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HOUSING: GOALS, POLICIES, AND PROGRAMS

INTRODUCTION AND BACKGROUND

The Watsonville Housing Element is published as a separate document and included as an adopted part of Watsonville 2005 by reference. The Goals, Policies and Programs chapter of that document is included here for convenience.

The Watsonville Housing Element contains the action plan for meeting the housing needs described in the previous sections. The five-year program builds upon the previous and ongoing activities the

City employed in the 1987 Housing Element to protect and improve housing, and adds additional programs to meet newly identified needs. Additional programs are added to address areas where previous goals were not met, and quantified objectives were increased where possible to better reflect previous accomplishments and encourage those continued good efforts.

The overall goal for housing is supported and defined by a set of housing policies. Policies are the adopted legislative position of the Watsonville City Council. These policies will be implemented by the



Photo: Courtesy of the Register-Pajaronian

A family attended the groundbreaking for their new home, which will be built under a program of the local Habitat for Humanity. The affordable housing will be built by all-volunteer labor.

administrative actions of the City Staff, the conditions of project approval established by the Planning Commission and the programs described in this chapter.

The City will continue to use its land use and housing development authority to facilitate housing production for persons at all economic levels. At the same time, it is recognized that affordable housing must be provided within a suitable living environment. The creation of this suitable living environment required that the overall character of the community be preserved and enhanced.

Programs aimed at housing affordability and overcrowding have been strengthened. New policies and programs now require that developers of new housing units also produce affordable units. The number of large families in Watsonville and the worsening problem of overcrowding have made it necessary to include programs to address those issues. Watsonville's commitment to housing is strong. In 1991, the City established a new Department of Housing and Economic Development and hired a new director for that department.

Watsonville recognizes its responsibility to provide for the housing needs of its residents beyond 1996. Therefore, programs to achieve an adequate land inventory for housing through 2005 are included. Watsonville further recognizes that housing does not occur in a vacuum. The most critical element in accomplishing housing that meets the needs of the residents is a strong economy with adequate living wage employment to support the needs of its labor force. Closing the gap between wages and housing costs is critical. Therefore, programs oriented to strengthen the Watsonville economy are also included within the Housing Element.

HOUSING GOALS

Chapter 7 of the Housing Element characterizes and quantifies the City's current and projected housing needs. The City's housing program sets forth

appropriate responses to those identified needs. The initial step in this process is the establishment of goals and policies which reflect the community's commitment to creating an attractive, balanced and equitable housing environment.

Goal 1.1 Provision of Housing

Develop, improve, conserve, and preserve safe, affordable housing to meet the needs of all residents.

Goal 1.2 Well-Balanced Economy

Create a strong, well-balanced economy in Watsonville that includes living-wage employment for the labor force and promotes the development of a balance of homeownership and rental housing by the private, public, and non-profit sectors within a satisfactory urban environment.

Goal 1.3 Special Needs Housing

Provide housing to meet the special needs of large families, single head-of-household families, farm-workers, the homeless, and the handicapped and disabled.

HOUSING POLICIES

Achievement of the foregoing housing goals requires the formulation of, and commitment to, specific housing policies and programs. The following are specific policies and programs designed to meet the needs described in Chapter 7 and attain the goals noted above. As required by State law, each program includes a quantified objective, agency responsible for implementation, financing, and time frame. The policies address the six basic housing needs identified by State law.

1. Identify adequate sites to meet housing needs;
2. Assist development of low- and moderate-income housing;
3. Address governmental and non-governmental constraints;

4. Conserve and improve the existing housing stock;
5. Promote equal housing opportunities; and

6. Provide programs to meet other identified housing needs.

It is important to recognize that all of the policies work together to address the total housing need in Watsonville. Policies may further efforts in more than one area, but are not repeated. For instance, programs for ensuring adequate land for housing not only address physical land needs, but also work to offset constraints that impact affordability.

ADEQUATE SITES TO MEET IDENTIFIED HOUSING NEEDS

Policy A: The City shall continue to annually evaluate the adequacy of its supply of land suitable for residential development and strive to maintain a supply of land sufficient to meet the city's fair share need as identified by the Association of Monterey Bay Area Governments and the City of Watsonville through 1996.

Program A.1: As outlined in Housing Opportunities chapter and Appendix B of the Housing Element, adequate sites exist in the city to meet the housing need through 1996. The City will strive to provide sufficient land in each land use category to allow the market to freely create all types of housing needed through 1996. Vacant sites or property suitable for residential development should be made available to enable the development of at least 249 very low-income housing units, 102 low-income units, 411 moderate-income units, and 742 above moderate-income units.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department

Quantified Objective:

Zoned sites for at least 249 additional very low-income units, 102 low-income units, 411 moderate-income units, and 742 above moderate-income units, through July 1, 1996.

Financing:
Staff time

Program A.2: The city staff will prepare a report, for Council consideration, evaluating opportunities to provide additional housing units within the existing City limits through rezoning, deeper density bonuses than those required by state law, opportunities for clustering, mixed use development along commercial corridors, improved utilization of second and third stories in the downtown and incentives for lot consolidation. Opportunities for 400-600 additional units shall be identified. *Watsonville 2005* includes proposals to redesignate three areas in the city for high-density residential from low-density residential. Affordable housing units displaced by new construction shall be replaced. The City shall accommodate both housing clustered around natural topography, and the provision of open space between residential, industrial, and agricultural land uses, in order to promote the preservation of environmental resources without significantly compromising development densities that support housing affordability.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Redevelopment Agency
Watsonville Planning Commission
Watsonville Housing and Economic Development Department

Quantified Objective:

Consideration of these redesignations by September 1992
Report to Council on other opportunities by 1993.

Financing:
Staff time

Program A.3: The City will pursue, through the Local Area Formation Commission (LAFCO), the expansion of its Sphere of Influence and annexation of lands suitable for the production of living-wage employment and the development of housing to meet the needs of Watsonville through the year 2005. In the production of housing on newly annexed residential land, production of housing in the following categories shall be emphasized – housing for lower income households in Watsonville, housing for people displaced due to code enforcement in Watsonville, and housing to alleviate overcrowded households in Watsonville. If the City annexes prime

agricultural land, it shall attempt to maximize the production of affordable housing where feasible. Priority will be given to residential development not involving prime agricultural lands.

Discussion: The Watsonville Housing Task Force, in 1990, estimated that an additional 2,600 new, affordable units are needed to relieve overcrowding. In order to alleviate overcrowded housing conditions, a sufficient supply of land for housing has been planned to provide space for families who are currently doubled-up, as well as space for new families formed when the City's youth and other residents create their own households.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission

Quantified Objective:

Expansion of the Sphere of Influence to accommodate 3,500 additional housing units through the year 2005.

Financing:

Staff time

Program A.4: The City has determined that the 1990 Census resulted in an undercount of its population. Therefore, the City shall pursue a revision to the 1990 Census. In addition, the City staff will prepare a report, for Council consideration, evaluating

Figure 6-1 Fair Share Housing Need Program Summary

	Very Low	Low	Moderate	Above Moderate
Total need 1989-1996	249	102	411	742
Constructed as of December 1991	7	66	181	
Estimated production through affordable housing ordinance and density bonus	74-148	148	76	
Remainder to be accomplished or (surplus)	94-168	(82)	896	
Programs to address need	A.1, A.2, B.1, B.2, B.4, B.5, B.6, B.7	A.1, A.2, B.1, B.2, B.4, B.5, B.6, B.7	A.1, A.2, B.1	

Source: Total need – Association of Monterey Bay Area Governments; the remaining data is a summary of data from Watsonville Housing Element, 1992

This table specifically addresses AMBAG-designated fair share need. The Housing Element includes a broad range of additional programs to further support affordable housing and other housing needs in the city.

the pursuit of a supplemental Census of Housing Units in an effort to improve the accuracy of the 1990 Census Housing Count.

Responsible Bodies:

*Watsonville Community Development
Department, lead department
Watsonville City Council*

Quantified Objective:

Action by the City to revise the 1990 Census and a report evaluating whether or not the City should pursue a supplemental census of housing units for consideration by Council by January 1993.

Financing:

Staff time

Program A.5: The City shall participate in the regional fair share allocation process in 1995, 2000, and 2005 and at other times when modifications of existing allocations are proposed or when new allocations are prepared.

Discussion: The City has an opportunity to participate in the review of the Regional Housing Needs Plan prepared by AMBAG during a limited review period. It is vital that the City work with AMBAG to ensure that housing needs, as defined by the City, are incorporated in the Regional Housing Needs Plan.

Responsible Bodies:

*Watsonville Community Development
Department, lead department
Watsonville City Council
Watsonville Housing and Economic
Development Department*

Quantified Objective:

Not quantifiable.

Financing:

Staff time

**ASSISTANCE FOR THE
DEVELOPMENT OF HOUSING
AFFORDABLE TO LOW- AND
MODERATE-INCOME HOUSEHOLDS**

Policy B: The City will provide housing opportunities for Watsonville's share of the regionwide housing need for all income groups, with priority given to very low- and low-income households.

Program B.1: The city will encourage the development of an appropriate number of new housing units annually. The planning staff will monitor new housing developments to ensure that a wide variety of housing types are being provided. In accordance with the City's Affordable Housing Ordinance and the City's higher than average low-income population, the City will continue to vigorously pursue the development of housing, meeting the needs of its moderate-, low-, and very low-income residents. To ensure quality of life in Watsonville, these projects will be required to be consistent with General Plan objectives for land use, open space, and the provision of public services. The City will continue priority processing of all projects with 50 percent or more of the units geared to moderate-, low-, and very low-income residents.

Discussion: The proposed rate of housing construction exceeds the average annual rate of construction of 159 units per year since 1980; however, it should be noted that the proposed rate of 280 units a year has been exceeded two

the pursuit of a supplemental Census of Housing Units in an effort to improve the accuracy of the 1990 Census Housing Count.

Responsible Bodies:

*Watsonville Community Development
Department, lead department
Watsonville City Council*

Quantified Objective:

Action by the City to revise the 1990 Census and a report evaluating whether or not the City should pursue a supplemental census of housing units for consideration by Council by January 1993.

Financing:

Staff time

Program A.5: The City shall participate in the regional fair share allocation process in 1995, 2000, and 2005 and at other times when modifications of existing allocations are proposed or when new allocations are prepared.

Discussion: The City has an opportunity to participate in the review of the Regional Housing Needs Plan prepared by AMBAG during a limited review period. It is vital that the City work with AMBAG to ensure that housing needs, as defined by the City, are incorporated in the Regional Housing Needs Plan.

Responsible Bodies:

*Watsonville Community Development
Department, lead department
Watsonville City Council
Watsonville Housing and Economic
Development Department*

Quantified Objective:

Not quantifiable.

Financing:

Staff time

**ASSISTANCE FOR THE
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Discussion: The proposed rate of housing construction exceeds the average annual rate of construction of 159 units per year since 1980; however, it should be noted that the proposed rate of 280 units a year has been exceeded two

times during the past ten years.

Responsible Bodies:

Watsonville Community Development

Department, lead department

Watsonville City Council

Watsonville Planning Commission

Watsonville Housing and Economic

Development Department

Watsonville Public Works Department

Watsonville Building Department

Quantified Objective:

The private development of housing, including at least 249 very low-, 102 low-, 411 moderate-, and 742 above moderate-income units between July 1, 1989 and July 1, 1996 (See Figure 8-1)

Financing:

Staff time

Program B.2: The Council adopted Ordinance No. 866-91 (CM), and substantially amended in 2001, an Affordable Housing Ordinance to ensure that developers build and adequate proportion of units affordable to very low-, low-, median-, moderate- or above moderate-income households. Developers of seven units or more are required to provide at least fifteen (15) to twenty (20) percent of those units affordable to very low-, low-, median-, moderate-, or above moderate-income households.

Responsible Bodies:

Watsonville Community Development

Department, lead department

Watsonville City Council

Watsonville Planning Commission

Watsonville Housing and Economic

Development Department

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Quantified Objective:

Provide an opportunity for development of at least 350 units for low- and very low-income households and 411 units for moderate-income households, as defined by AMBAG, through the affordable housing ordinance and other mechanisms.

Financing:

Staff time

Program B.3: The City will consider creating a permanent Housing Advisory Committee to advise the City Council on housing issues.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Department

Quantified Objective:

Report to Council by 1993.

Financing:

Staff time

Program B.4: To the degree consistent with general plan policies, the City will favorably consider applications for rezoning and requests for special consideration under the affordable housing ordinance for the development of medium- to high-density (7 to 36 units per net acre) residential development within the city. In addition, mixed-use projects combining commercial and residential uses will be encouraged as will housing suitable for senior citizens, single heads of household families and single room occupancy housing. Furthermore, the City shall evaluate amending the zoning ordinance to permit cooperative housing for low and moderate income households. The evaluation shall include identifying the demand and financing mechanisms for such housing.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Redevelopment Agency
Watsonville Planning Commission
Watsonville Housing and Economic Development Department

Quantified Objective:

In combination with Programs A-2, and B-5, it is anticipated that an additional 400-600 units can be built within the existing City limits.

Financing:

Staff time

Program B.5: As required by state law, the City will prepare and propose to the City Council an ordinance allowing a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development who agrees to construct at least:

- a. 20 percent of the units for lower-income households; or
- b. 10 percent of the units for very low-income households; or
- c. 50 percent of the units for senior citizens

Responsible Bodies:

City Attorney's Office, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:

Preparation and consideration of an implementing ordinance, including a procedure for evaluating preliminary applications, by January 1993.

Financing:

Staff time

Program B.6: The City will provide administrative assistance, development incentives and financial incentives to nonprofit housing development corporations, when acquiring sites and developing affordable housing for persons with low and moderate incomes. Assistance to provide very low-income units shall take precedence in the provision of direct

financial assistance by the City until those AMBAG designated needs have been met.

Discussion: The City has previously provided "bridge" financing to two projects and will continue to pursue such opportunities.

Responsible Bodies:

Watsonville Housing and Economic Development
Department, lead department
Watsonville City Council
Watsonville Redevelopment Agency
Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:

Development of at least 249 very low, 102 low and 411 moderate-income units by July 1, 1996.

Financing:

Staff time
Redevelopment Agency in-lieu fund

Program B.7: The City will use in-lieu fees from the affordable ordinance and the Redevelopment District 20 percent set aside to assist the development of housing affordable to very low-, low-, and moderate-income households. Assistance to provide very low-income units shall take precedence in the provision of direct financial assistance by the City until those AMBAG designated needs have been met. In addition, use of these funds to preserve or replace units at risk of conversion shall be analyzed. A "Use of Funds Plan" for these monies shall be prepared by city staff, for consideration by Council. The purpose of this plan is to outline possible use of funds and identify the most effective uses of funds, but not to preclude the use of funds for any project deemed to further the objectives of this Housing Element.

Responsible Bodies:

Watsonville Housing and Economic Development
Department, lead department
Watsonville City Council
Watsonville Redevelopment Agency
Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:

Assist in the accomplishment of at least 94 very low-

income units over and above those resulting from the affordable housing and density bonus ordinances by July 1, 1996.

Financing:

Staff time
In-Lieu Fee Fund
City/Redevelopment District Housing Set-Aside Funds

Program B.8: In the event that the current (June 1992) Santa Cruz Housing Authority refund/refinance proposal for the Meadow View Apartments is unsuccessful, the City shall meet with the entities involved to identify problem areas and methods to resolve the problems. It is recognized that the Santa Cruz Housing Authority is the controlling entity on this project; however, the City will consider providing technical assistance and/or financial assistance to support the success of future refund/refinance proposals for Meadow View. If all efforts at refund/refinance are unsuccessful, the City shall pursue, in cooperation with Santa Cruz Housing Authority, other efforts to preserve these units.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead City department
Santa Cruz County Housing Authority

Quantified Objective:

Preserve the equivalent of 38 affordable units at Meadow View prior to the expiration of the affordability controls in June of 1996.

Financing

Staff Time
Redevelopment Housing Set-Aside Funds
Community Development Block Grant Funds

Program B.9: The City will assist and participate in the purchase of mobilehome parks by low-income residents, as determined to be appropriate by the City Council, in order to preserve housing affordability.

Responsible Bodies:

Watsonville Department of Housing and Economic Development, lead department
Watsonville City Council
Watsonville Redevelopment Agency

*Watsonville Planning Commission
Watsonville Planning Department*

Quantified Objective:

The City staff will evaluate and forward to the Council all request for assistance in the preservation of mobile home parks.

Financing:

Staff time

Program B.10: The City staff will prepare a report for Council consideration concerning the establishment of a new zoning designation for family mobile home parks.

Responsible Bodies:

*Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission*

Quantified Objective

Report for Council consideration by 1993.

Financing:

Staff time

Program B.11: Watsonville City staff will monitor the creation of jobs through issuance of business licenses and production of housing and evaluate the implementation of a "linkage" policy to ensure that new housing is developed to meet the needs of the existing and developed to meet the needs of the existing and developing labor force within the Watsonville Planning Area. This policy is intended to encourage the creation and maintenance of a one-to-one jobs to resident labor force balance and to discourage the development of housing in Watsonville to meet the exported housing needs of adjoining communities.

Responsible Bodies:

*Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department*

Watsonville Finance Department

Quantified Objective:

Report for consideration by the City Council by 1994.

Financing:

Staff time

Program B.12: The City shall continue to periodically place Article 34 referenda on the ballot to maintain advance capacity to participate in the development, construction, and acquisition of low rent housing.

Discussion: Article 34 of the California State constitution requires State public entities to obtain voter approval before they "develop, construct, or acquire" a low-rent housing project. The voters have approved Article 34 authority each time it has been requested by the City.

Responsible Bodies:

*City Attorney's Office, lead department
Watsonville City Council
Watsonville Planning Department
Watsonville Housing and Economic Development Department*

Quantified Objective:

As needed to retain advanced capacity.

Financing:

Staff time

Program B.13: In order to foster homeownership opportunities, the City has established the First Time Homebuyers Program (FTHP) to assist low- and moderate-income households to become homeowners.

To maximize the effectiveness of the FTHP Program as a vehicle for enhancing affordability, borrowers pay no principal or interest on the deferred second loan until the maturity date. The maturity date will occur when the assisted dwelling is sold or transferred, at such time as the borrower no longer occupies the assisted dwelling as their

principal dwelling place, or when the first mortgage is paid off. When any of the above three events occurs, the entire principal and interest is due and payable. Interest is based on shared appreciation as defined in the Program guidelines. The Program has been funded using a combination of HOME Grant funds, Community Development Block Grants funds, and Redevelopment low- and moderate-income housing funds.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Redevelopment Agency

Quantified Objective:

Non quantifiable

Financing:

Staff time

Program B.14: Since the City has a need for all types of low- and moderate-income housing, the City shall pursue all Federal, State, and private funding and tax-incentive programs which may be used to fund the following low- and moderate-income housing opportunities:

- new construction of ownership and rental housing;
- acquisition of existing housing for low- and moderate-income ownership (First Time Homebuyer Program) and affordable rental housing;
- rehabilitation of existing housing for low- and moderate-income ownership and rental housing. This would include the addition of bedrooms to existing housing in order to better house the largely under served large families prevalent in Watsonville.

In the past, this funding has included State-administered Small Cities CDBG Program, Rental Rehabilitation Program, Farmworker Housing Program, and HOME Program Grants; State Tax Credit Allocations, and United States Department of

Housing and Urban Development-administered CDBG and federally-administered Farmworker Housing Grants. The City will continue to compete for State-administered HOME and Farmworker Housing Grants and evaluate and potentially compete for all other available funding for use on the activities listed above.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Commission

Quantified Objective:

Not quantifiable

Financing:

Staff time

Program B.15: The City will monitor the "risk of conversion" status of the two Federally Subsidized projects in the City (i.e.: Clifford Manor and Independence Square). If the risk status changes to "at risk," the City will prepare programs to pursue the preservation of these affordable units.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department

Quantified Objective:
Not applicable

Financing:
Staff Time

Program B.16: The City will contact the owners of multifamily units that received CDBG rehabilitation loans with affordability restrictions that expire during the analysis period to determine if the units can be preserved as affordable in one of the following ways:

- a. The issuance of additional rehabilitation loans with requirements for continued affordability; or:
- b. The receipt of Section 8 certificates or vouchers to ensure continued affordability.

If the private property owners do not wish to participate, the units will be considered lost.

Responsible Bodies:
Watsonville Housing and Economic Development Department, lead department
Santa Cruz County Housing Authority

Quantified Objective:
Preservation of 10 affordable units previously assisted with CDBG rehabilitation loans.

Financing:
Staff Time
Redevelopment Housing Set-Aside Funds
Community Development Block Grant Funds

SPECIAL NEEDS GROUPS

Policy C: The City will provide opportunity for, and encourage, the development of adequate housing for the city's special needs groups, including large families, female-headed families, farmworkers, the elderly, the disabled, and those in need of emergency shelter and transitional housing.

Program C.1: The city staff will evaluate and report to the City Council various incentive programs and requirements for affordable residential rental developments to provide two-, three-, four-, and five-bedroom units to meet the needs of the residents of Watsonville. This report shall evaluate opportunities to allow increased building height limits as an incentive to build larger units in addition to other requirements and incentives.

Discussion: For example, suppose a developer proposed 16 two-bedroom units on an acre of land where the allowable density was 16 units per acre and the maximum allowable square footage had also been reached. However, the City's housing need was for three- and four-bedroom units. The City would develop a mechanism to permit 16 units consisting of three- and four-bedroom units (and allow for flexibility in the maximum allowable square footage).

Responsible Bodies:
Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission

Quantified Objective:
Strive to provide 28 percent of all rental units with four or more bedrooms and an additional 11 percent of all rental units with two or three bedrooms. Report to the City Council for consideration by January 1994.

Financing:
Staff time

Program C.2: The City shall continue to support the Watsonville Housing Improvement Program which provides housing rehabilitation funds to low- and very low-income owners of housing for the purposes of allowing or promoting bedroom additions to relieve overcrowding.

Responsible Bodies:
Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Department

Quantified Objective:
Continue operation of this successful program

Financing:
Staff time
CDBG funds
Redevelopment set-aside funds

Program C.3: The City of Watsonville will work with developers, architects, and representatives of the single-parent population to develop suitable plans for shared-living developments that meet the needs of these populations. An inventory of methods to promote the actual construction of these types of units shall also be developed. Methods may include, but not be limited to, incentives, alternative financing, and cooperative ventures. An outline of support programs for living and job skill training shall also be provided. Financing through the State Family Housing Demonstration Program (FHDP) will be specifically evaluated.

Responsible Bodies:
Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:
Provide alternative conceptual layout plans and report outlining methods to promote the development of such units by 1994. The City will strive to assist a private and/or non-profit organization in the implementation of a com-

munity or congregate housing project geared to assisting 2-10 or more single parent families in achieving independence.

Financing:
Staff time

Program C.4: The city staff will prepare a report for consideration by the City Council analyzing opportunities within the development process to encourage the establishment of quality, affordable child care, elder care, and other types of care facilities to meet the needs of the single head of household, dual working parent, homeless, and elderly special needs populations. In addition, the City shall consider adopting an ordinance requiring a child care facility in residential developments of 100 units or more.

Responsible Bodies:
Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission

Quantified Objective:
Report to Council by January 1994.

Financing:
Staff time

Program C.5: City staff should work with non-profit housing developers to determine the special needs of resident farmworker households and the availability of funding mechanisms to initiate a cooperative housing program. The needs of resident farmworkers are to be accounted for in programs directed at the construction of affordable housing in Watsonville. In addition, the City shall consider adopting an ordinance permitting single room occupancy structures (SROs) by January 1993.

Responsible Bodies:
Watsonville Planning Department, lead department for SRO
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department, lead department for identifying funding mechanisms

Quantified Objective:

Program to be developed for consideration by Council by January 1993

Financing:

Staff time

Program C.6: The City will provide technical assistance to market and non-profit developers who sponsor subsidized housing and farmworker housing for very low-, low-, and moderate-income farmworkers.

Responsible Bodies:

*Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department*

Quantified Objective:

Provide technical assistance as needed

Financing:

Staff time

Program C.7: The City shall assist the Santa Cruz County Housing Authority and Santa Cruz County and Monterey County Planning Departments in identifying land for migrant farmworker housing. Location criteria should include provision of housing opportunities near job sites.

Responsible Bodies:

*Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Santa Cruz County Housing Authority
Santa Cruz and Monterey County Planning Departments*

Quantified Objective:

Meeting with city staff and the County staff by 1993 to outline a plan of action.

Financing:

Staff time

Program C.8: The City shall continue to develop and maintain an inventory of vacant and under-utilized sites adjacent to the City limits, which are suit-

able for housing for both seasonal and permanent farmworker households.

Responsible Bodies:

*Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Santa Cruz and Monterey County Planning Departments*

Quantified Objective:

Inventory to be reviewed and updated on an annual basis

Financing:

Staff time

Program C.9: The City will continue to support the use by non-profit groups of HUD 202 (low interest) and other housing assistance programs financing for construction of housing for the elderly and disabled.

Responsible Bodies:

*Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Commission*

Quantified Objective:

Addition of approximately, but not limited to, 80 units specifically designed for elderly or handicapped individuals between July 1, 1991 and July 1, 1996.

Financing:

Staff time

Program C.10: To expand the supply of small housing units intended for the occupancy of one or two persons, aged 62 or older, the City has amended the zoning ordinance to provide for secondary housing units on all conforming lots in the R-1 Single-family residential zone. The total supply of secondary housing units shall be controlled by conditional use permit with no more than one secondary unit per lot.

Responsible Bodies:

*Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission*

Quantified Objective:

Addition of approximately, but not limited to, five secondary housing units per year through July 1, 1996

Financing:

Staff time

Program C.11: The City will identify, in cooperation with other agencies, two to four possible sites in the city suitable for additional emergency shelters, transitional housing, and single room occupancy housing for 25 percent of the identified unmet homeless and transitional housing need. The expansion capability at existing sites shall also be evaluated. Use of these sites for other purposes shall not be precluded by their inclusion on this list.

Responsible Bodies:

*Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department*

Quantified Objective:

Two to four sites to address the needs of 160 persons (inclusive of families) identified by 1996.

Financing:

Staff time

Program C.12:

The City will cooperate with private and public programs to provide emergency housing services for the homeless.

Responsible Bodies:

*Watsonville City Manager's Office, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department
Watsonville Housing and Economic Development Department*

Quantified Objective:

Not quantifiable

Financing:

Staff time

Program C.13: The City shall continue to provide operating funds for social services.

Discussion: The City provides money for the operation of social service providers such as Defensa Mujeres, who provide services for battered women, and the Community Action Board, who provide emergency shelter services.

Responsible Bodies:

*Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Department*

Quantified Objective:

Not quantifiable

Financing:

Staff time

General Fund

REMOVAL OF GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS ON THE DEVELOPMENT, CONSERVATION, AND REHABILITATION OF HOUSING.

Policy D: The City of Watsonville will evaluate whether the city's site improvement standards, development review procedures, and development fees form a constraint to the development, conservation, and rehabilitation of housing.

Program D.1: The city staff will review site improvement standards for parking and infrastructure requirements for streets to ensure that the standards do not unnecessarily constrain the development, conservation, and rehabilitation of housing. A report for Council consideration will be prepared.

Responsible Bodies:

*Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Public Works Department*

Quantified Objective:

Completion of report for Council consideration by July 1, 1993

*Financing:**Staff time*

Program D.2: The Redevelopment Agency will evaluate requests to lend housing Set-Aside Funds for fees related to the development of affordable housing.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
 Watsonville City Council
 Watsonville Redevelopment Agency
 Watsonville Planning Commission
 Watsonville Planning Department

Quantified Objective:

Completion of report for Council consideration by 1993

*Financing:**Staff time*

Policy E: The City shall ensure the availability of adequate public facilities for the expected housing in the city.

Program E.1: The City shall continue to plan for the adequate provision of water, wastewater treatment, and solid waste disposal capacity to meet the needs of expected population growth through 2005. These proposals are outlined in the Public Facilities Element of Watsonville 2005.

Responsible Bodies:

Watsonville Utilities Department, lead department
 Watsonville Planning Department

Quantified Objective:

Not quantifiable

*Financing:**Staff time*

Program E.2: The City shall require water conservation measures such as low-flow plumbing and low-water use/drought tolerant landscaping in all new developments. Emphasis will be not only on conserving water in new developments, but also reducing the demand for water in existing developments, with the goal of two new retro-fits for every new unit with low-flow plumbing.

Responsible Bodies:

Watsonville Utilities Department, lead department
 Watsonville City Council
 Watsonville Planning Commission
 Watsonville Planning Department
 Watsonville Public Works Department
 Watsonville Building Department

Quantified Objective:

Reduction in per household water demand for all new units constructed

*Financing:**Staff time*

Program E.3: The City of Watsonville shall carefully review all plans and proposed policies of the Monterey Bay Air Quality Management Board, Regional Transportation Commission, Pajaro Valley Water Management Agency, Santa Cruz County, and LAFCO, and will work with those agencies to negotiate standards that do not unnecessarily constrain Watsonville's ability to meet its existing and future housing need.

Responsible Bodies:

Watsonville Planning Department, lead department
 Watsonville City Council
 Watsonville Planning Commission
 Watsonville Housing and Economic Development Department
 Watsonville Public Works Department
 Watsonville Utilities Department

Quantified Objective:

Not quantifiable

*Financing:**Staff time*

Program E.4: The City shall take a position on the increasing amount of State legislation which constrains the production of affordable housing.

Responsible Body:

Watsonville City Manager's Office

Quantified Objective:

Not quantifiable

Financing:
Staff time

CONSERVATION AND IMPROVEMENT OF THE HOUSING STOCK

Policy F: The City will continue rehabilitation programs to upgrade housing units throughout the City.

Program F.1: The City will continue to promote preservation and rehabilitation of historical and architecturally significant buildings. This policy will include design review for the conversion of large, single-family structures to multi-family use.

Responsible Bodies:
Watsonville Planning Department, lead department
Design Review Commission

Quantified Objective:
Ongoing program

Financing:
Staff time

Program F.2: The City will continue to use rehabilitation loan payments to maintain a revolving fund for future rehabilitation projects.

Responsible Bodies:
Watsonville Housing and Economic Development Department, lead department
Watsonville Planning Department

Quantified Objective:
Not quantifiable

Financing:
Revolving Loan Fund

Program F.3: The Housing and Economic Development Department will continue to confer with Federal, State, and local housing officials to monitor the availability of housing assistance programs, tax credits, participation in tax-exempt mortgage re-venue financing, and other opportunities for the development of moderate-cost housing and the preservation of historic structures.

Responsible Bodies:
Watsonville Housing and Economic Development Department, lead department
Watsonville Planning Department

Quantified Objective:
Ongoing program

Financing:
Staff time

Program F.4: To maintain the quality and affordability of older neighborhoods, the City shall continue to assist low-income homeowners and owners of affordable rental units to rehabilitate their units. The city shall continue to fund this program with Community Development Block Grant funds and by applying for funds under the *State-administered HOME Program*, and other funding sources as they become available.

Responsible Bodies:
Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Community Development Department

Quantified Objective:
125-150 units rehabilitated between July 1, 1991 and July 1, 1996

Financing:
Community Development Block Grant Funds and other available programs

Program F.5: The policy of preventing the conversion of rental housing to owner-occupied housing will remain in effect unless the vacancy rate for the City is greater than 3 percent. Exception to this policy shall be granted when the applicant for approval of conversion agrees to provide four out of every ten dwelling units (40 percent) to households of moderate or lower income. The Planning Department will conduct semi-annual vacancy surveys to determine the vacancy rate.

Responsible Body:
Watsonville Planning Department

Quantified Objective:
Vacancy survey to be conducted twice a year through July 1, 1996.

Financing:
Staff time

Program F.6: The City of Watsonville will work with the Santa Cruz County Housing Authority to preserve and improve existing affordable housing in Watsonville. This policy also includes continued cooperation with the Housing Authority of Santa Cruz County and other non-profit developers in the development of new or substantially rehabilitated Section 8 housing units. Further, the City shall leverage federal and state financial aid programs for the rehabilitation of substandard housing.

Responsible Bodies:
Watsonville Planning Department, co-leading department
Watsonville Housing and Economic Development Department, co-leading department

Quantified Objective:
75 units rehabilitated between July 1, 1991 and July 1, 1996

Financing:
Community Development Block Grant Funds and other available programs

Program F.7: The City will continue to pursue improvement of its code enforcement program to ensure that the housing stock of Watsonville provides a safe and healthy living environment without undue cost burdens that can adversely impact affordability. Establish a city staff Code Enforcement Committee to monitor code enforcement and inspections, and arrange for financing mechanisms to provide housing for families displaced by code enforcement. The City will work with community organizations in considering code enforcement and will consider a relocation assistance ordinance and a right of refusal policy.

Responsible Bodies:
Watsonville City Attorney, lead department
Watsonville Planning Department

Watsonville Building Department
Watsonville Fire Department

Quantified Objective:
Not quantifiable

Financing:
Community Development Block Grant Funds and other available programs

PROMOTION OF EQUAL HOUSING OPPORTUNITY

Policy G: The City will support efforts to prevent housing discrimination on the basis of race, ancestry, sex, sexual orientation, religion, age, marital status, children, or disability.

Program G.1: The City will continue to support the Office of Fair Employment and Housing for the State of California and refer all alleged cases of discrimination to them. The City will continue to support equal opportunity lending programs and to certify that non-discriminatory practices will be followed in the selection of residents for participation in the Watsonville Housing Improvement Program.

Discussion: The California Office of Fair Share Employment and Housing in San Jose has both a full-time Spanish speaking consultant and a Spanish speaking clerk to register complaints about housing discrimination.

Responsible Bodies:
Watsonville City Attorney, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department
Watsonville Housing and Economic Development Department

Quantified Objective:
Not quantifiable

Financing:
Staff time

Program G.2: The City will provide information on housing discrimination and the resources

available to victims of discrimination, in both English and Spanish, as requested.

Responsible Bodies:

Watsonville City Clerk, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department
Watsonville Housing and Economic Development Department

Quantified Objective:

Printed material, in both English and Spanish, to be available at city hall and the public library by 1992

Financing:

Staff time

Program G.3: It will continue to be the policy of the City of Watsonville to distribute low- and moderate-income housing throughout the city. A map showing the location of existing and new affordable developments of eight units or more shall be included in the report referred to in Program I.1.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department

Quantified Objective:

Lower- and moderate-income assisted housing should account for no more than 50 percent of the maximum potential number of housing units in any one census tract at build-out. Mapping of all affordable projects of eight units or more.

Financing:

Staff time

ENERGY CONSERVATION

Policy H: The City will promote energy efficiency in existing and new housing in Watsonville.

Program H.1: Energy efficiency in new housing will be required as a design feature in all housing development proposals of five or more units. The

use of high efficiency appliances will be encouraged as will energy efficient site orientation and the use of solar heating systems, and the location of housing near job centers.

Responsible Bodies:

Watsonville Building Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department
Watsonville Public Works Department

Quantified Objective:

Not quantifiable

Financing:

Staff time

Program H.2: The Building Department will continue to require Title 24 Energy compliance.

Responsible Body:

Watsonville Building Department

Quantified Objective:

Not quantifiable.

Financing:

Staff time

MONITORING PROGRAMS

Policy I: The City of Watsonville will monitor its progress in the achievement of the objectives of this Housing Element.

Program I.1: The City will annually review and evaluate progress towards achievement of the Housing Element objectives (Figure 6-2). Staff will prepare a report for review by Council. That report will be forwarded to the State Department of Housing and Community Development within 30 days of Council review as required by state law.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department

Quantified Objective:

Annual report for Council review and forwarding to the State HCD describing the progress made on Housing Element programs.

Financing:

Staff time

Program I.2: The City will assess the affordability of all new housing units developed within the city, in order to monitor progress towards meeting the regional housing needs goals and housing needs of the community.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department

Quantified Objective:

The City will evaluate affordability of all housing units developed after January 1, 1991. Progress toward meeting these goals shall be included in the progress report described in Program I-1.

Financing:

Staff time

Figure 6-2 Summary: Quantified Objectives by Income Category

Income Category	New Construction	Rehabilitation	Conservation
Very Low-income	249	146	
Low-income	102	54	56**
Moderate-income	411	25	
Above Moderate-income	742	0*	0*
TOTAL	1,504	225	56**

Notes:

* The City will continue to encourage the maintenance, rehabilitation and conservation of above moderate-income housing, but is not establishing a specific objective because this is not a significant housing issue in Watsonville.

** In addition to the conservation of "at risk" units, this number includes affordable units conserved in 1991 that were not part of the required "at risk" inventory. The City also proposes to require one for one replacement of any affordable housing unit demolished or destroyed as a result of new housing construction. Conserved units are not distributed into specific categories within the affordable range because current affordability restrictions do not specify a particular required affordability level.

Source: Alexander & Associates, 1992



Photo: Courtesy of the Register-Pajaronian

A 42-unit subsidized apartment complex was completed in 1994 by Community Housing Improvement Systems and Planning Associates, known as CHISPA.