



Housing Element Annual Progress 2024 Report



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:
 - ▶ Financial Assistance for first time homebuyers
 - ▶ Sale of affordable units
 - ▶ Manage housing rehabilitation projects
 - ▶ Monitor affordable housing units
 - ▶ Leverage 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
Total Units	84

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
Total RHNA	2,053										
Total Units		122								122	1,931
										6%	

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 City Council accept the 2024 Housing Element Annual Progress Report.

Questions?

