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Subject: More homes for people in Santa Cruz County
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Housing Santa Cruz County

*Our community thrives when all of our community members
have access to safe, stable, affordable homes.*

July 2021 Newsletter

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State Budget Includes Significant Investment in Affordable Housing

The 2021-22 state budget contains significant investments to address the critical need for more affordable housing and solutions to end homelessness in California. The budget takes steps to achieve a future where all state residents have a stable, safe, and affordable place to call home.

Investments to Increase Affordable Housing & Address Homelessness

The budget includes funds to create more affordable homes, preserve existing homes and assist state residents who are experiencing homelessness.

Various investments include the following:

- \$1.75 billion in equity to fund 92% of affordable housing developments that were stalled due to lack of tax exempt bonds so they can move forward.
- \$2.75 billion for Project Homekey over two years to allow for the acquisition of hotels/motels to house people experiencing homelessness.
- \$2 billion over two years for housing and services for people experiencing homelessness in the form of flexible funding for local jurisdictions.
- \$500 million continuing investments in the low-income housing tax credits.
- \$500 million for a Foreclosure Intervention Housing Preservation Program to allow nonprofit affordable housing developers to acquire and preserve 1-4 unit buildings as permanently affordable housing and keep existing tenants housed.
- \$80 million for farmworker housing.
- \$10 million for a pilot program to convert commercial idle properties into affordable housing.

Assistance for Extremely Low Income Residents

The budget includes resources for low-income families as well as for first time homebuyers. Support for increased housing opportunities includes funding for accessory dwelling units and affordable student housing.

- \$285 million for CalWORKS recipients for whom homelessness or housing instability is a barrier to self-sufficiency or child well-being.
- \$100 million for first time homebuyer assistance.
- \$81 million for a new accessory dwelling unit financing program.
- \$500 million for the construction of affordable student housing in the state university system.

These investments will make a difference for Californians in need of stable affordable housing. Having a place to call home has a real impact on individuals' and families' health, access to food, ability to work, attend school and to thrive in our communities.

Excerpts from [Final State Budget Makes Robust Investments in Affordable Housing, Homelessness Solutions](#), Non-Profit Housing Association of Northern California.

State Housing Bills: Legislative Watch

There are a number of housing bills currently moving through the state legislative process. If you'd like to weigh in on any of these bills, please contact your legislators.

AB 215 - Ensure jurisdictions' General Plan Housing Elements have concrete actions and timelines for affordable housing.

AB 345 - Lets ADUs be sold separately from the primary residence to a qualified low income buyer.

AB 602 - Calculate impact fees based on size not number of units, so smaller individual homes pay smaller fees.

AB 787 - Allows jurisdictions the option to claim Regional Housing Needs Allocation (RHNA) credit for conversion of market-rate units to deed-restricted affordable units.

AB 1401- Eliminates parking mandates that add costs to new housing.

AB 1423 - Allows affordable housing developers to access HCD funds while projects are still under construction.

SB 9 - Allows homeowners to divide their property into two lots and allows two homes to be built on each of those lots.

SB 10 - Streamlines the planning process to allow jurisdictions to easily legalize buildings with 3-10 homes in non-sprawl areas.

SB 478 - Prevents cities from using technicalities like floor-area ratios to block multi-family homes.

ACA 1 - Changes the threshold for passage of special tax measures by local governments for funding the construction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing from 2/3 to 55% of the voters.

Contact your legislators to weigh in on these bills.

[State Senator John Laird](#)
[Assemblymember Mark Stone](#)
[Assemblymember Robert Rivas](#)

Two South County Housing Projects Receive Funding Awards

The California Department of Housing and Community Development's No Place Like Home Program provides funding for permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services. Affordable housing developers who receive No Place Like Home funding must commit to providing mental health services and coordination with other community-based supportive services.

Congrats to MidPen and Eden Housing who were successful in their efforts to apply for funding for their south county projects. **Eden Housing was awarded \$1,483,920 for their 1482 Freedom housing project and MidPen received \$1,650,678 for the Miles Lane project.**



Projects in the Pipeline

City of Santa Cruz

Housing Matters Permanent Supportive Housing

Construction has begun to convert an old Victorian home on River Street to a seven-unit apartment building. The building which sat vacant for twenty years was purchased by Housing Matters in 2019. Located across the street from Housing Matters' Coral Street facility, the project will include very-low income permanent supportive housing units. Tenants may include individuals transitioning out of the nonprofit's Recuperative Care Center shelter program. .

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Contact Us: admin@housingsantacruzcounty.com

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