

FOR IMMEDIATE RELEASE

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SIX CONDOMINIUMS AVAILABLE THROUGH MEASURE J AFFORDABLE HOUSING PROGRAM

County to hold random drawing for qualified homebuyers

May 6, 2025 – Santa Cruz, CA – The County of Santa Cruz Department of Community Development and Infrastructure (CDI) is excited to announce a random drawing, scheduled in late June, to create a ranked waiting list of prospective eligible homebuyers for six Measure J affordable condominiums.

These include **five** newly constructed, 1-, 2- and 3-bedroom condominiums in the Aptos Village Phase 2 development, and **one** County-owned, 2-bedroom resale condo in Live Oak.

Measure J homes are offered at below-market prices. The homes involved in this drawing range from nearly \$365,000 for a 1-bedroom condo to \$428,200 for a 3-bedroom condo. The homes come with permanent affordability protections, including resale price limits and permanent deed restrictions to ensure continued access for low- to moderate-income households. To qualify, prospective buyers must meet the Measure J eligibility criteria for these homes outlined in the Affordable Housing Guidelines (AHG), including but not limited to:

- Household gross income must not exceed the current Moderate-Income limits for Santa Cruz County.
- Household assets (excluding recognized retirement accounts, but including proposed downpayment) may not exceed the all-age asset limits of \$120,000.
- Buyer must live or work in Santa Cruz County, as defined in the AHG.
- Buyer must be prequalified for a conventional mortgage loan of at least 70% of the home price.
- Buyer must have a downpayment of at least 3% of the home price (excluding gift funds).

- Household size qualifies for the size of home they are purchasing, to meet the Measure J Program Occupancy Standards provided in the AHG.
- Must be a first-time homebuyer: has not owned a home in the past 3 years or meets one of the first-time buyer exceptions listed in the AHG.
- Buyer is “Purchase Ready,” as defined in the AHG.

To be included in the drawing, applicants must submit a completed pre-application form, signed by all adults aged 18+ in the household, and loan prequalification letter included, in person at:

County of Santa Cruz, Department of Community Development & Infrastructure
Attn: Housing Division

701 Ocean Street, 4th Floor, Santa Cruz, CA 95060

** Form may be dropped off by an authorized representative but must be wet-signed by applicants prior to drop-off.*

Important Dates

- Application Window opens on May 15 at 8:00 am and closes at 4:00 pm on May 29. For details, see Random Drawing Flyer at the link below.
- June 12, 2025 – Tentative drawing date (subject to change based on application volume).
- Applicants will be notified by email of the confirmed date of random drawing.
- Applicants will be notified of their position on the ranked list within three business days of the drawing.
- Top-ranked applicants must be prepared to submit a complete Measure J Homebuyer eligibility application to the Housing Authority within one week of notification.

All applicants should review additional instructions and drawing procedures in the application materials and the AHG. Attendance at the drawing is not required to participate or to be placed on the list. Further details, application form and delivery instructions are available online at: bit.ly/unitsforsale

A full description of Measure J homebuyer eligibility criteria, including the occupancy standards and other requirements, is provided in the AHG, available on the County’s Measure J Affordable Housing Program webpage: bit.ly/measure-j-housing

ABOUT THE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT & INFRASTRUCTURE

The County of Santa Cruz Department of Community Development & Infrastructure

serves all unincorporated areas in the county. The department's mission is to improve customer service, streamline projects, and to align public infrastructure and private development to further County goals in attainable housing, reliable transportation and sustainable environment. For more information, visit <https://cdi.santacruzcountyca.gov/> or follow the department on [Facebook](#), [Instagram](#), [Twitter](#) and [Nextdoor](#).

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