

# Thurber Ln & Soquel Dr Affordable Housing

Community Meeting

October 10th, 2024



**MANU KOENIG**  
1ST DISTRICT SUPERVISOR



# Agenda

- 1. Project Overview and Timeline**
- 2. Background: Local Housing Crises, State Laws, Housing Element**
- 3. Why Here?**
- 4. Resources: Traffic, Water, Sewer, Fire**
- 5. What's Next**
- 6. Q & A**

# Project Site

- 6.26 acres
- Zoning: C-2/RF - Community Commercial/Residential Flex
- Total allowable housing: 45 units per acre - 281 units
- 505 units with 80% affordable density bonus



# Project Proposal

- 181 units + 2 managers units
- 5 buildings: one 3 story, two 4 story, two 5 story
- 100% affordable
- 273 parking spaces (1.5 per unit)



## INCOME LIMITS

INCOME LEVEL	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON
30%	\$38,040	\$43,470	\$48,900	\$54,330	\$58,680
50%	\$63,400	\$72,450	\$81,500	\$90,550	\$97,800
60%	\$76,080	\$86,940	\$97,800	\$108,660	\$117,360
70%	\$88,760	\$101,430	\$114,100	\$126,770	\$136,920

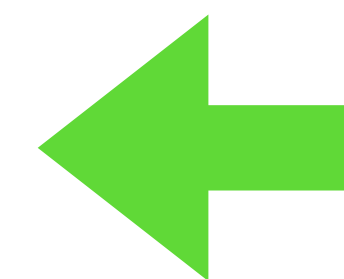
## RENT LIMITS

INCOME LEVEL	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM
30%	\$1,018/mo	\$1,222/mo	\$1,412/mo
50%	\$1,698/mo	\$2,037/mo	\$2,354/mo
60%	\$2,037/mo	\$2,445/mo	\$2,825/mo
70%	\$2,377/mo	\$2,852/mo	\$3,296/mo



# Timeline

- **Apr 29** - Project announced/ community meeting
- **Aug 26** - First formal plan submission
- **Sep 4** - Office Hours
- **Sep 13** - Email update to Thurber, Winkle, Benson Neighborhood (1,017 people)
- **Oct 3** - Email update to all newsletter recipients (14,385) and social media posts
- **Oct 10** - Community meeting. Submitted application deemed incomplete. Biotic report under review. Determining whether additional CEQA analysis required. Traffic study not yet submitted.
- **Nov/Dec 2024** - Application completed(?)
- **Feb/Mar 2025** - Planning Commission Public Hearing/Vote(?) Board of Supervisors hearing if only if appealed



**You are here**



# Design Updates



Apr 29



Aug 30

**Reduced height to 4 stories** along Thurber Ln with **step-down to 3 stories** at building ends adjacent to neighborhoods. **Included 1,800 sqft commercial component** on corner of Thurber and Soquel.



**MANU KOENIG**  
1ST DISTRICT SUPERVISOR

**Walking trail/  
connection to  
Winkle Park**



**Larger buildings  
moved to interior of  
the site.**



**Q: Why integrate the project into the neighborhood?**

**A: Because we already know what it looks like to fence off 9 acres on Soquel Dr.**



**MANU KOENIG**  
1ST DISTRICT SUPERVISOR

# California Faces a Housing Crises

## Santa Cruz is the Worst

- Santa Cruz has been named least affordable community in the U.S. two years running.
- As of June 2023, rent for a 2 bedroom was **\$4,054** per month.
- **70%** of renters spend more than **30%** of their gross income on rent.
- Average home price is **\$1.325** million. With a 20% down payment at 6.95% APR it would take **\$414,085** in household income to buy a house.
- Santa Cruz is greying faster than any other county in the State (2x average)
- Hiring is the County of Santa Cruz's biggest challenge (planning, public safety, behavioral health)



# State Laws

**SB 7 - The Housing + Jobs Expansion and Extension Act (2021):** This law significantly changed how local governments manage housing allocations under the Regional Housing Needs Allocation (RHNA). It eliminated local governments' ability to appeal their RHNA allocations, meaning that cities and counties must accept the housing quotas assigned by the state without challenge.

**AB 3194 - The Housing Accountability Act (2018):** Under this law, if a proposed development is consistent with the zoning for a given parcel, local governments are legally obligated to approve it. Even if the project is controversial or raises concerns, the County cannot reject it based on community opposition alone.

**SB 35 - Streamlined Affordable Housing Approval Process (2017):** This law requires local governments to streamline the approval process for certain housing developments, particularly those that include affordable units. It mandates expedited, ministerial approval for projects in cities and counties that are not meeting their housing targets, reducing the power of local jurisdictions to delay housing developments through discretionary review processes.

**AB 1763 - Affordable Housing Enhanced Density Bonus (2019):** This bill expands the density bonus for 100% affordable housing developments, providing developers with greater incentives like increased height and density, especially near transit. This lessens the regulatory control of our county codes.

**AB 2011 - Affordable Housing and High Road Jobs Act of 2022:** Expedites the development of affordable housing on commercially zoned land with Ministerial Approval.



**The State is acting as our housing coach, referee and scorekeeper - all in one!**

*Photo: Governor Newsom at a housing press conference on Sep. 19th, 2024 where he signed 26 new housing bills into law.*



**MANU KOENIG**  
1ST DISTRICT SUPERVISOR

# Waivers and Concessions

The 100% affordable housing component gives the project the right to 5 concessions or waivers. We assume these to be:

1. Reduction in the amount of commercial space
2. Increase in height (County Code is 3 stories)
3. Only 64% of total zoned units
4. Tandem parking



# 831 Water Example

- October 2021 - Santa Cruz City Council Rejected
- YIMBY threatened lawsuit, project reapplied under SB 35
- December 2021 - Council approved.



Figure 2-1: Santa Cruz County Focused Growth Areas 2020 - 2040

# RHNA Allocations

## Why here?

City of Scotts Valley: 1,220 units

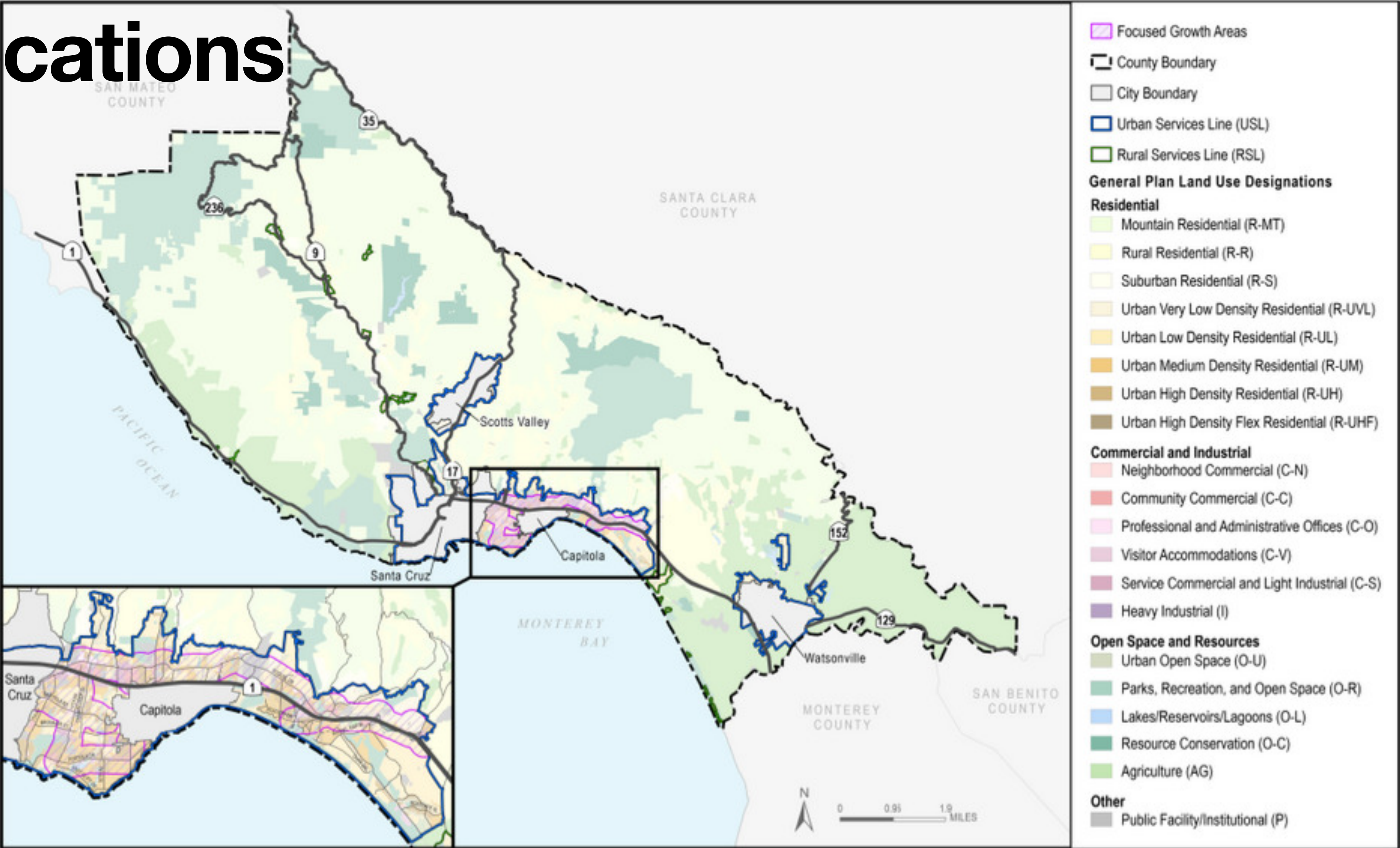
City of Santa Cruz: 3,736 units

Unincorporated Santa Cruz County (including Live Oak, Soquel and Aptos): 4,634 units

City of Capitola: 1,336 units

City of Watsonville: 2,053 units

**Total Countywide: 12,979 units**



Source: Santa Cruz County. Please refer to the Santa Cruz County GISWeb for the latest data and maps available.

**Q: Why did the Housing Element include more than 4,634 units?**

**A: The state required us to include a buffer. Even then, they held up approving our Housing Element for months and pushed us into Builders Remedy.**

***This is a Builders Remedy project.***

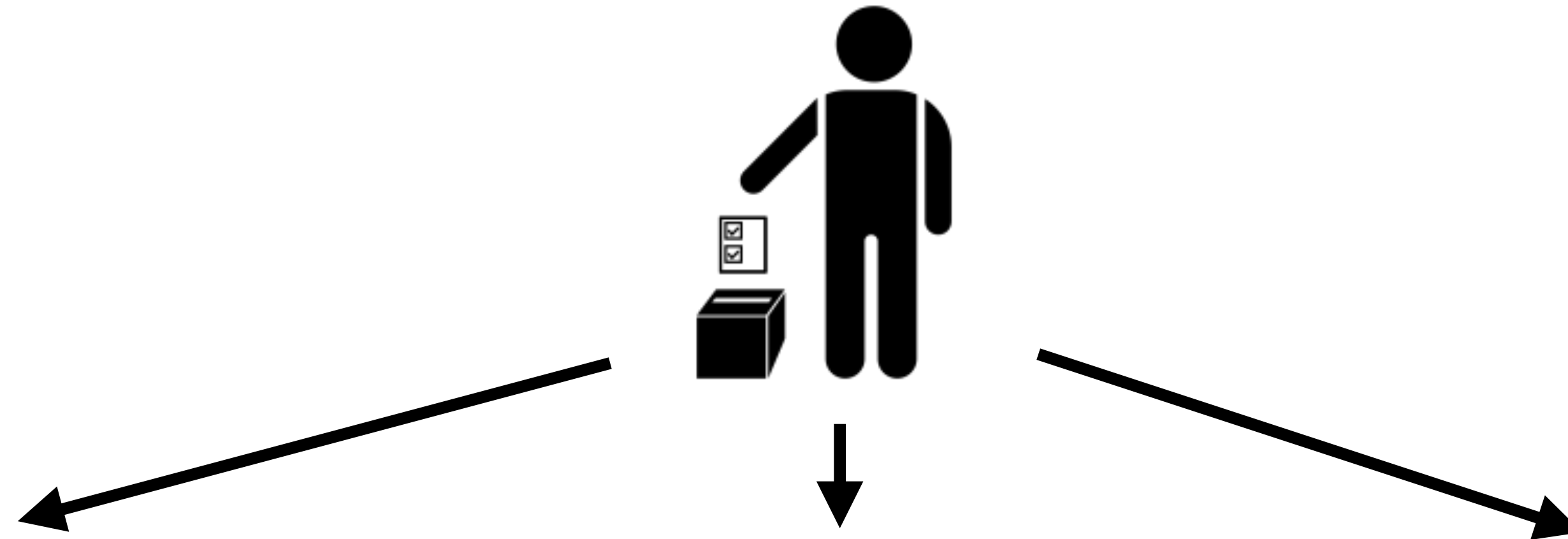


Other Projects in the Area

1. Thurber/Soquel Drive (181 units plus commercial)
2. Thurber new condos at Wells Fargo (21 units)
3. Thurber Custom Homes at Benson (5 single-family homes)
4. **Paul Sweet (84 units on 1/2 acre)**
5. Flea Market (unknown - 14 acres)
6. Good Shepherd (unknown - 6.1 acres)
7. 41st/Soquel Drive (181 units)



# Your State Representatives Work Directly for You



**John Laird**  
*State Senate*



**Dawn Addis**  
*State Assembly*



**Manu Koenig**  
*County Supervisor*





**Q: What will state representatives do?**

**A: (Probably) provide some carrots in addition to all the sticks.**

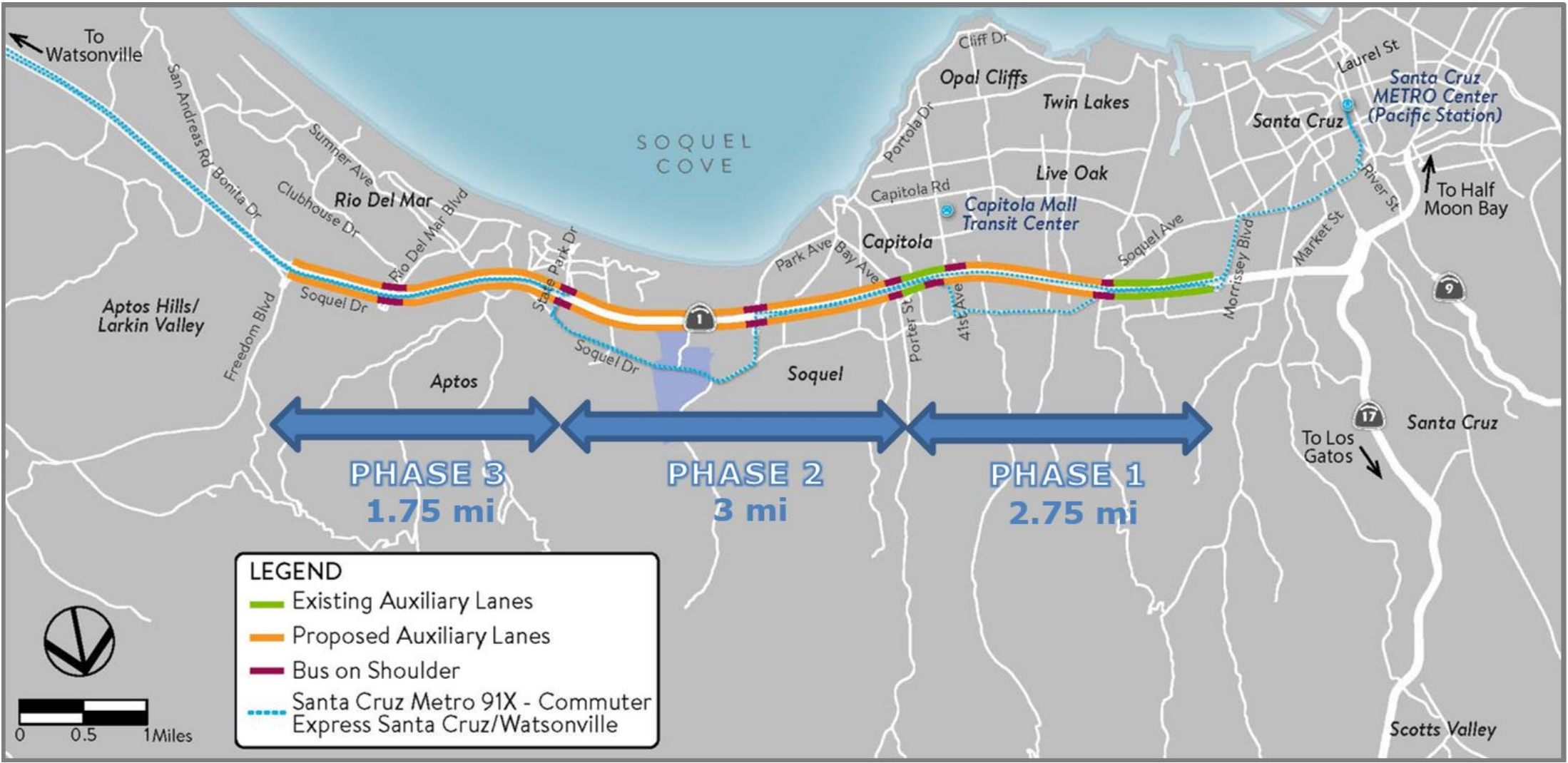
**If a jurisdiction is meeting it's housing goals...**

1. Make the jurisdictions immune from Builders Remedy (probably would apply to HCD's certification in the next [7<sup>th</sup>] RHNA Cycle)
2. Offer those jurisdictions a reduced RHNA in the next Cycle
3. Streamline the State's Housing Element review process, or (even better) allow those jurisdictions to self-certify their Housing Elements
4. Allow those jurisdictions to go from an 8-year review cycle to a 10-year Housing Element review cycle



# Traffic

- Over \$100M of transportation improvements currently underway in this area.
- A traffic impact study is underway. It will help determine transportation impact fees.

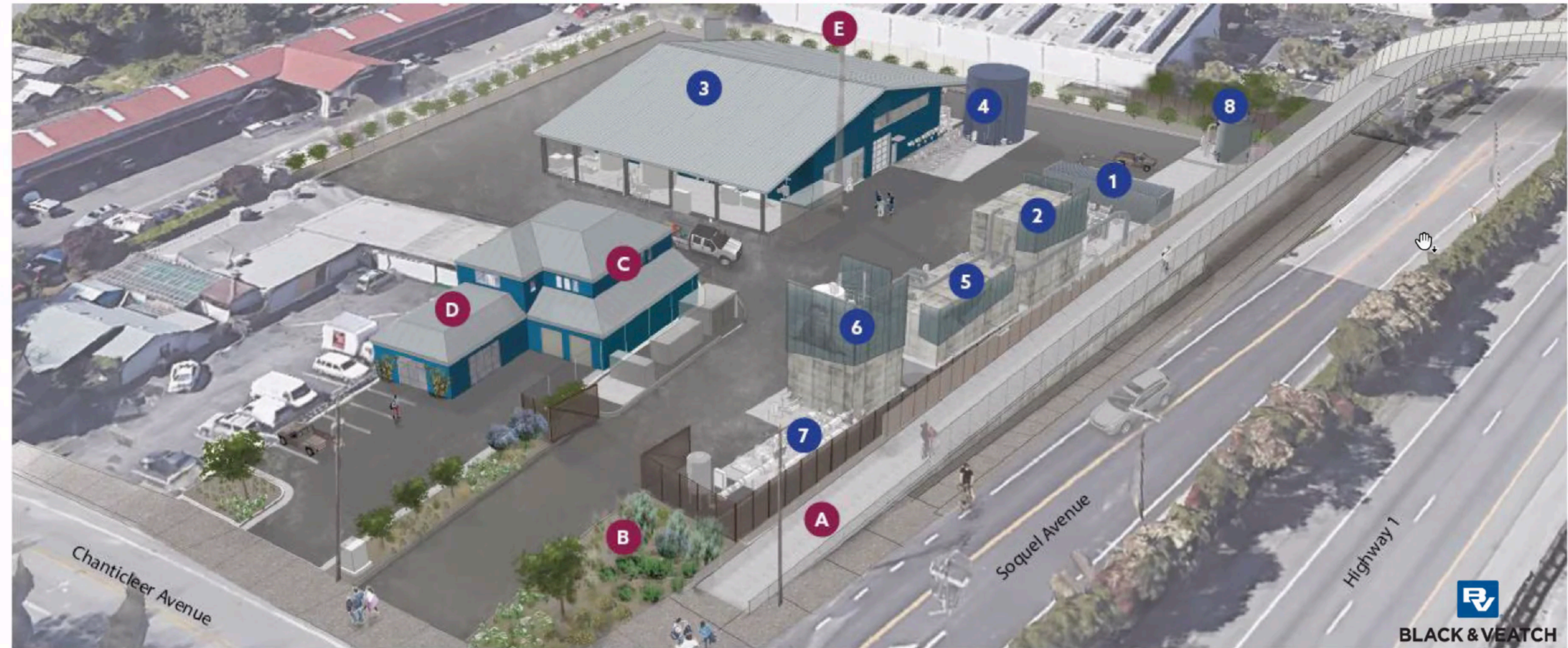


# Water

Pure Water Soquel will produce **1,300,000 gallons per day** of purified water.

This project will consume approximately **9,150 gallons per day**.

## Advanced Water Purification Center at Chanticleer Ave.



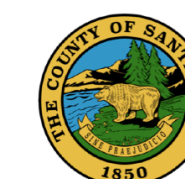
### Process Flow

1. Ozone System
2. Ozone Contact/Membrane Filtration (MF) Feed Tank
3. MF, Reverse Osmosis (RO), Ultraviolet Light with Advanced Oxidation Process (UV/AOP) Building

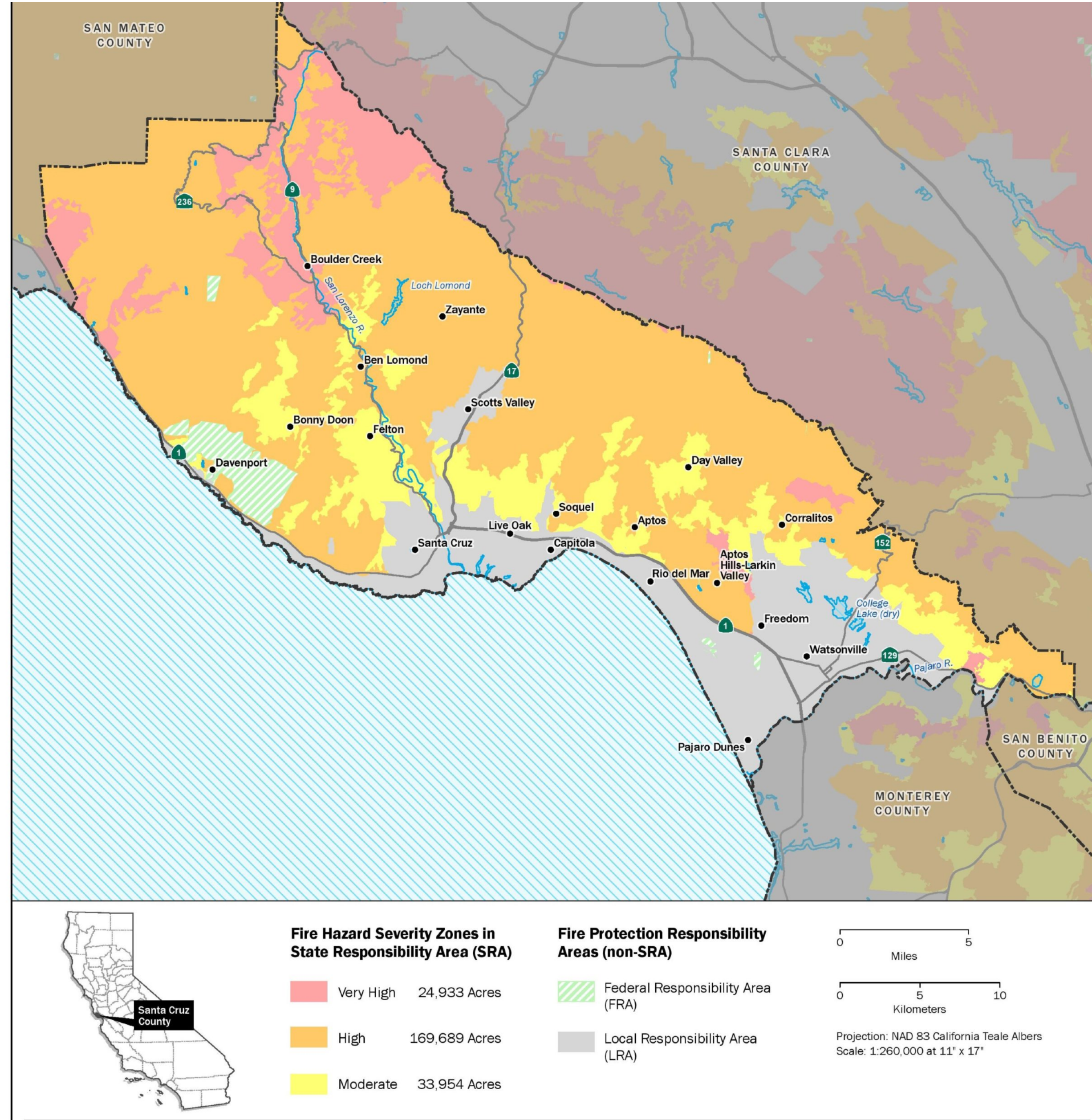
4. RO Feed Tank
5. Reverse Osmosis Concentrate (ROC) Wet Well
6. Purified Water Tank and Decarbonation Unit
7. Purified Water Pump Station
8. Neutralization Tank

### Other Components

- A. Bike/Pedestrian Bridge (by RTC)
- B. Demonstration Garden
- C. Operations Offices
- D. Education Center
- E. Communications Pole



# Fire Safety



# Q: If Measure R fails will this project be denied?

# A: No, Measure R is about resilience during disasters.

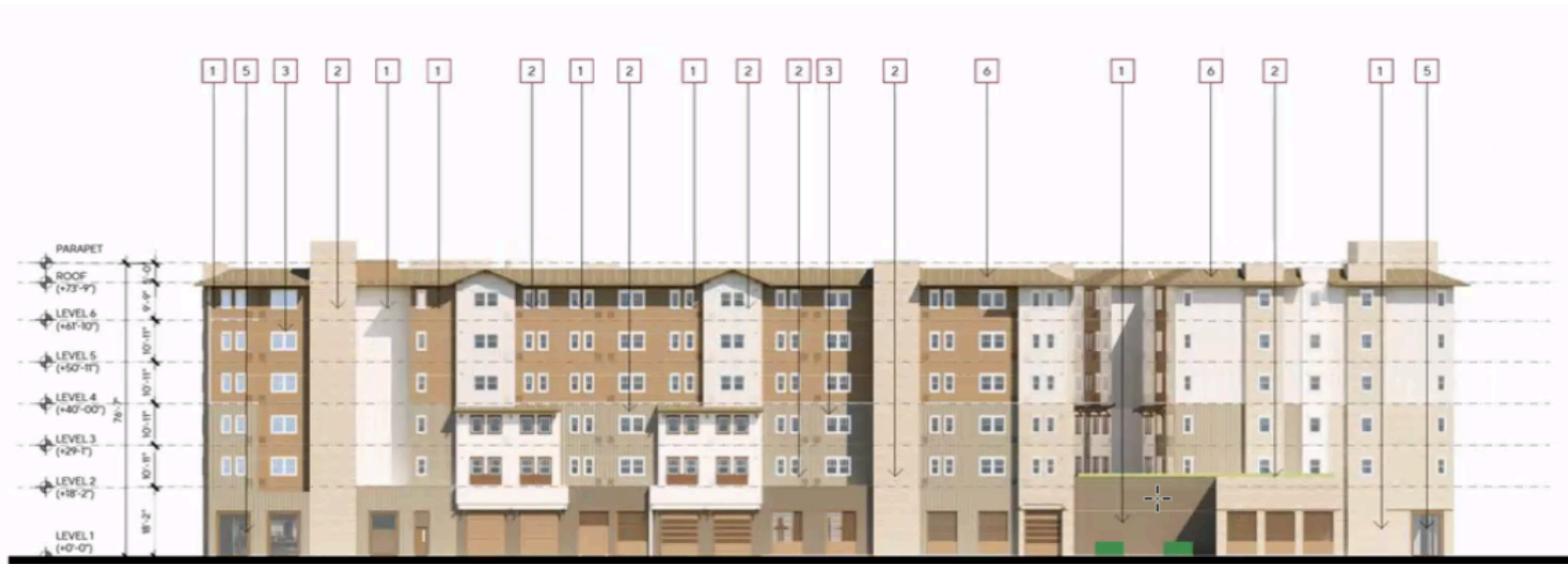


**Q: Will there be onsite security?**

**A: There will be two (2) onsite managers' units.**



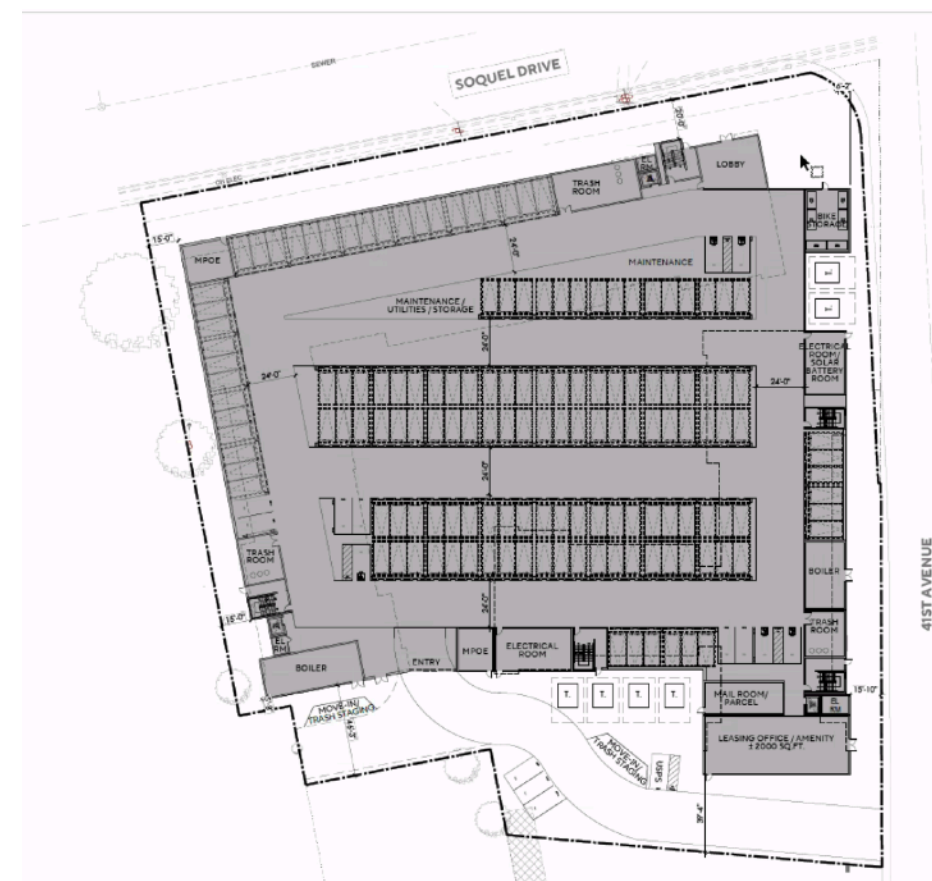
# It could be worse...



initial conceptual rendering

EAST ELEVATION - 41ST AVE

**41st & Soquel**  
**289 units on 2.7 acres**  
**(107 units per acre)**



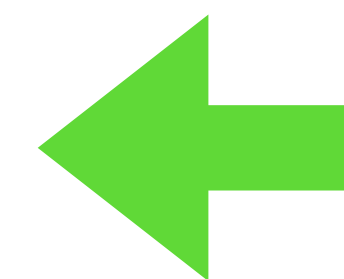
**Thurber & Soquel**  
**181 units on 6.26 acres**  
**(28.7 units per acre)**



Tuck under parking

# Timeline

- **Apr 29** - Project announced/ community meeting
- **Aug 30** - Updated plans submitted
- **Sep 4** - Office Hours
- **Sep 13** - Email update to Thurber, Winkle, Benson Neighborhood (1,017 people)
- **Oct 3** - Email update to all newsletter recipients (14,385) and social media posts
- **Oct 10** - Community meeting. Submitted application deemed incomplete. Biotic report under review. Determining whether additional CEQA analysis required. Traffic study not yet submitted.
- **Nov/Dec 2024** - Application completed
- **Feb/Mar 2025** - Planning Commission Public Hearing/Vote. Board of Supervisors hearing if only if appealed.



**You are here**





# My Commitments to You

1. Do whatever is possible to improve the project.
2. Communicate with the neighborhood as updates are received.
3. Use any and all park impact fees to improve parks in this area, with a focus on Winkle Park.
4. Design and propose a permit parking program for Live Oak.
5. Request that our state representatives improve state housing laws.



# Questions & Suggestions

[first.district@santacruzcountyca.gov](mailto:first.district@santacruzcountyca.gov)



**MANU KOENIG**  
1ST DISTRICT SUPERVISOR