citycouncil/page/city-council-meeting-90

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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	6th Cycle	Completed	On March 26, 2026, the City adopted Ordinance 1075 creating new objective standards for mall redevelopment. Rather than update Chapter 17.88, the city updated 17.24 Regional Commercial to include a new section of code to incentivize the Capitola Mall redevelopment with heights up to 85 feet. The ordinance 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.	Meetings	10	https://www.cityofcapitola.org/citycouncil/page/city-council-meeting-90
Program 1.7 Shopping/Commercial Center Redevelopment	Annually contact property owners and developers with experience in shopping center redevelopment to pursue redevelopment opportunities.	Annually	6th Cycle	Continuous	City staff will continue to contact property owners and developers with experience in shopping center redevelopment to pursue redevelopment opportunities.	Meetings	10	Staff held multiple stakeholder meeting with property owners on the mall and multifamily in 2025.
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	6th Cycle	Continuous	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.	Units		none
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	6th Cycle	In Progress	On March 26, 2026, the City adopted Ordinance 1075 creating new objective standards for mall redevelopment. Rather than update Chapter 17.88, the city updated 17.24 Regional Commercial to include a new section of code to incentivize the Capitola Mall redevelopment with heights up to 85 feet. In 2026, City staff will update the Community Benefits section of the code.	Other		https://www.cityofcapitola.org/citycouncil/page/city-council-meeting-90
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	6th Cycle	Completed	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.	Meetings	10	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1782.html#17.82
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	6th Cycle	Not Yet Started	Pending 2026			

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1.8 Religious Facility Housing	Support the funding applications by educational and religious institutions in pursuing funding for affordable housing.	Ongoing	6th Cycle	Continuous	The city supports funding applications by educational and religious institutions in pursuing funding for affordable housing. This effort is ongoing.	Other		
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	6th Cycle	Not Yet Started	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	6th Cycle	Completed	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	Other		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	6th Cycle	Continuous	Ongoing	Other		none
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	6th Cycle	Completed	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	Other		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	6th Cycle	Continuous	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	Other		https://www.codepublishing.com/CA/Capitola/#!Capitola17/Capitola1775.html#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	6th Cycle	Continuous	The City has been in contact with Soquel Union Elementary School District regarding potential residential opportunities on campus. The School district is not ready to move forward at this time.	Other		none

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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	6th Cycle	Continuous	The city has reached out to the state regarding development at New Brighton State Beach and at the Department of Motor Vehicles. They do not have interest at this time.	Other		none
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	6th Cycle	Continuous	Under California's SB 4 (Affordable Housing on Faith Lands Act), quasipublic sites generally refer to land owned by nonprofit religious institutions or independent higher education institutions. These sites are eligible for streamlined, ministerial approval for 100% affordable housing projects, provided they meet specific density and location requirements. The city continues to coordinate with the school district and religious institutions but they have not been able to move forward	Other		none
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	6th Cycle	Not Yet Started	Pending 2027	Units		
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	6th Cycle	Continuous	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.	Meetings		https://www.codepublishing.com/CA/Capitola/#/Capitola02/Capitola0218.html#2.18.040
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	6th Cycle	Continuous	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. Continue to work closely with residents of Cabrillo mobile home park on rent stabilization	Other		none
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	6th Cycle	Continuous	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.	Other		none

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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	6th Cycle	Continuous	The owner of the one independently owned mobile home park is not interested in a conversion. The city has reached out the owner and they have not interest.	Other		none
Program 2.1 Mobile Home Park Assistance	Identify necessary infrastructure improvements as part of the acquisition or conversion process.	Annually	6th Cycle	Continuous	The owner of the one independently owned mobile home park is not interested in a conversion. The city has reached out the owner and they have not interest.	Other		none
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	6th Cycle	Continuous	In 2025, rehabilitation was completed at the Dakota Apartments with improvements to the roof, gutters, stormwater drainage system, and electric. One unit had sloped floors which were also fixed.	Households	25	none
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	6th Cycle	Continuous	The City maintains an AB 987 database which includes detailed information on all subsidized units, including those that have affordability covenants. The database is updated annually.	Other		none
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	6th Cycle	Continuous	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.	Other		none
Program 2.3 Preservation of Rental Housing	Pursue one acquisition/rehabilitation project over 8 years. (Preservation of exiting rental housing)	2031	6th Cycle	Continuous	In 2025, rehabilitation was completed at the Dakota Apartments with improvements to the roof, gutters, stormwater drainage system, and electric. One unit had sloped floors which were also fixed.	Households	25	none
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	6th Cycle	Continuous	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. In 2025, 173 households with housing vouchers and 13 households with project base vouchers	Households	186	none
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	6th Cycle	Continuous	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.	Other		https://www.cityofcapitola.org/community-development/page/affordable-housing

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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	6th Cycle	Continuous	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. Also, the 36 unit 100% affordable development at 4401 Capitola Road got occupancy in 2026.	Units	88	https://www.codepublishing.com/CA/Capitola/#!/html/Capitola18/Capitola1803.html
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	6th Cycle	Continuous	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. In 2025 met with non-profit organizations including habitat for humanity, housing santa cruz county, and Midpen to discuss opportunities. Also met with private developers to discuss opportunities, including Capitola Mall sites and multifamily sites.	Meetings		none
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	6th Cycle	Continuous	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. On January 30, 2025, the City designated an additional \$1,350,000 of funds to MidPen Housing for project at 1098 38th Avenue. Total of \$1.6 million to project to date.	Other		none
Program 2.5 Affordable Housing Development	Facilitate the development of 430 very low and 282 low-income affordable units over 8 years.	2031	6th Cycle	Continuous	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. Bluffs project added 36 units and 38th project will add 52 units. The city completed the zoning update for the Capitola mall sites in early 2026 to accommodate additional units on th site to meet the city's RHNA number in the 6th cycle.	Other		none
Program 2.5 Affordable Housing Development	Regularly update the City's Density Bonus Ordinance to include updates in state law.	Annually	6th Cycle	Continuous	In 2024, the City adopted Ordinance 1066 which updated the City's Density Bonus regulations to comply with state law. §18.02	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola18/Capitola1803.html#18.03
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	6th Cycle	Continuous	The City continues to encourage developers and contractors to evaluate hiring local labor.	Other		none

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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	6th Cycle	Continuous	Public outreach to interested parties and public noticing occurred prior to each meeting. The City hosted 2 community meetings for Multifamily Zoning and Capitola Mall in 2025. The City also hosted a town hall in which the community economic and development department provided information on housing, state law, and the mall zoning amendments.	Meetings	3	none
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	6th Cycle	Continuous	The City website is updated weekly related to providing accurate and up-to-date information regarding public hearings, community events, and City projects.	Other		www.cityofcapitola.org
Program 2.6 Public Outreach for Housing and Community Development Activities	Organize community workshops for large development projects.	Ongoing	6th Cycle	Continuous	In 2025, the city hosted 2 community meetings for Multifamily Zoning and Capitola Mall in 2025. The City also hosted a town hall in which the community economic and development department provided information on housing, state law, and the mall zoning amendments.	Meetings	3	https://www.cityofcapitola.org/cityadministration/page/community-meeting-capitola-mall-zoning-updates-41st-ave-corridor-plan
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	6th Cycle	In Progress	In 2025, 4 grants were issued through the Habitat for Humanity grants. Also rehab of Dakota apartments (25 units) including items mentioned above.	Households	29	https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-f52da10a6524406d81a56045984d0d31.pdf
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	6th Cycle	Not Yet Started	This effort is ongoing. The city last updated the housing impact fees in 2022 based on a nexus study.	Other		https://www.cityofcapitola.org/sites/default/files/fileattachments/finance/page/1531/2025-26_fee_schedule_amended_8.2025_printable_-_posted.pdf
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	6th Cycle	Not Yet Started	This effort is ongoing. The city last updated the housing impact fees in 2022 based on a nexus study. The city will update the feasibility 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	6th Cycle	Not Yet Started	The City adopted Ordinance 1066 in 2024 which removed constraints that affect the economic feasibility of affordable rental housing.	Meetings	12	https://www.cityofcapitola.org/sites/default/files/fileattachments/finance/page/1531/2025-26_fee_schedule_amended_8.2025_printable_-_posted.pdf

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Program 2.8 Inclusionary Housing Ordinance	Facilitate the development of 430 very low and 282 low-income affordable units over 8 years.	2031	6th Cycle	Continuous	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. Bluffs project added 36 units and 38th project will add 52 units. The city completed the zoning update for the Capitola mall sites in early 2026 to accommodate additional units on th site to meet the city's RHNA number in the 6th cycle.	Other		none
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	6th Cycle	Completed	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	Other		https://www.codepublishing.com/CA/Capitola/#/Capitola17/Capitola1796.html#17.96.030
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	6th Cycle	Continuous	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.	Other		https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/22529/countywide_housing_web_resources.combined.pdf
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	6th Cycle	Continuous	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. \$1.6 million to MidPen for 1098 38th Avenue. \$200k to Habitat for Humanity rehab program. \$30k/year to Santa Cruz county for homeless services	Other		https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-f52da10a6524406d81a56045984d0d31.pdf

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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	6th Cycle	Completed	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)	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1716.html#17.16 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1720.html#17.20 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24
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	6th Cycle	Completed	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)	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola17160.html#17.160
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	6th Cycle	Completed	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	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola17140.html#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	6th Cycle	Completed	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)	Meetings	12	https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1716.html#17.16 https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1720.html#17.20
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	6th Cycle	Continuous	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 continued to work with the owner of the property toward a 2025 application, however the property owner is looking into selling the property to a new management company and is no longer interested in pursuing the rehab	Other		

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Capitola	
Reporting Year	2025	(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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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	6th Cycle	Completed	The City created new objective standards for the Capitola Mall site to assist in expediting new development on the site, including project targeted for persons with disabilities. The ordinance includes exceptions to multiple standards for 100% affordable development projects.	Meetings	10	
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	6th Cycle	Completed	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/communitydevelopme	Other		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	6th Cycle	Continuous	Updated city website housing and services available for persons with disabilities at City Hall and on the City website.	Other		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	6th Cycle	Continuous	The City continues to seek state and federal monies in support of housing construction and rehabilitation targeted for persons with extremely low incomes. In 2025, the City assisted 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. The City was informed in late 2025 that the Dakota's are not longer interested in the grant application so City staff has contacted other nonprofits.	Other		https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-f92fa4cc0d00419ca528f99a99f639fd/ITEM-Attachment-014-fbfa9574196c4716a7637350323a5e29.pdf
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	6th Cycle	Continuous	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.	Other		https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-f92fa4cc0d00419ca528f99a99f639fd/ITEM-Attachment-014-fbfa9574196c4716a7637350323a5e29.pdf
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	6th Cycle	Completed	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)	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola17/Capitola1724.html#17.24
Program 3.6 Childcare and Daycare Facilities	By December 2024, update Density Bonus Ordinance.	2024	6th Cycle	Completed	In 2024, the City adopted Ordinance 1066 which updated the City's Density Bonus regulations to comply with state law. §18.03	Other		https://www.codepublishing.com/CA/Capitola/#!/Capitola18/Capitola1803.html#18.03

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Jurisdiction		Capitola						
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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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 4.1 Security Deposit Program	Assist 7 to 10 households per year during the planning period. (Security Deposit Program)	Annually	6th Cycle	Continuous	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. In 2025, 6 households were assisted with security deposit.	Households	18	https://www.cityofcapitola.org/community-development/page/affordable-housing
Program 4.1 Security Deposit Program	Annually seek state and federal funding to expand this program. (security deposit program)	Annually	6th Cycle	Continuous	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.	Households	8	https://www.cityofcapitola.org/community-development/page/affordable-housing
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	6th Cycle	Continuous	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. From January – December 2025 through the emergency rental assistance grant with the City of Capitola, CAB distributed a total of \$18,750 in rent assistance to support 8 households in need (21 individuals).	Households	8	https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/2412/rap_capitola_2022_fpfly.pdf
Program 4.2 Emergency Rental Housing Assistance	Utilizing the Emergency Rental Housing Assistance Program, assist 40 households per year during the planning period.	Annually	6th Cycle	Continuous	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. From January – December 2025 through the emergency rental assistance grant with the City of Capitola, CAB distributed a total of \$18,750 in rent assistance to support 8 households in need (21 individuals).	Households	8	https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/2412/rap_capitola_2022_fpfly.pdf

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Jurisdiction		Capitola						
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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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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	6th Cycle	In Progress	The city is currently working on reinstating the City homebuyer assistance program. The City put funding toward this in the 2025-2026 fiscal year. City staff and the legal department are working on the final draft of the legal documents.	Households		
Program 4.3 Homebuyer Assistance	By December 2024, update City website to provide links to homebuying resources available at CalHFA.	2024	6th Cycle	Completed	City website was update with links to homebuyer resources from CalHFA https://www.cityofcapitola.org/communitydevelopment/page/other-housing-resources-0	Other		https://www.cityofcapitola.org/communitydevelopment/page/other-housing-resources-
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	6th Cycle	Completed	In 2025, 4 grants were issued through the Habitat for Humanity grants. Also rehab of Dakota apartments (25 units) including items mentioned above.	Households	29	https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-f52da10a6524406d81a56045984d0d31.pdf
Program 5.1 Housing Rehabilitation Program	Annually seek federal and state grants to support a rehabilitation grant program.	Annually	6th Cycle	Continuous	Ongoing. The City used local funds to start a Habitat for Humanity rehabilitation program for inclusionary units in Capitola.	Other		https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-f52da10a6524406d81a56045984d0d31.pdf
Program 5.1 Housing Rehabilitation Program	Assist 16 seniors, disabled, and lower income households during the planning period through the Housing Rehabilitation program.	2025	6th Cycle	Continuous	in process with rehab program with Habitat for humanity	Households	4	https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-f52da10a6524406d81a56045984d0d31.pdf
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	6th Cycle	Continuous	The Capitola Housing Rehab Program established in 2025. The program will provide assistance to bring homes into compliance with health and safety bulding codes.	Persons		https://www.cityofcapitola.org/communitydevelopment/page/code-enforcement
Program 5.2 Code Enforcement	Assist 16 households during the planning period through the City's Housing Rehabilitation Program.	2025	6th Cycle	Continuous	The Capitola Housing Rehab Program established in 2025 and will assist 16 households during the planning period. 2025 4 households were assisted.	Persons		https://mccmeetingspublic.blob.core.usgovcloudapi.net/capitolaca-meet-15cf955cdbe444f4badaebcb8bca3957/ITEM-Attachment-009-f52da10a6524406d81a56045984d0d31.pdf
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	6th Cycle	Completed	Copy of Housing Element was provided to the sewer and water provider within 30 days of adoption.	Other		https://www.cityofcapitola.org/communitydevelopment/page/2023-2031-housing-element-update
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	6th Cycle	Continuous	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.	Other		https://www.cityofcapitola.org/communitydevelopment/page/2023-2031-housing-element-update