

RESOLUTION NO. \_\_\_\_\_ (CM)  
RESOLUTION NO. \_\_\_\_\_ (SHA)

**A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WATSONVILLE, AND CITY COUNCIL ACTING AS THE SUCCESSOR  
HOUSING AGENCY ADOPTING THE WATSONVILLE AFFORDABLE  
HOUSING PROGRAM 2024 INCOME, RENT AND SALES PRICE LIMITS  
FOR THE CITY'S AFFORDABLE HOUSING PROGRAM AND  
ESTABLISHING THE WATSONVILLE MEDIAN SALES PRICE AS  
\$770,076**

**WHEREAS**, on June 26, 2001, the City Council adopted Ordinance No. 1107- 01 (CM) repealing Chapter 14-46 (Affordable Housing Ordinance) and adding a new Chapter 14-46 (Affordable Housing Ordinance) to the Watsonville Municipal Code to better meet the Goals, Policies and Programs of the Housing Element of the Watsonville 2005 General Plan; and

**WHEREAS**, Subsection (cc) of 14-46.030 of the Watsonville Municipal Code defines the Watsonville median household income to be seventy percent (70%) of Santa Cruz County's median household income adjusted for family size and rounded up to the nearest fifty and no/100ths (\$50.00) dollar increment; and

**WHEREAS**, the annual income data for counties is published annually by the State Department of Housing and Community Development (HCD) pursuant to Section 6932 of Title 25 of the California Code of Regulations; and

**WHEREAS**, Subsection (a)(2) of Section 14-46.130 and Subsection (a) of Section 14-46.140, and Subsection (f)(2) of Section 14-46.150 of the Watsonville Municipal Code provide that the Council from time to time shall adopt a resolution establishing income limits, residential rent levels and affordable sales prices for the City of Watsonville; and

**WHEREAS**, Subsection (l) of Section 14-46.030 of the Watsonville Municipal Code provides in part that "for-sale" affordable units be sold to first time homebuyers, except

when a buyer has sold a unit within the City of Watsonville at a price that is no more than ninety-five (95%) percent of the Watsonville median sales price determined from time to time by resolution of the Council.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AND CITY COUNCIL ACTING AS THE SUCCESSOR HOUSING AGENCY OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:**

1. Adopting a Resolution adopting the 2023 Watsonville Affordable Housing Program does not meet CEQA's definition of a "project," because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

2. That the City Council of the City of Watsonville, acting as the Successor Housing Agency hereby adopt the schedule entitled "Watsonville Affordable Housing Program 2024 Income, Rent and Sales Price Limits, attached hereto and incorporated herein as Exhibit "A," setting forth the City of Watsonville Affordable Housing Program 2024 limits for Maximum Allowable Income to Occupy Affordable Units, Maximum Allowable Residential Rent, and Maximum Allowable Home Sales Price.

3. That said schedule shall be used to determine income limits, maximum residential rents, and maximum home sales prices until changed by Council.

4. That the Watsonville Median Sales Price for a home is hereby established as \$770,076 and the prevailing interest rate as 7.50 per cent until changed by Council.

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