



# Housing Element Annual Progress 2024 rt



**Watsonville**  
CALIFORNIA



# 2024 Housing Element Annual Progress Report

Required by state law to receive funding (both housing and non-housing related funds)

Provides overview of housing development annually

- Applications, entitlements, permits, completed units

Provides a summary of Housing Element goals met

Recent Requirements

- SB35 Streamlining, Surplus Land Inventory, LEAP Reporting

# Housing Element Program Goals


- ▶ Housing Programs:
  - ▶ Approve first time homebuyer loans
  - ▶ Approve sale of affordable units
  - ▶ Process housing rehabilitation applications
  - ▶ Monitor affordable housing units
  - ▶ Leveraged CDBG funds to assist low-moderate income residents; assist Parks & Rec and code enforcement activities; fund capital projects

# Housing Element Program Goals Continued

- Housing Programs:
  - Mortgage Assistance Pre-qualifications
  - Refinances/Subordinations
  - Payoff Demands
  - Sale Price Calculations
  - Code Enforcement Cases
  - Work with Housing Developers
  - Mobile Home Parks
  - Homelessness

# 2024 Development Activity Results

- ▶ Total planning applications submitted: 42
- ▶ Housing units approved: 53
- ▶ Total units Entitled: 18
- ▶ Building permits issued: 84
- ▶ Total units completed: 141



2024  
Building  
Permits by  
Income  
Level

Income Level	Current Year (2024)
Very Low	10
Low	24
Moderate	
Above Moderate	50
<b>Total Units</b>	<b>84</b>

Income Level	RHNA Allocation by Income Level	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	283	10								10	273
Low	186	52								52	134
Moderate	521										521
Above Moderate	1,063	60								60	1,003
<b>Total RHNA</b>	<b>2,053</b>										
<b>Total Units</b>		122								122	1,931

## RHNA Progress Made



# CURRENT DEVELOPMENTS



221 Airport  
*49 units*

547 Airport  
*21 units*

36 Airport  
*23 units*

1482 Freedom  
*53 units*

Miles Lane  
*72 units*

558 Main St.  
*50 units*

Hillcrest  
Estates  
*144 units*

Sunshine  
Gardens  
*87 units*



### Estimated Construction Timeline for Major Projects

Project Name	2024	2025	2026	2027
221 airport Blvd	Building	Finish Building		
558 Main St.		Begin Building	Building	Finish Building
Miles Lane	Finish Building			
1482 Freedom Blvd	Finish Building			
Sunshine Gardens	Resume Building	Building	Building	Building
Hillcrest Estates	Begin Building	Building	Building	Building
547 Airport				
36 Airport/Evans Cir		Begin Building	Building	Building



## Recommendation

- Staff recommends that the Planning Commission, by motion, recommend to the City Council acceptance of the 2024 Housing Element Annual Progress Report.

# Questions?

