

APPENDIX **A**

Housing Accomplishments

As part of the Housing Element, cities must periodically review the progress, effectiveness, and continued appropriateness of the housing goals, policies, and programs in addressing the housing needs of the community. These results should be quantified wherever possible and qualitative where necessary. This section and **Chart A-1** evaluates past accomplishments of the City's housing programs in meeting objectives for the prior Housing Element.

**Chart A-1
Housing Accomplishments since 1994**

Program Action/Objective	Accomplishments
Remove Governmental Constraints	
-Increase densities along major arterials	R-VH (very high density) district in place, and designated commercial property rezoned to allow mixed use as a right.
-Modify Second Unit Standards	In 1998, the City reduced minimum development standards and impact fees for second units from those charged single-family homes to those charged mobile home units.
-Establish PD Zones	Ongoing. City has established PD zones for various affordable housing projects.
-Adopt density bonus program	Density bonus for senior projects in place. Otherwise, City follows state law regulations.
-Develop incentives for lot consolidation	Scotts Valley Drive reconstruction project and the Skypark project enabled the RDA to reassemble lots for new development and modern uses.
Address Employment Generated Housing Demand	
Adopt housing programs to match job growth with housing growth - Survey employers to determine type and amount of job growth anticipated - Develop incentives to construct housing needed to meet employment needs -- Cooperate with employers to create mutually beneficial housing programs - Keep abreast of changes in jobs, demographics, and impact on housing.	City helped complete AMBAG employment forecast in 2008. Redevelopment Plan provides for affordable housing incentives. Economic Development Plan was updated in 2007. Town Center Specific Plan adopted to facilitate development on Mt. Hermon Rd. Also, a business survey was completed in 2000 in conjunction with the Workforce Investment Board.
Provide housing sites for 42 very low income, 32 low income, and 36	

**Chart A-1
Housing Accomplishments since 1994**

Program Action/Objective	Accomplishments
moderate income units	
<p>The City has done the following to ensure that adequate sites for housing are made available:</p> <ul style="list-style-type: none"> -- Annually evaluate land inventory -- Redesignate three areas from commercial uses to high-density residential -- Consider incentives for cluster development, and density bonuses -- Participate in the regional fair share allocation process and report on City's progress in meeting objectives -- Designated up to 25 acres to allow for very high density residential. 	<p>The City conducts a vacant land inventory on a regular basis. City Council completed rezonings in 1996. Redevelopment Plan has funded new affordable housing projects in 1996, 1999, 2000, and 2001. These projects are listed in Chapter 2.</p> <p>The City participated in the AMBAG's RHNP 2000 process and continues to report progress to HCD in its implementation plan. From 1994-1999, developers built 369 single-family homes, 10 attached products, and 63 apartment units in Scotts Valley. The majority were affordable to upper income households, except for those built in the RDA area or subsidized by the RDA (see Chapter 2).</p>
Provision of Housing Assistance	
<p>Encourage the production of affordable rental and ownership housing as follows:</p> <ul style="list-style-type: none"> -- Dedicate 20% of RDA set-aside funds for affordable housing -- Use RDA powers to reduce the costs of construction by funding off-site infrastructure improvements -- Designate a housing specialist to monitor affordable housing programs -- Monitor progress in providing affordable units and enact incentives as needed 	<p>City provides RDA 20% set-aside funds for affordable housing and funds off-site improvements to infrastructure, including financial assistance for the Town Center Specific Plan, Santa's Village, and Scotts Valley Drive.</p> <p>Additional staff funded through a contract with the Housing Authority. Two positions in Planning Department support Housing Programs on a part-time basis. On-going.</p>
Ensure Quality of Housing and Neighborhoods	
<p>Promote housing rehabilitation programs to conserve existing affordable housing</p> <ul style="list-style-type: none"> -- Solicit and encourage maximum utilization of federal and state funds for low interest loans and grants for the rehabilitation of housing units and mobile home parks 	<p>Participated with Mid-Peninsula Housing in tax credit program for a 46-unit project.</p> <p>Implemented MCC Program, to date 15 MCC's have been issued in Scotts Valley.</p> <p>Helped residents of Mountain Brook Mobile Park purchase the land under the park.</p>

**Chart A-1
Housing Accomplishments since 1994**

Program Action/Objective	Accomplishments
-- RDA will make available low-interest loans to rehabilitate homes	In 1998, a silent second mortgage program was created. To date, ten (10) silent second loans have been issued.
-- Cooperate with other nonprofit developers to develop new or substantially rehabilitate Section 8 housing units and leverage federal and state aid as needed.	Ongoing. Over 50 units generated since 1996. 1995 CDBG grant secured for conditions survey HOME grant of \$420,000 secured in 1999
-- Prohibit the conversion of rental housing to owner-occupied unless the rental vacancy rate is greater than 4%.	Still in effect.
-- Retain the mobilehome park conversion ordinance and mobile home park rent review commission	Administrated by the Mobile Home Rent Review Commission.
-- Place Article 34 referenda on the ballot to authorize the development of affordable housing	Article 34 referenda was previously unsuccessful, and currently is not necessary since most affordable units do not require such authority.
-- Pursue CDBG entitlement stature	Cannot apply for entitlement status since the City's population is under 50,000 persons.
Ensure Fair and Equal Housing	
-- Encourage development of services for the elderly and disabled in remaining in their homes	City contributes to Lift Lines Volunteer Center for seniors and Grey Bears for medical services.
-- Amend the Zoning Ordinance by October 1993 to allow emergency shelters in the commercial and public quasi-public zones	Amendment completed. City implements policy consistent with State law.
-- Encourage new housing to be adaptable for physically disabled persons by requiring a portion of all new projects larger than 4 units to be accessible	Residential care facilities in R-H zone are allowed.
-- Encourage new or rehabilitated developments to provide residential care and assisted living for the elderly and disabled by allowing residential care facilities in all high density zones	The City solicits educational materials from these agencies and makes them available in city hall, the senior center, and the library. The City also advises the State Department of Fair Employment and Housing of any complaints.
-- Cooperate with government agencies to promote housing choice and equal opportunity	
Encourage Resource Conservation	
-- Disseminate information	Housing Authority disseminates tax

**Chart A-1
Housing Accomplishments since 1994**

Program Action/Objective	Accomplishments
<p>pertaining to available federal and state energy conservation tax credit and other available private financial incentives</p> <p>-- Promote the use of water conserving appliances in buildings and the use of drought tolerant/low water consuming landscaping. Require such measures through the Design Review process</p> <p>-- Continue to promote the recycling of solid wastes</p> <p>-- Encourage projects to locate dwellings in such a way to get maximum use of solar energy through the development review process and retention of the hillside development zoning regulations</p>	<p>credit information to developers.</p> <p>City adopted resolutions to establish policy. Evaluated during the plan check process.</p> <p>City has programs to promote recycling and participates in regional efforts to improve the diversion of waste from the landfills.</p> <p>Energy conservation is evaluated in the plan review process and by the Planning Commission.</p>

Glossary

Acre: a unit of land measure equal to 43,650 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Glossary

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction’s costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8

Rental Program and many other HUD programs and are published annually by HUD.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

HCD: The State Department of Housing and Community Development.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

HUD: See U. S. Department of Housing and Urban Development.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

Large Household: A household with 5 or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond(MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as housing with more than 1.5 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Redevelopment Agency: California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for increasing and improving the community's supply of affordable housing.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the AMBAG (Association of Monterey Bay Area Governments). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to

special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards contained in the State Housing Code (i.e. does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

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