

HUD-52860

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information	
1. Date of Application:	
2. Name of Public Housing Agency (PHA):	
3. PHA Identification Number:	
4. PHA Address:	
5. Contact Person Name at PHA:	
6. Contact Person Phone No.:	
7. Contact Person Email:	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance? <i>If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: Approval Date: 11.27.19
<i>Attach evidence that the removal action is included in the approved PHA Plan and approval date</i>	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 2019-17 Board Resolution Date: 12/18/2019	
<i>Attach a copy of signed PHA Board Resolution</i>	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	<input type="checkbox"/> HUD under 24 CFR part 50 <input type="checkbox"/> Responsible Entity (RE) under 24 CFR part 58 Name of RE: County of Santa Cruz, Cities of Capitola, Santa Cruz, Watsonville Date ER was conducted: 10.15.19
<i>Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.</i>	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	
5. Date(s) of letter(s) of support from (local) government officials:	
<i>Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)</i>	

Section 4: Description of Existing Development

1. Name of Development:				
2. Development Number:				
3. Date of Full Availability (DOFA):				
4. Number of Residential Buildings:				
5. Number of Non-Residential Buildings:				
6. Date Constructed:				
7. Is the Development Scattered Site?	<input type="checkbox"/> Yes <input type="checkbox"/> No			
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):				
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):				
10. Total Acres in Development:				
11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom				
1 – Bedroom				
2 – Bedrooms				
3 – Bedrooms				
4 - + Bedrooms				
Total				

Attach a description of the distribution of UFAS accessible units. 17 UFAS units are accessible for people with disabilities; these units do not have official designation or HUD approval as designated elderly/disabled units.

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)						
2. Proposed Action by Unit Type (e.g. bedroom size)						
Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom						
1 – Bedroom						
2 – Bedrooms						
3 – Bedrooms						
4 - + Bedrooms						
Total						

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings		
Non-Residential Buildings		
Total Buildings		

If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)

- (a) Attach a description of the land (e.g. survey, copy of the legal description)
- (b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
- (c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property \$

(a) Was an independent appraisal conducted to determine the estimated Fair Market Value? Yes No

(b) If yes, date of appraisal and name of appraiser: Date: Name:

(c) If not, describe other form of valuation used:

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity	Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	
(b)Complete Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	
(c) Execute Contract for Removal	
(d) Removal of the property	

Section 6: Relocation

- 1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application:
(Note: These numbers are not editable and automatically populated when application is submitted)
- 2. Number of individual residents that the PHA estimates will be displaced by this removal action:

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated to be displaced by who have a member who is a person with a disability

- 3. Who will provide relocation counseling and advisory services to residents? PHA staff Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

- 4. What is the estimated costs of relocation and moving expenses (including advisory services)? \$

- 5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)? Capital Funds Operating Funds Funding Source Year: Non-1937 Act Funds (describe:)

- 6. What comparable housing resources does the PHA expect to offer to displaced residents? Public Housing. If checked, number: Section 8 HCV (existing resources. If checked, number: Section 8 HCV (new award of TPVs) (see question #7). If checked, number: PBV Unit. If checked, number: Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

<p>7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?</p>	<p><input type="checkbox"/> Yes - Replacement TPVs. If checked, number: 234</p> <p><input type="checkbox"/> Yes - Relocation TPVs. If checked, number:</p> <p><input type="checkbox"/> No TPVs will be requested</p>
<p><i>Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.</i></p>	

<p>Section 7: Resident Consultation</p>	
<p>1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No Date(s): 11/20/2019</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)</p>	<p>Name of RAB: RAB Date(s): 9/6/19 <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><i>If yes, attach comments received, along with an evaluation by the PHA</i></p>	

Section 8: N/A

<p>Section 9: PHA Certification of Compliance</p> <p><i>Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA # _____ for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:</i></p> <ol style="list-style-type: none"> All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title
--

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD’s approval of this SAC application for a period of not less than 3 years following the last required action of HUD’s approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD’s approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	
Official Title:	
Signature:	
Date:	

Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac for more information

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA’s inventory through these actions will impact (decrease) the PHA’s Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:

PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.

Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.

Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.

Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minimis demolitions, PHAs are submitting information and not a SAC application through this form.

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

(1) Cost Analysis:

Attach the results of the Cost Analysis in the form of the HUD-approved Excel Spreadsheet available on the HUD website at <https://apps.hud.gov/offices/pih/centers/sac/docs/costcomparison.xls>.

(2) Future Use: How does the PHA propose the public housing project will be used after conversion?

- Public Housing, including:
 - Elderly
 - Family
 - Disabled
 - Mixed
- Other Assisted Housing, including:
 - Project-Based Vouchers
- Rent-Controlled or Rent-Capped Housing
 - LIHTC Housing
- Market-Rate Housing
- Other Housing: Tenant Protection Vouchers
- Other Non-Housing Purposes:

Attach a narrative of the planned future use of the project indicated above and the means and timetable for accomplishing any planned demolition, disposition, or redevelopment

(3) Complete the information requested below based on the appraisals/market analyses required by 24 CFR part 972 and any applicable HUD Notice on appraisals for voluntary conversions.

Market Valuation	Approach Used	Value
1. Current Value "As Is" Public Housing	<input type="checkbox"/> Income <input type="checkbox"/> Comparable Sale <input type="checkbox"/> Tax-Assessment <input type="checkbox"/> Cost Approach	\$
2. Future Value "Post-Rehab" Public Housing	<input type="checkbox"/> Income <input type="checkbox"/> Comparable Sale <input type="checkbox"/> Tax-Assessment <input type="checkbox"/> Cost Approach	\$

<p>3. Current Value “As Is” (depends on proposed future use)</p> <p>Select One:</p> <p><input type="checkbox"/> Other Assisted Housing</p> <p><input type="checkbox"/> Rent-Controlled or Rent-Capped Housing</p> <p><input type="checkbox"/> Market-Rate Housing</p> <p><input type="checkbox"/> Other Housing</p>	<p><input type="checkbox"/> Income</p> <p><input type="checkbox"/> Comparable Sale</p> <p><input type="checkbox"/> Tax-Assessment</p> <p><input type="checkbox"/> Cost Approach</p>	<p>\$</p>
<p>4. Future Value “Post-Rehab” (depends on proposed future use)</p> <p>Select One:</p> <p><input type="checkbox"/> Other Assisted Housing</p> <p><input type="checkbox"/> Rent-Controlled or Rent-Capped Housing</p> <p><input type="checkbox"/> Market-Rate Housing</p> <p><input type="checkbox"/> Other Housing</p>	<p><input type="checkbox"/> Income</p> <p><input type="checkbox"/> Comparable Sale</p> <p><input type="checkbox"/> Tax-Assessment</p> <p><input type="checkbox"/> Cost Approach</p>	<p>\$</p>
<p>5. “Highest and Best Use” Value or “Market Value”</p> <p>(*Insert this value at Section 5(c) of the Cost Analysis Excel Spreadsheet as the “market value of property”. Also insert this value whenever the “market value” of the property is requested in the calculation.)</p>	<p><input type="checkbox"/> Income</p> <p><input type="checkbox"/> Comparable Sale</p> <p><input type="checkbox"/> Tax-Assessment</p> <p><input type="checkbox"/> Cost Approach</p>	<p>\$</p>

(4) Attach the “Executive Summary” of the appraisal/market analyses used for Box #5 in the above reference chart

PHA Certification for Section 22 Voluntary Conversion Applications:

My PHA specifically authorized this conversion action in its annual PHA Plan or in a Significant Amendment to that Plan and HUD approved the Plan or Significant Amendment and otherwise complied with all applicable PHA Plan requirements described at 24 CFR part 972 for this conversion action. If my PHA is a Qualified PHAs under the Housing and Economic Recovery Act of 2008 (HERA), my PHA described the proposed conversion at its required annual public hearing (or a second public hearing if it is submitting this Application between its annual public hearings). If my PHA is a Moving to Work (MTW) entity, it has authorized and described this conversion action in its MTW Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	
Title	
Signature	
Date	

Instructions: Voluntary Conversions Addendum Form HUD-52860-E

This information is required as a supplement to the HUD-52860 for all inventory removal actions that involve a Voluntary Conversion based on the requirements of Section 22 of the 1937 Act and 24 CFR part 972, Subpart B. HUD will use this information to determine whether, and under what circumstances, to permit PHAs to remove from their inventories all or a portion of a public housing project under this authority, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. All capitalized terms not defined in this form have the meanings of 24 CFR part 972, except all references to development in that regulation are referred to project in this form. The information requested does not lend itself to confidentiality.

PHAs applying for Section 22 Voluntary Conversion are required to complete this Addendum (HUD-52860-E) as part of their Inventory Removals Application (HUD-52860) and submit it (as an attachment) with their application.

PHA applying for Voluntary Conversion must fulfill two primary requirements:

- (1) Perform a conversion assessment in accordance with 24 CFR 972.218 - 24 CFR 972.224 (“Conversion Assessment”); and
- (2) Prepare a conversion plan in accordance with 24 CFR 972.227- 24 CFR.233 within one year of performing the Conversion Assessment (“Voluntary Conversion Plan”). Both the Conversion Assessment and Voluntary Conversion Plan must be approved by HUD as part of the PHA’s Plan. HUD will not accept any application for Voluntary Conversion until the PHA has completed a Conversion Assessment and Voluntary Conversion Plan; and included them in its PHA Plan.

Item 1:

Voluntary Conversions are permitted only if they are cost-effective. The cost methodology that PHAs must use to compare the costs of continuing to operate a development as public housing for the remainder of its useful life to the cost of providing tenant-based Housing Choice Voucher Assistance to the residents of that development was published as a final rule on March 21, 2006 (Appendix to 24 CFR part 972) (“Conversion Calculation Rule”). In order to assist PHAs in completing the calculations and comparisons required by the Rule, a downloadable spreadsheet calculator is available on the HUD website. HUD will look for completed cost calculations in reviewing the PHA’s cost comparison of providing tenant-based Housing Choice Voucher Assistance with the cost of operating the development as public housing. Note: The cost methodology for Required Conversion is different from that for Voluntary Conversion. When comparing the cost of tenant-based Housing Choice Voucher Assistance versus public housing, PHAs should consider, as essential, the length of the remaining useful life for the public housing development that may be a 20 or 30-year period. (Typically, a 40-year period is used when rehabilitation is performed equal to new construction. A 30-year period is used when a PHA plans a modernization effort that addresses all backlog needs, any redesign that is necessary to keep a property viable and cost-effective for an ongoing useful life in accordance with the useful life of the building and its systems.) PHAs must use this calculation tool (spreadsheet) to compute the PHAs information on the development’s operating, modernization, and accrual costs, as well as information on voucher costs for Voluntary Conversion.

PHAs must have an appraisal performed for the “Highest and Best Use” (as a commercial or residential use) value or potential market value of the public housing development and whether any residual value may be

generated from the sale of the development or the land (after demolition). The information from this appraisal is required to complete the HUD Cost Analysis. Specifically, the value that must be inserted into Section 5(c) of the Cost Analysis Spreadsheet Calculator is the “Highest and Best Use” value or (“Market Value”) (See applicable HUD Notice on appraisal guidelines for Voluntary Conversions).

Item 2:

“Public Housing” means low-income housing, and all necessary appurtenances thereto, assisted under the 1937 Act, other than assistance under Section 8 of the 1937 Act. “Other Assisted Housing” is housing with some form of non-public housing subsidy provided for under the 1937 Act. “Rent-Controlled or Rent-Capped Housing” has no subsidy, but provides for a rental cap such as with property with rent controls consistent with state regulated Low Income Housing Tax Credits or other statutory or regulatory cap such as rent control. The income levels of tenants in such properties may be regulated or limited by state or local regulations. “Market Rate Housing” has no restrictions on rental rates, operating costs, profits, rental rate increases, or improvements that can be made to the property. “Other Housing” is housing that does not fall into the options above but may include other subsidized housing (e.g., state subsidized housing, rural development agency), or other sources. In the narrative describing the intended future use for the development, PHAs must provide details of their specific plans for the public housing development after conversion (e.g., whether the property will be demolished, disposed of for other housing, retained and utilized to house low-income residents, etc.). The narrative should provide credible evidence of the capacity and capability of the PHA and its partners, if applicable, to complete the proposed future use of the property, especially in case where the PHA sells its property for Fair Market Value (FMV) and receives significant sales proceeds, or a PHA leases or sells its property for less than FMV and collaborates with a joint venture partner to develop other types of low-income housing or housing for low-income families.

Items 3 and 4:

Refer to PIH Notice 2014-14 (or any replacement notice) for additional guidance.

Housing Authority of the County of Santa Cruz

Application for Streamlined Voluntary Conversion

Future Use Narrative for Voluntary Conversion Addendum HUD-52860-E Item 2

November 19, 2019

Conclusion: All 234 units will continue to be assisted housing via Tenant Protection Vouchers. Thus, the future use for each property is the same. All current residents may remain in the units. The timetable for this conversion is approximately 120 days after approval of this Streamlined Voluntary Conversion application.

The Housing Authority will close out the entire public housing portfolio. Income eligible households will receive a Tenant Protection Voucher (TPV), and may choose to either remain in their existing unit with the voucher or utilize the mobility of the voucher to transfer their assistance to another unit in the private rental market. No low-income households will be displaced or required to relocate as a result of the proposed conversion action. Vacated units will be made available to the HACSC Housing Choice Voucher Program.

Compliance: This narrative is in compliance with Form HUD-52860-E Voluntary Conversion Addendum, 24 CFR Part 972.230 Conversion Plan Components, and PIH Notice 2019-05.

Justifications for Conclusion:

1. The HACSC is committed to maintain the same number of assisted units in the same communities. HACSC is responding to HUD's opportunity to convert from public housing to a more stable funding source for the benefit of the residents, the community and the agency. The residents benefit by continuing to have a housing subsidy and by having a subsidy that will allow them to move, if they wish. The community benefits by maintaining assisted housing stock that meets decent, safe, and sanitary specifications. The PHA benefits by having a more stable long term funding source.
2. The HACSC has the capacity to operate an additional 234 TPV units. It currently serves 4,700 HCV families, including some Project-Based Voucher units. HACSC is a high performing SEMAP agency.

3. Ownership of the units is being transferred to New Horizons Affordable Housing and Development (NHAHD), Inc. A California Nonprofit Public Benefit Corp and affiliate of HACSC. This entity will have the capacity for property management. NHAHD will act as the management company for the 15 scattered sites and will be a full-service management company. NHAHD will enter into an agreement with the Housing Authority to utilize HA staff for these services,
4. Ownership of the units is planned to be transferred pursuant to Section 22 Streamlined Voluntary Conversion. It is a transfer, not a sale; there will be no proceeds.
5. New Horizons Affordable Housing and Development, as the Owner, will allow all existing residents to remain in their units following the conversion. Low income households eligible to receive a TPV may remain in their unit with the TPV, or may utilize the mobility of the voucher to transfer their assistance to another unit in the private rental market. In this case, the NHAHD will consider other Housing Choice Voucher holders.
6. NHAHD will allow existing residents exceeding the lower income limits to remain in their unit, at an affordable rent following conversion.
7. No units will be rehabbed except upon turnover as needed.
8. No financing will be involved.
9. Applicants are required to “provide credible evidence of the capacity and capability to complete the proposed future use of the property.” Therefore, the information below is provided.

Although the Housing Authority is an independent, distinct entity, cooperation and interaction occurs between the Housing Authority and local government. The Housing Authority acts as the housing authority for each of the localities within the County.

The largest and best-known programs operated by the Housing Authority are the federal rental assistance programs: The Section 8 Housing Choice Voucher program and the Low-Income Public Housing program as well as the USDA Farmworker Housing Program.

In the early 1980s, the Housing Authority further used its statutory powers in providing housing assistance by issuing mortgage backed revenue bonds to assist private developers in providing affordable rental units as well as issuing single family bonds for home ownership. The Housing Authority has assisted non-profit

groups to provide housing for family shelters, transitional housing and housing for people with disabilities.

Since its creation in 1969, the Housing Authority of the County of Santa Cruz has increased the number of families it assists to over 5,000, bringing to the County more than \$80 million annually in housing assistance funds.

The Housing Authority currently has a total of 277 Project Based Vouchers located in 11 apartment complexes.

Existing Project-Based Complexes

Project Name	Address	Number of Units
El Centro	1110 Pacific Ave Santa Cruz, CA 95060	44 Project-Based Units
Emerald Hill	101 Civic Center Dr. Scotts Valley, CA 95066	8 Project-Based Units
Jessie Street	314 Jessie St. Santa Cruz, CA 95060	4 Project-Based Units
San Andreas	295 San Andreas Rd. Watsonville, CA 95076	5 Project-Based Units
Resetar	15 West Lake Ave. Watsonville, CA 95076	52 Project-Based Units
St. Stephens	2510 Soquel Ave. Santa Cruz, CA 95062	39 Project-Based Units
Sycamore Commons	125 Sycamore St. Santa Cruz, CA 95060	11 Project-Based Units
La Playa Apartments	218 Leibrandt Ave. Santa Cruz, CA 95060	2 Project-Based Units
Pippin Orchards	56 Atkinson Ln. Watsonville, CA 95076	31 Project-Based Units
Water Street	708 Water St., Santa Cruz, CA. 95060	33 Project-Based Units
Sunrise Senior Apartments	580 Westside Blvd., Hollister, CA. 95023	48 Project-Based Units

Over the last 5 decades the Housing Authority of the County of Santa Cruz has carried out its mission in a variety of ways, as demonstrated by:

- Administering the federal government's Housing Choice Voucher (Section 8) program providing rental assistance to tenants in market-rate housing.
- Administering the Low-Income Public Housing Program consisting of 234 units and being a high performer under the PHAS scoring system.

- Developing and managing affordable rental housing.
- Developing and managing migrant and farm-labor housing.
- Administered several security-deposit assistance programs helping tenants move into rental units.
- Developing affordable housing for sale to qualified local residents.
- Administer Landlord incentive program to assist voucher holding in finding housing.
- Assist Landlord in navigating the Housing Choice Voucher Program when renting to voucher holders.
- Administering first-time home buyer programs, which provide mortgage relief for low and moderate-income residents buying their first home.
- Administered local programs addressing mobile home rehabilitation and improvements.
- Helping mobile home park residents take over ownership of their park.
- Distributing and administering disaster-relief housing funds.
- Rehabilitated dilapidated housing units for sale to low-income families
- Providing technical services on housing issues to government agencies and developers of affordable housing.
- Offered informational seminars for landlords.
- Offering informational seminars for first-time home buyers.
- Providing full-service property management services
- Obtaining state and federal grants for property improvement and maintenance.
- Issuing tax-exempt bonds to assist developers of affordable housing with financing.
- Administered the Mortgage Credit Certificate.

The Housing Authority also provides services under contract to the County and other municipalities. Security Deposit, First Time Home Buyers, Mortgage Credit Certificate (for refinances), and Mobile Home Resident Ownership Program are just some of the programs the Housing Authority administers for local governments.

Housing Authority of the County of Santa Cruz

Application for Streamlined Voluntary Conversion

Impact Analysis Narrative

November 20, 2019

Conclusion: The conversion to Section 8 Tenant Protection Vouchers (TPV) will maintain the current positive impacts the Low-Income Public Housing units have on the neighborhoods. There is no impact on the availability of affordable housing as all 234 units will remain affordable housing and all residents will be allowed to remain in their units. There is no impact on the concentration of poverty as the tenants can remain in the units or use the TPV to move to other areas. The demographics and density data below show the 15 scattered sites are not located in areas with concentrations of poverty. There is no other substantial impact on the neighborhoods.

Compliance: This narrative is in compliance with PIH Notice 2019-05 Streamlined Voluntary Conversion of Last Remaining Projects of Small Public Housing Agencies, and 24 CFR Part 972.230 (b), Impact Analysis.

Justifications for Conclusion:

1. Section 8 Tenant Protection Vouchers will be provided to all income eligible residents.
2. Residents over income will be allowed to remain in the units at an affordable rent paying 30% of their income towards rent (with no government subsidy). All of the units are well maintained and modern; they can compete with the private market in amenities. Therefore, the Housing Authority projects most residents will remain.
3. Below are demographics for the Low-Income Public Housing units. A total of 638 residents are being assisted.

Ethnicity:

Hispanic: 182

Non-Hispanic: 43

Race:

Black/African American: 7

Asian: 4
White: 214

Elderly/Disabled: 94
Female HOH: 169
Male HOH: 56

4. Below are the demographics for the areas being served.

Capitola

The 2010 United States Census^[12] reported that Capitola had a population of 9,918. The population density was 5,919.0 people per square mile (2,285.3/km²). The racial makeup of Capitola was 7,963 (80.3%) White, 123 (1.2%) African American, 59 (0.6%) Native American, 424 (4.3%) Asian, 10 (0.1%) Pacific Islander, 869 (8.8%) from other races, and 470 (4.7%) from two or more races. Hispanic or Latino of any race were 1,957 persons (19.7%).

There were 5,534 housing units at an average density of 3,302.7 per square mile (1,275.2/km²), or which 2,152 (46.5%) were owner-occupied, and 2,474 (53.5%) were occupied by renters. The homeowner vacancy rate was 2.3%; the rental vacancy rate was 4.8%. 4,430 people (44.7% of the population) lived in owner-occupied housing units and 5,340 people (53.8%) lived in rental housing units.

Santa Cruz

The 2010 United States Census^[56] reported that Santa Cruz had a population of 59,946. The population density was 3,787.2 people per square mile (1,462.3/km²). The racial makeup of Santa Cruz was 44,661 (74.5 %) White, 1,071 (1.8%) African American, 440 (0.7%) Native American, 4,591 (7.7%) Asian, 108 (0.2%) Pacific Islander, 5,673 (9.5%) from other races, and 3,402 (5.7%) from two or more races. Hispanic or Latino of any race were 11,624 persons (19.4%).

There were 23,316 housing units at an average density of 1,473.0 per square mile (568.7/km²), of which 9,375 (43.3%) were owner-occupied, and 12,282 (56.7%) were occupied by renters. The homeowner vacancy rate was 1.2%; the rental vacancy rate was 3.4%. 22,861 people (38.1% of the population) lived in owner-occupied housing units and 28,796 people (48.0%) lived in rental housing units. The median price of a home being \$640,000 as of April 2013.

Watsonville

The 2010 United States Census^[42] reported that Watsonville had a population of 51,199. The population density was 7,547.7 people per square mile (2,915.2/km²). The racial makeup of Watsonville was 22,399 (43.7%) White, 358 (0.7%) African American, 629 (1.2%) Native American, 1,664 (3.3%) Asian, 40 (0.1%) Pacific Islander, 23,844 (46.6%) from other races, and 2,265 (4.4%) from two or more races. Hispanic or Latino of any race were 41,656 persons (81.4%).

As reported by the 2007-2011 American Community Survey, the median income for a household in the city was \$46,073, and the median income for a family was \$49,550. Male full-time year-round workers had a median income of \$31,758 versus \$31,155 for females. The per capita income for the city was \$16,407. About 18.6% of families and 20.4% of the population were below the poverty line, including 27.6% of those under age 18 and 15.6% of those age 65 or over. Therefore, although the median household income did rise significantly between 2000-2010 (unadjusted for inflation), the percentage of city residents experiencing poverty rose at a faster rate.

5. Below is the data concerning other assisted housing in the jurisdiction.

The City of Capitola has three affordable housing complexes, serving 127 families. The City of Watsonville has 39 affordable housing complexes, serving 1,926 families.

The City of Santa Cruz has 40 affordable housing complexes, serving 1,351 families.

There is significant development of new housing, including 15% of all new developments for affordable housing, in the cities and the County of Santa Cruz.

6. Ownership of the units will be transferred to New Horizons Affordable Housing and Development (NHAHD), Inc. a California Nonprofit Public Benefit Corp and affiliate of HACSC. This entity will have the capacity for property management. NHAHD will act as the management company for the 15 scattered sites and will be a full-service management company. NHAHD will enter into an agreement with the Housing Authority to utilize HA staff for these services, but the property management company will be NHAHD. The conversion of Low-Income Public Housing units to Section 8 Tenant Protected Vouchers will continue to provide residents with affordable housing.

**The Housing Authority of the County of
Santa Cruz**

**Section 22 Streamlined Voluntary Conversion
Application**

Section 3.1. PHA Plan

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
--	---	--

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>The Housing Authority of the County of Santa Cruz</u> PHA Code: <u>CA072</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/1/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>234</u> Number of Housing Choice Vouchers (HCVs) <u>5,006</u> Total Combined <u>5,240</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>The Housing Authority of the County of Santa Cruz plans to apply to HUD for Streamlined Voluntary Conversion (SVC) of AMP Number CA072000001 for the 234 public housing units during the 2019/2020 FY. This SVC as specified in PIH Notice 2019-05, states this is authorized by Section 22 of the United States Housing Act of 1937, and it's implementing regulations at 24 CFR 972, Part B, authorizing PHAs to convert public housing to tenant-based assistance. If the SVC is approved, all existing eligible public housing residents would receive Tenant Protection Vouchers (TPVs). All residents would have the right to remain in their existing unit paying an affordable rent. Low-income residents who are income eligible and receive Tenant Protection Vouchers would also have the right to transfer their assistance to another unit in the private market using a Section 8 Housing Choice Voucher. Additionally, the units will remain online and available for rental housing, with no demolition or rehabilitation work planned. Therefore, no relocation activities are anticipated. The units will remain designated for rental housing for low-income families in perpetuity. Upon completion of the conversion, the Agency will close out our Low Income Public Housing Program. Through this Agency Plan update, the Housing Authority expresses intention to apply for Section 22 Streamlined Voluntary Conversion, including SVC removal action and PHA submission of removal application to HUD.</p> <p>Project Based Vouchers: The Housing Authority of the County of Santa Cruz has a Request for Proposals posted on the website to support the Agency's goal of expanding the supply of affordable housing. In the coming year, the Housing Authority projects expanding our current number of 196 PBV units with an additional 115 PBV units (48 at Sunrise Senior Apartments in Hollister 33 at Water Street Apartments in Santa Cruz, 11 at Jardines del Valle and 23 at Villas del Paraiso, both in Watsonville. While 81 additional project based units are currently planned, the Housing Authority may elect to project base additional units up to HUD limits, as allowed by program regulations. Project based units may be located anywhere in the jurisdiction of the Housing Authority. Project basing units is consistent with our PHA plans as it expands the supply of affordable housing and expands housing opportunity for low-income families throughout our jurisdiction.</p> <p>Units with Approved Vacancies for Modernization: Prior to filling a vacant LIPH unit, HA staff will determine if the unit needs to be modernized. If a unit is approved for modernization that work can include any and all of the following activities: new flooring and base, plumbing fixtures, lighting fixtures, appliances, window coverings, counter tops and back splashes, hardware for doors and cabinets, heater, water heater, doors and any other interior components that need to be replaced.</p>

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The Housing Authority of the County of Santa Cruz reports progress on the following goals, as described in the 5-Year Plan.</p> <p>Goal: Expand the supply of assisted housing • The Housing Authority has project based 31 units at Pippin Orchards Apartments in Watsonville and 13 units at Sycamore Commons and La Playa Apartments in Santa Cruz. The Housing Authority has conditionally approved project based vouchers for 33 units currently under development on Water Street in Santa Cruz and 48 units under development for seniors at Sunrise Senior Apartments in Hollister, as well as 34 units of existing farmworker housing in Watsonville. Housing Authority staff have met with jurisdictional staff, owners, and developers to promote the expansion of the PBV program, and the use of this program to support the development of new affordable housing as well as the preservation of existing housing that is at risk of losing affordability requirements or is in need of substantial improvements. • The Housing Authority is exploring the possibility of developing affordable housing units on our parcel on Natural Bridges Drive.</p> <p>Goal: Increase assisted housing choices • The Housing Authority has worked with local jurisdictions to expand the Landlord Incentive Program. This incentive program offers up to \$2,500 to landlords who claim expenses beyond security deposits for tenant damages, vacancy loss, legal fees and other costs when a Housing Choice Voucher (HCV) tenant vacates a unit. This risk-mitigation program proactively addresses landlord fears they might be left with greater expenses from voucher-assisted tenants. In the past year, the program was expanded from homeless targeted voucher programs to all types of Housing Choice Vouchers (for the first year of tenancy). In the coming year, the program will be available to all Section 8 landlords in Santa Cruz County, regardless of their tenant’s length of tenancy (subject to funding limitations). • The Housing Authority also manages several Security Deposit Programs, funded by various jurisdictions within the County. The security deposit programs have made a big difference in assisting low income families in getting leased-up. Security deposit assistance makes more housing choices available to low-income families. Currently the Housing Authority is exploring a partnership with the City of Watsonville to expand the reach of security deposit programs. • To keep pace with rising market rents, the Housing Authority is utilizing Fair Market Rents (FMR) approved by HUD, based on ad hoc FMR studies commissioned by the Housing Authority. The more accurate local data is the foundation for our Payment Standards. These real-data payment standards directly increase housing choices for households with assistance. • The Housing Authority applies for all new voucher funding opportunities. Last year, our Agency was awarded 50 new Mainstream Vouchers to serve non-elderly persons with disabilities, 29 new VASH vouchers for homeless veterans, and 58 new Family Unification Program (FUP) vouchers to reunite parents with their children or prevent the out-of-home placement of children.</p> <p>Goal: Promote self-sufficiency and asset development of families and individuals • The Housing Authority has expanded participation in the Family Self-Sufficiency Program beyond minimum program levels to assist more households develop more independence and financial security. • The Housing Authority partners with agencies that promote self-sufficiency including community colleges, workforce development centers, mainstream benefit government, public libraries and economic justice organizations.</p> <p>Goal: Improve agency and program management • The Housing Authority has continued to maintain high performer status on both the Section 8 Management Assessment Program (SEMAP) and the Public Housing Assessment System (PHAS). • This year, the Housing Authority surveyed eight agencies that partner with us on special voucher programs. The agencies included the Department of Veterans Affairs, the County of Santa Cruz Health Services Agency, Encompass Community Services, the Homeless Services Center, Dignity Health Medial Group-Dominican, Housing Choices, and the Health Projects Center. The agencies answered key questions regarding what does our partnership accomplishes, what is working well, and what can we improve. The results demonstrated how essential access to housing assistance is to the clients of our respondents; great communication between our agency and theirs; and suggestions for improvements - which we are acting on this year, including making presentations to agency staff on housing authority programs.</p>
<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.4</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>D</p>	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p>D.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430
www.hud.gov
espanol.hud.gov

Ms. Jennifer Panetta
Executive Director
Housing Authority of the County of Santa Cruz
2160 41st Avenue
Capitola, CA 95010

NOV 27 2019

Re: PHA Plan Approval – Housing Authority of the County of Santa Cruz FYB 2019

Dear Ms. Panetta:

This letter is to inform you that the Housing Authority of the County of Santa Cruz's Annual Plan (Plan) revision submission for the PHA Fiscal Year (FY) 2019 beginning July 1, 2019, is approved. The Plan approved is **version 2**. This approval of the Plan submission does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to families under programs covered by this Plan, the Housing Authority of the County of Santa Cruz will comply with the rules, standards, and policies established in its Plan, as provided in 24 CFR §903 and other applicable regulations.

Your approved Plan and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours. Once posted, your plan will remain on display until your next Plan (whether next year's plan or an intervening significant amendment or modification) is submitted and is approved by HUD.

Please note a housing authority has the option to schedule one public hearing to address several changes to its approved Plan. Changes that require public hearing include: PHA Plan Significant Amendments; changes due to Demolition/Disposition; Homeownership; use of Capital Funds; Capital Fund Financing; proposed New Development or Mixed Finance projects; implementation of Rental Assistance Demonstration (RAD) Program; Flat Rents policies.

If you have any questions regarding your PHA Plan or the information in this letter, please contact Sarah Glover Johnson, Portfolio Management Specialist, at (415) 489-6448.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gerard Windt".

Gerard Windt
Director
Office of Public Housing

**The Housing Authority of the County of
Santa Cruz**

**Section 22 Streamlined Voluntary Conversion
Application**

Section 3.2. Board Resolution

**BEFORE THE HOUSING AUTHORITY OF THE COUNTY
OF SANTA CRUZ, STATE OF CALIFORNIA**

RESOLUTION NO. 2019-17

On the motion of Commissioner
Duly seconded by Commissioner
The Following Resolution is Adopted:

**RESOLUTION TO APPROVE THE STREAMLINED VOLUNTARY CONVERSION PLAN,
THE PUBLIC HOUSING REMOVAL ACTION, AND THE SUBMISSION OF THE
INVENTORY REMOVALS APPLICATION**

WHEREAS: The Housing Authority of the County of Santa Cruz (HACSC) wishes to implement Section 22 of the United States Housing Act of 1937, Streamlined Voluntary Conversion via 24 CFR 972, subpart B;

WHEREAS: HACSC explicitly included the proposed conversion in the PHA Annual Plan Revision (adopted October 23, 2019), and covered the conversion plan during the required public hearings;

WHEREAS: The Streamlined Voluntary Conversion Plan was developed with resident participation per 24 CFR §972.227(c);

WHEREAS: HUD requires a copy of the Board of Commissioner Resolution approving the removal action to be submitted as part of the Inventory Removals Application;

WHEREAS: HACSC consulted with necessary public officials per 24 CFR §972.227(b);

WHEREAS: HACSC will submit the proposed Future Use plan per 24 CFR §972.230(a); and

WHEREAS: HACSC will submit a conversion plan to HUD in the Inventory Removals Submodule of IMS/PIC under “Streamlined VC”, and will upload completed forms HUD-52860 and HUD-52860-E.

NOW, THEREFORE, be it resolved that the Board of Commissioners of the Housing Authority of the County of Santa Cruz hereby approves the Streamlined Voluntary Conversion Plan and removal action, as well as the submission of the Inventory Removals Application to HUD, on this the 18th day of December, 2019.

PASSED AND ADOPTED by the Commissioners of the Housing Authority of the County of Santa Cruz, State of California, this 18th of December, 2019 by the following vote:

AYES:

NOES:

ABSENT:

Chairperson of the Authority

ATTEST:

Secretary of the Authority

The Housing Authority of the County of Santa Cruz

Section 22 Streamlined Voluntary Conversion Application

Section 3.3. Environmental Review



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: 1900A-1920C Courtyard Drive

Responsible Entity: City of Capitola

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Benjamin Goldstein, 420 Capitola Ave, Capitola, California 95010

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Benjamin Goldstein, 420 Capitola Ave, Capitola, California 95010

Project Location: 1900A-1920C Courtyard Drive, Capitola, California 95010

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 1900 A – 1920 C Courtyard Drive, Capitola, California 95010. The project involves rehabilitation of 12 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Watsonville Municipal Airport is located approximately 10 miles east of the project site.

		<p>The project site is located outside of the runway approach zones.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. FIRM Number 06087C0352F, effective on 05/16/2012
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 12 existing units. As the structures on-site were built in 1984, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 12 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. MBARD Air Quality Management Plan, March 2017).
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 12 existing units would not affect coastal zone management.</p>

		<p>Source:</p> <ol style="list-style-type: none"> 1. Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed September 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 12 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. California Department of Toxic Substances Control EnviroStor Database (https://www.EnviroStor.dtsc.ca.gov/public/map/, accessed September 2019) 2. U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within the Capitola City Limit, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019 2. City of Capitola 2014 General Plan Open Space and Conservation Element
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 12 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Site visit by Nicholas Mascarello, September 18, 2019
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 12 existing units in an urbanized area. No impact to farmland would occur.</p>

1504(b) and 1541; 7 CFR Part 658		
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain. Source: 1. FIRM Number 06087C0392E, effective on 05/16/2012
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The on-site structures were constructed in 1984 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed rehabilitation of 12 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 1,000 feet from the nearest major road (Capitola Road) and over 2,400 feet from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located within an area supported by a sole source aquifer. Source: 1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b , accessed September 2019)
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity. Sources: 1. Site Visit by Nicholas Mascarello, September 18, 2019. 2. U.S. Fish and Wildlife Service Wetlands Mapper, (https://www.fws.gov/wetlands/data/mapper.html , accessed September 2019)
Wild and Scenic Rivers	Yes No	The nearest designated wild and scenic river is Big Sur River, located approximately 50 miles to

Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> <input checked="" type="checkbox"/>	<p>the south. The rehabilitation of 12 existing units would not affect any designated wild or scenic rivers.</p> <p>Source:</p> <p>1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac#, accessed September 2019)</p>
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project involves the rehabilitation of 12 existing units and would not expose minority or low-income populations to environmental hazards.

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: *Katherine Green* Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:

[Signature] Date: 11/1/2019

Name/Title: Jamie Goldstein, City Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: 1223 Broadway Avenue #1-5

Responsible Entity: City of Santa Cruz

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Tiffany Lake, 337 Locust St, Santa Cruz, California 95060

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Tiffany Lake, 337 Locust St, Santa Cruz, California 95060

Project Location: 1223 Broadway Avenue #1-5, Santa Cruz, California 95062

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 1223 Broadway Avenue #1-5, Santa Cruz, California 95062. The project involves rehabilitation of 5 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		

Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Watsonville Municipal Airport is located approximately 12 miles east of the project site. The project site is located outside of the runway approach zones (a).
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located in a coastal barrier resources area. No coastal barrier resources are currently defined on the Pacific coast (b, Appendix A-1).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain (c, Appendix A-2).
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project involves the rehabilitation of 5 existing units. As the structures on-site were built in 1984, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present. The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM ₁₀) (d). Rehabilitation of 5 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is located outside of the coastal zone (e, Appendix A-3). The proposed rehabilitation of 5 existing units would not affect coastal zone management.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed rehabilitation of 5 existing units would not involve the use of or result in exposure to toxic, hazardous or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund or active hazardous waste sites located within 1000 feet of the project site (f, Appendix A-4). A search of the State Water Resource Control Board's Geotracker database revealed no leaking underground storage tanks at the project site (g, Appendix A-5).

<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area of the City of Santa Cruz and is not located in an area with riparian habitat or sensitive natural communities (h, Appendix A-6). While a number of threatened and endangered plant and animal species have the potential to occur within the vicinity (h, i, Appendix A-7), threatened or endangered species would not be impacted, as the project involves rehabilitation of 15 existing housing units and would not include changes to existing uses of the project site, involve the removal of any vegetation, or involve ground disturbance or construction of any buildings.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 5 existing units would not result in exposure to explosive or flammable operations. A field inspection by Nicholas Mascarello confirmed that there are no above-ground storage tanks located in the site vicinity.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 5 existing units in an urbanized area. No impact to farmland would occur.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain (c, Appendix A-2).</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The on-site structures were constructed in 1984 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). As summarized in Appendix A-8, the project would have no potential to cause effects, and there are no further obligations under Section 106 of the NHPA per 36 CFR 800.3(a)(1). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 5 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is over 1,400 feet from the nearest major road (Soquel Avenue) and over 3,000 feet from the nearest rail line. However, the site is located on a quiet residential street,</p>

		and the proposed rehabilitation activities would not increase exposure of current site residents to noise.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project site is not located within an area supported by a sole source aquifer (k, Appendix A-9). The rehabilitation of 5 existing units would not affect any sole source aquifers.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity. The rehabilitation of 5 existing units would not affect any wetlands.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The nearest designated wild and scenic river is Big Sur River, located approximately 50 miles to the south (l, Appendix A-10). The rehabilitation of 5 existing units would not affect any designated wild or scenic rivers.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed project involves the rehabilitation of 5 existing units and would not expose minority or low-income populations to environmental hazards.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

- a – City of Watsonville. Watsonville Municipal Airport Master Plan 2001-2020. Accessed October 2019. Accessible at: <https://www.cityofwatsonville.org/DocumentCenter/View/987/CM-Resolution-179-03-Airport-Master-Plan-PDF>
- b – U.S. Fish & Wildlife Service. Coastal Barrier Resources System Mapper. Accessed October 2019. Accessible at: <https://www.fws.gov/cbra/maps/Mapper.html>
- c – Federal Emergency Management Agency. National Flood Hazard Layer Viewer. Accessed October 2019. Map Number 06087C0332E, effective May 16, 2012. Accessible at: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html>
- d – Monterey Bay Air Resources District. 2012-2015 Air Quality Management Plan. Accessed October 2019. Accessible at: https://www.mbard.org/files/6632732f5/2012-2015-AQMP_FINAL.pdf
- e – County of Santa Cruz. Santa Cruz GISWEB Interactive Mapping Application. Accessed October 2019. Accessible at: <https://gis.santacruzcounty.us/gisweb/>
- f – California Department of Toxic Substances Control. EnviroStor. Accessed October 2019. Accessible at: <https://www.envirostor.dtsc.ca.gov/public/>
- g – California State Water Resources Control Board. GeoTracker. Accessed October 2019. Accessible at: <https://geotracker.waterboards.ca.gov/>

h – U.S. Fish and Wildlife Service. Wetlands Mapper. Accessed October 2019. Accessible at: <https://www.fws.gov/wetlands/data/mapper.html>

i – City of Santa Cruz. 2030 General Plan Chapter 10, Natural Resources and Conservation. Accessed October 2019. Accessible at: <http://www.cityofsantacruz.com/home/showdocument?id=33418>

j – U.S. Fish & Wildlife Service. Information for Planning and Consultation. IPaC. Accessed October 2019. Accessible at: <https://ecos.fws.gov/ipac/>

k – U.S. Environmental Protection Agency. Sole Source Aquifer Interactive Map. Accessed October 2019. Accessible at: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

l – National Wild and Scenic Rivers System. California Designated Rivers. Accessed October 2019. Accessible at: <https://www.rivers.gov/california.php>

Appendices

Appendix A-1: Coastal Barrier Resources System Map

Appendix A-2: FEMA Flood Map 06087C0333F

Appendix A-3: Santa Cruz County GISWEB Interactive Mapping Application

Appendix A-4: EnviroStor Map

Appendix A-5: GeoTracker Map

Appendix A-6: National Wetlands Inventory Map

Appendix A-7: IPaC Endangered Species List

Appendix A-8: Cultural Resources Memorandum

Appendix A-9: Sole Source Aquifers Map

Appendix A-10: National Wild and Scenic Rivers Map

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RRDF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Katherine Green Date: 11/19/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

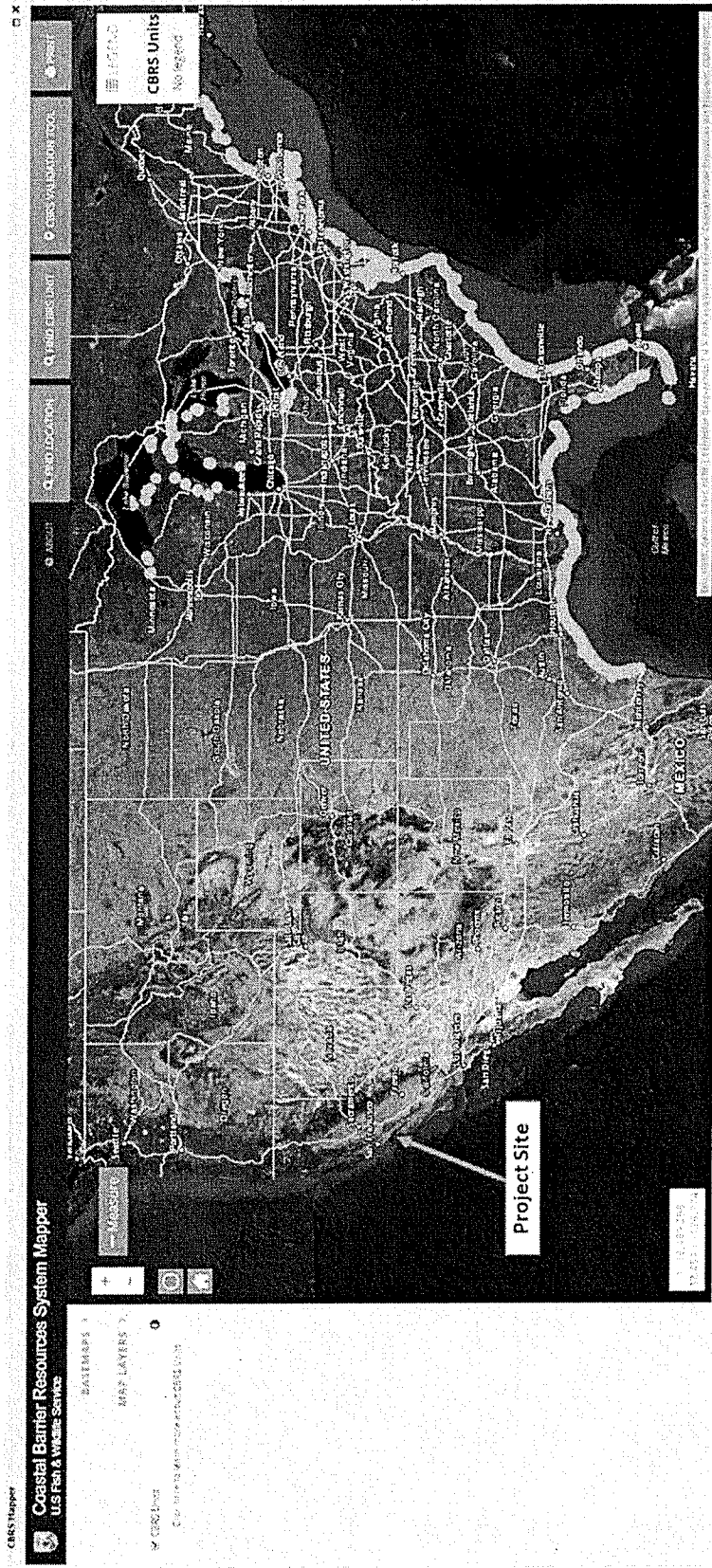
Responsible Entity Agency Official Signature:

Tiffany Lake Date: 11/20/19

Name/Title: Tiffany Lake HCD Principal Management Analyst

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Appendix A-1 Coastal Barrier Resources System Map



Appendix A-2

FEMA Flood Map 06087C0332E, effective 05/16/2012 (Project Vicinity)



Appendix A-3

Santa Cruz County GISWEB Interactive Mapping Application (Project Site)

Search & Select Map | Recorded Maps & Docs | Select & Query Layers | Measure & Lat/Long | Draw & Print | Links & Help

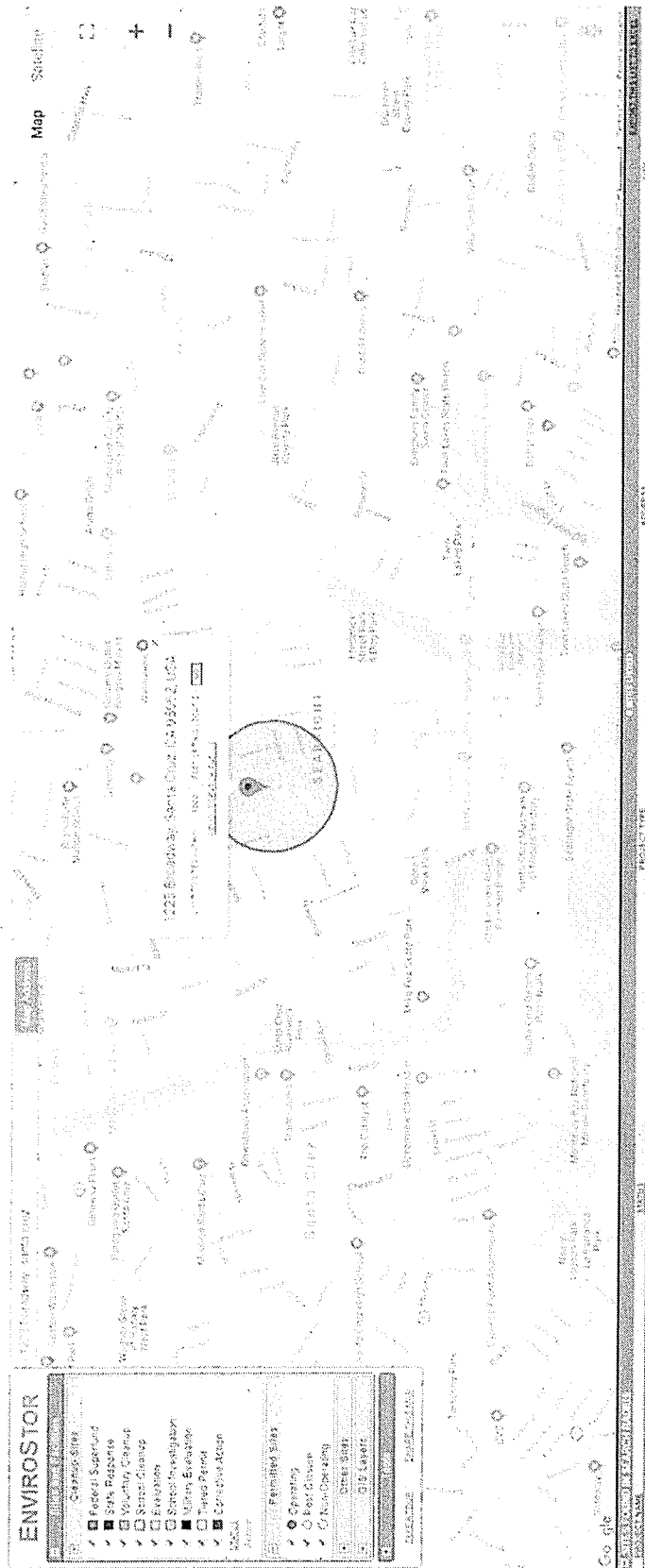
APN Address Street Intersection
 1123 Broadway

Parcel Info | Land Use | Site & Water Resources | Special Districts | Jurisdiction, Easements, & Covenants | Hazard & Geophysical | School Districts & CSAs

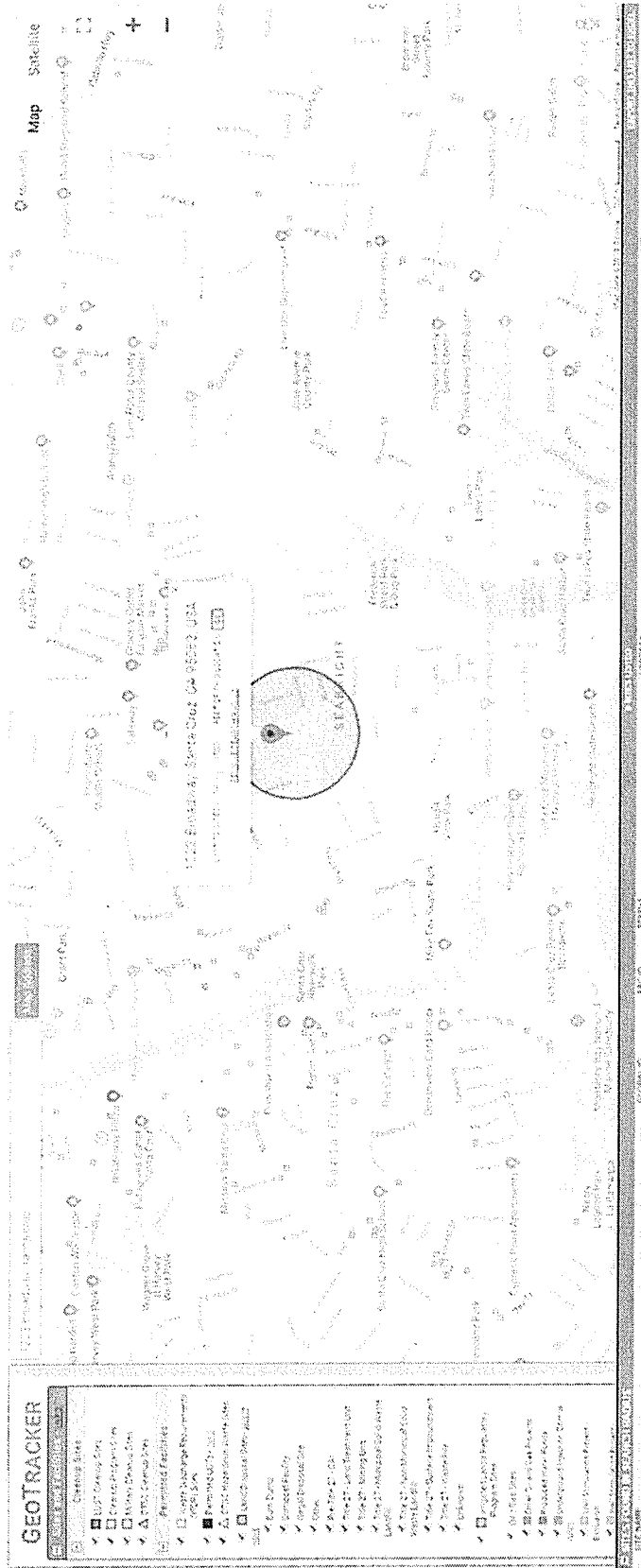
Attribute	Value
200 feet of VA Zoning	No
Adjacent to IP Zoning	No
General Plan Future	n/a
Recorded Maps & Docs	n/a
General Plan Public Facilities	n/a
General Plan Parks	n/a
General Plan Special Communities	n/a
Agricultural Resources	n/a
Coastal Clear Zones	n/a
Coastal Zone	No
Coastal Zone Residential Exclusion	n/a
Coastal Zone Appeal Jurisdiction	n/a
Code Compliance Areas	n/a

Appendix A-4

EnviroStor Map (Project Vicinity)



Appendix A-5
GeoTracker Map (Project Vicinity)





Rincon Consultants, Inc.
200 Washington Street
Suite 207
Santa Cruz, California 95060

831 440 3899 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

November 7, 2019
Project No: 19-07744

Tiffany Lake
Principal Management Analyst, City of Santa Cruz
Housing and Community Development Division
337 Locust Street
Santa Cruz, California 95060
Via email: tlake@cityofsantacruz.com

Subject: Cultural Resources Analysis for the 1233 Broadway Project

Dear Ms. Lake:

Rincon Consultants, Inc. (Rincon) was retained by the Housing Authority of the County of Santa Cruz to provide a cultural resources desktop analysis for the 1233 Broadway Project (project). The project is seeking federal funding from the U. S. Department of Housing and Urban Development and therefore is subject to Section 106 of the National Historic Preservation Act (NHPA).

Rincon understands that the project would involve the rehabilitation of 5 existing units at 1233 Broadway, #1-5. Rehabilitation would include the painting of interior walls and cabinets; interior plumbing upgrades to toilets, faucets, and sinks; carpet replacement; light fixture replacement; installation of new appliances, blinds, and doors; exterior painting, siding repairs, rain gutter replacement, and roof repair and/or replacement; and site improvements such as landscaping upgrades. No demolition, addition, or expansion of residential units, or subsurface grading is proposed.

Per 36 CFR 800, historic properties are those which are listed or eligible for the National Register of Historic Places (NRHP), which requires eligible properties be 50 years of age or be demonstrated to be of "exceptional importance" if they do meet this age threshold. The subject buildings comprise an architecturally undistinguished housing complex constructed in 1984 and per visual observation there is no evidence to suggest they possess significant associations of "exceptional importance" which would qualify them for listing in the NRHP. Because of this and also the fact that the project requires no ground disturbance, there is no potential to directly affect above- or below-ground historic properties. Similarly, because the project requires no demolition and no installation of new above-ground structures, there is no potential to indirectly affect historic built environment resources through visual impairment or changes in setting. As a result, there is no potential cause effects and there are no further obligations under Section 106 of the NHPA per 36 CFR 800.3(a)(1).

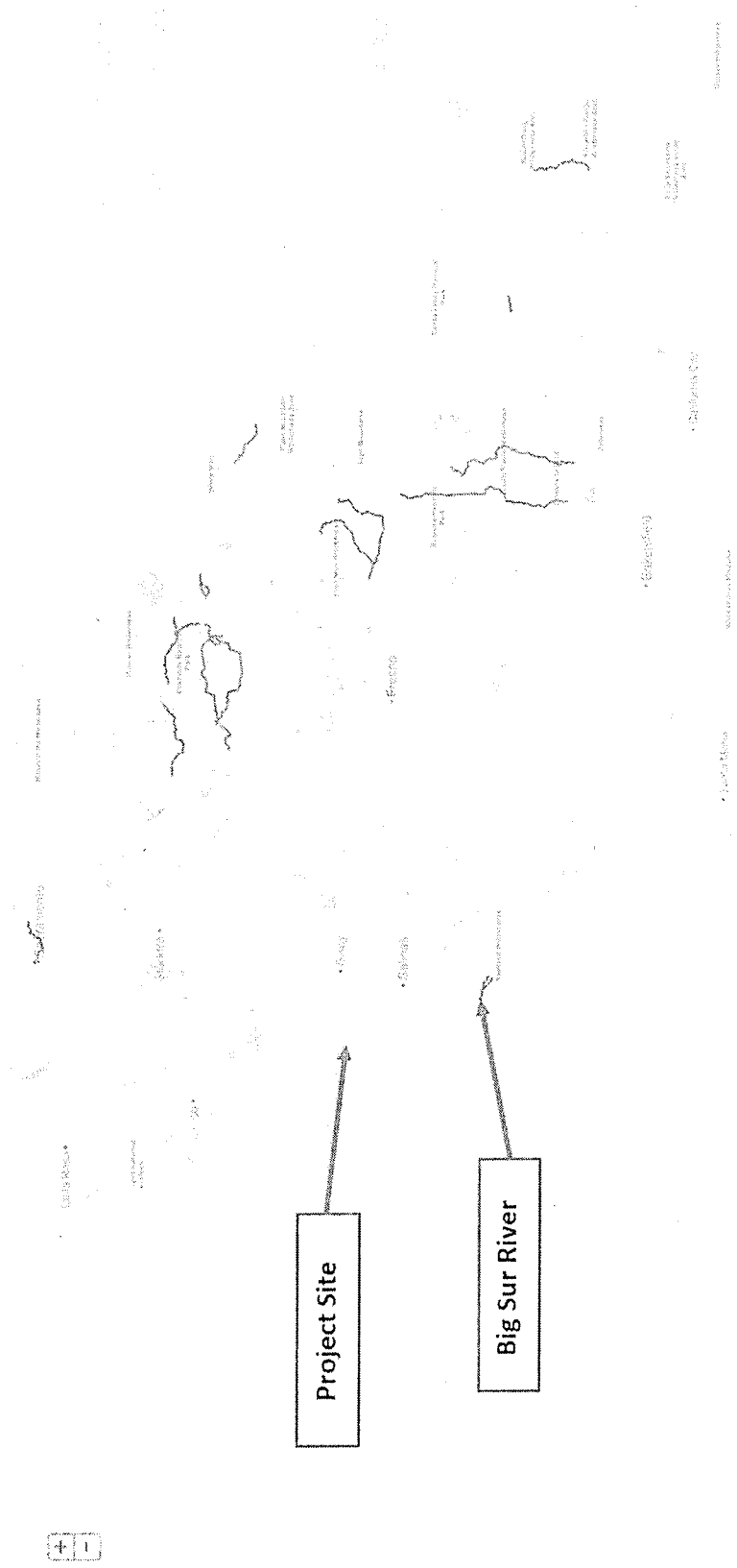
Please do not hesitate to contact Rincon Consultants if you have any questions regarding this memo.

Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read 'Steven Treffers'.

Steven Treffers, MHP
Senior Architectural Historian

Appendix A-10
National Wild and Scenic Rivers Map



Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: 81A-87D Grandview Street

Responsible Entity: City of Santa Cruz

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Tiffany Lake, 337 Locust St, Santa Cruz, California 95060

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Tiffany Lake, 337 Locust St, Santa Cruz, California 95060

Project Location: 81A-87D Grandview Street, Santa Cruz, California 95060

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 81A-87D Grandview Street, Santa Cruz, California 95060. The project involves rehabilitation of 15 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		

<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Watsonville Municipal Airport is located approximately 20 miles east of the project site. The project site is located outside of the runway approach zones (a).</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area. No coastal barrier resources are currently defined on the Pacific coast (b, Appendix A-1).</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain (c, Appendix A-2).</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 15 existing units. As the structures on-site were built in 1984, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀) (d). Rehabilitation of 15 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone (e, Appendix A-3). The proposed rehabilitation of 15 existing units would not affect coastal zone management.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 15 existing units would not involve the use of or result in exposure to toxic, hazardous or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund or active hazardous waste sites located within 1000 feet of the project site (f, Appendix A-4). A search of the State Water Resource Control Board's Geotracker database revealed no leaking underground storage tanks at the project site (g, Appendix A-5).</p>

<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area of the City of Santa Cruz and is not located in an area with riparian habitat or sensitive natural communities (h, Appendix A-6). While a number of threatened and endangered plant and animal species have the potential to occur within the vicinity (i, h, Appendix A-7), threatened or endangered species would not be impacted, as the project involves rehabilitation of 15 existing housing units and would not include changes to existing uses of the project site, involve the removal of any vegetation, or involve ground disturbance or construction of any buildings.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 15 existing units would not result in exposure to explosive or flammable operations. A field inspection by Nicholas Mascarello confirmed that there are no above-ground storage tanks located in the site vicinity.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 15 existing units in an urbanized area within the City of Santa Cruz. No impact to farmland would occur.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain (c, Appendix A-2).</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The on-site structures were constructed in 1984 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). As summarized in Appendix A-8, the project would have no potential to cause effects, and there are no further obligations under Section 106 of the NHPA per 36 CFR 800.3(a)(1). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 15 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is less than 100 feet from the nearest major road (State Route 1) and less than 600 feet from the nearest rail line. However, the site is located on a quiet residential street, and</p>

		the proposed rehabilitation activities would not increase exposure of current site residents to noise.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project site is not located within an area supported by a sole source aquifer (k, Appendix A-9). The rehabilitation of 15 existing units would not affect any sole source aquifers.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project site is within an urbanized area. No wetlands are located on-site or in the immediate site vicinity (h, Appendix A-4). The rehabilitation of 15 existing units would not affect any wetlands.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The nearest designated wild and scenic river is Big Sur River, located approximately 50 miles to the south (l, Appendix A-10). The rehabilitation of 15 existing units would not affect any designated wild or scenic rivers.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed project involves the rehabilitation of 15 existing units and would not expose minority or low-income populations to environmental hazards.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

a – City of Watsonville. Watsonville Municipal Airport Master Plan 2001-2020. Accessed October 2019. Accessible at: <https://www.cityofwatsonville.org/DocumentCenter/View/987/CM-Resolution-179-03-Airport-Master-Plan-PDF>

b – U.S. Fish & Wildlife Service. Coastal Barrier Resources System Mapper. Accessed October 2019. Accessible at: <https://www.fws.gov/cbra/maps/Mapper.html>

c – Federal Emergency Management Agency. National Flood Hazard Layer Viewer. Accessed October 2019. Map Number 06087C0333F, effective September 29, 2017. Accessible at: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html>

d – Monterey Bay Air Resources District. 2012-2015 Air Quality Management Plan. Accessed October 2019. Accessible at: https://www.mbard.org/files/6632732f5/2012-2015-AQMP_FINAL.pdf

e – County of Santa Cruz. Santa Cruz GISWEB Interactive Mapping Application. Accessed October 2019. Accessible at: <https://gis.santaacruzcounty.us/gisweb/>

f – California Department of Toxic Substances Control. EnviroStor. Accessed October 2019. Accessible at: <https://www.envirostor.dtsc.ca.gov/public/>

g – California State Water Resources Control Board. GeoTracker. Accessed October 2019. Accessible at: <https://geotracker.waterboards.ca.gov/>

h – U.S. Fish and Wildlife Service. Wetlands Mapper. Accessed October 2019. Accessible at: <https://www.fws.gov/wetlands/data/mapper.html>

i – City of Santa Cruz. 2030 General Plan Chapter 10, Natural Resources and Conservation. Accessed October 2019. Accessible at: <http://www.cityofsantacruz.com/home/showdocument?id=33418>

j – U.S. Fish & Wildlife Service. Information for Planning and Consultation. IPaC. Accessed October 2019. Accessible at: <https://ecos.fws.gov/ipac/>

k – U.S. Environmental Protection Agency. Sole Source Aquifer Interactive Map. Accessed October 2019. Accessible at: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

l – National Wild and Scenic Rivers System. California Designated Rivers. Accessed October 2019. Accessible at: <https://www.rivers.gov/california.php>

Appendices

Appendix A-1: Coastal Barrier Resources System Map

Appendix A-2: FEMA Flood Map 06087C0333F

Appendix A-3: Santa Cruz County GISWEB Interactive Mapping Application

Appendix A-4: EnviroStor Map

Appendix A-5: GeoTracker Map

Appendix A-6: National Wetlands Inventory Map

Appendix A-7: IPaC Endangered Species List

Appendix A-8: Cultural Resources Memorandum

Appendix A-9: Sole Source Aquifers Map

Appendix A-10: National Wild and Scenic Rivers Map

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Katherine Green Date: 11/19/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

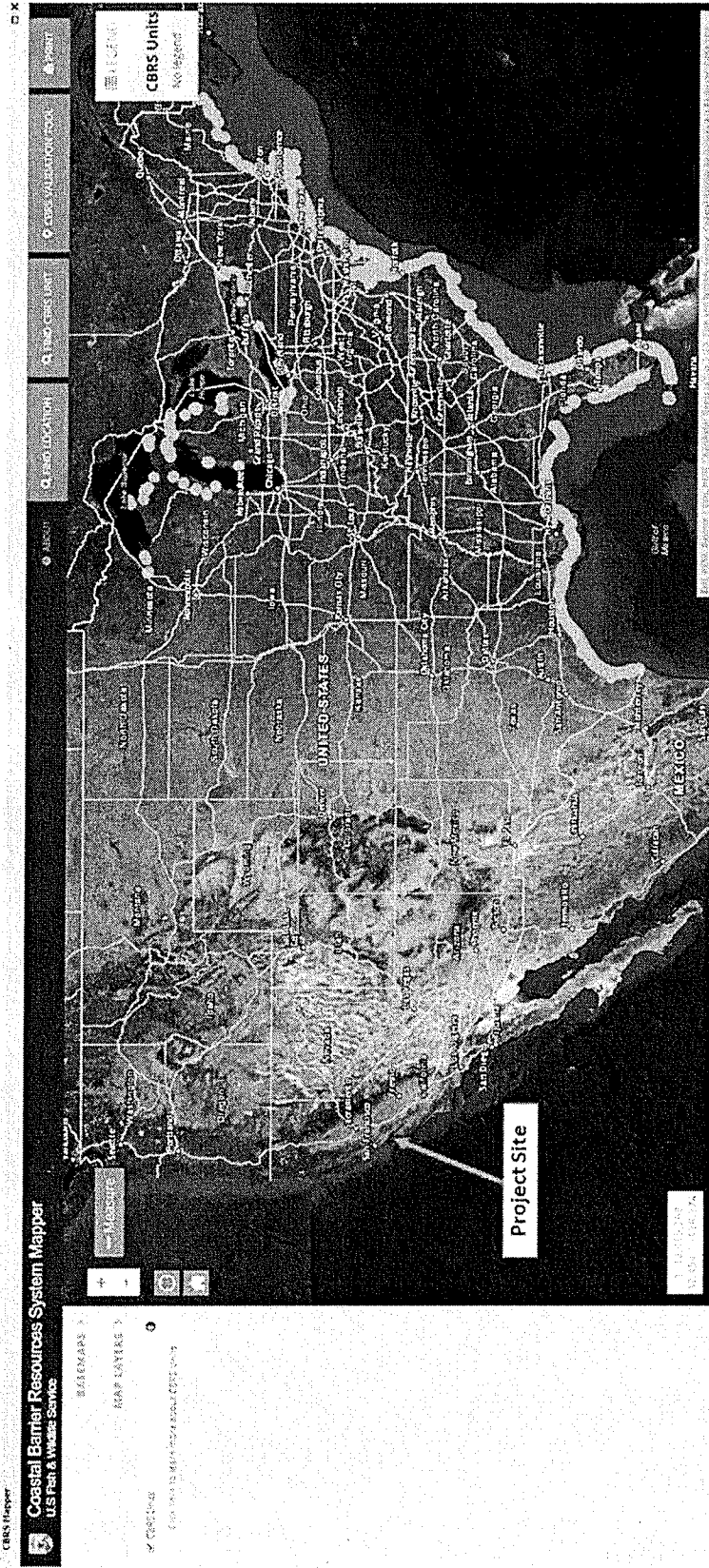
Responsible Entity Agency Official Signature:

Tiffany Lake Date: 11/20/19

Name/Title: Tiffany Lake HCD Principal Management Analyst

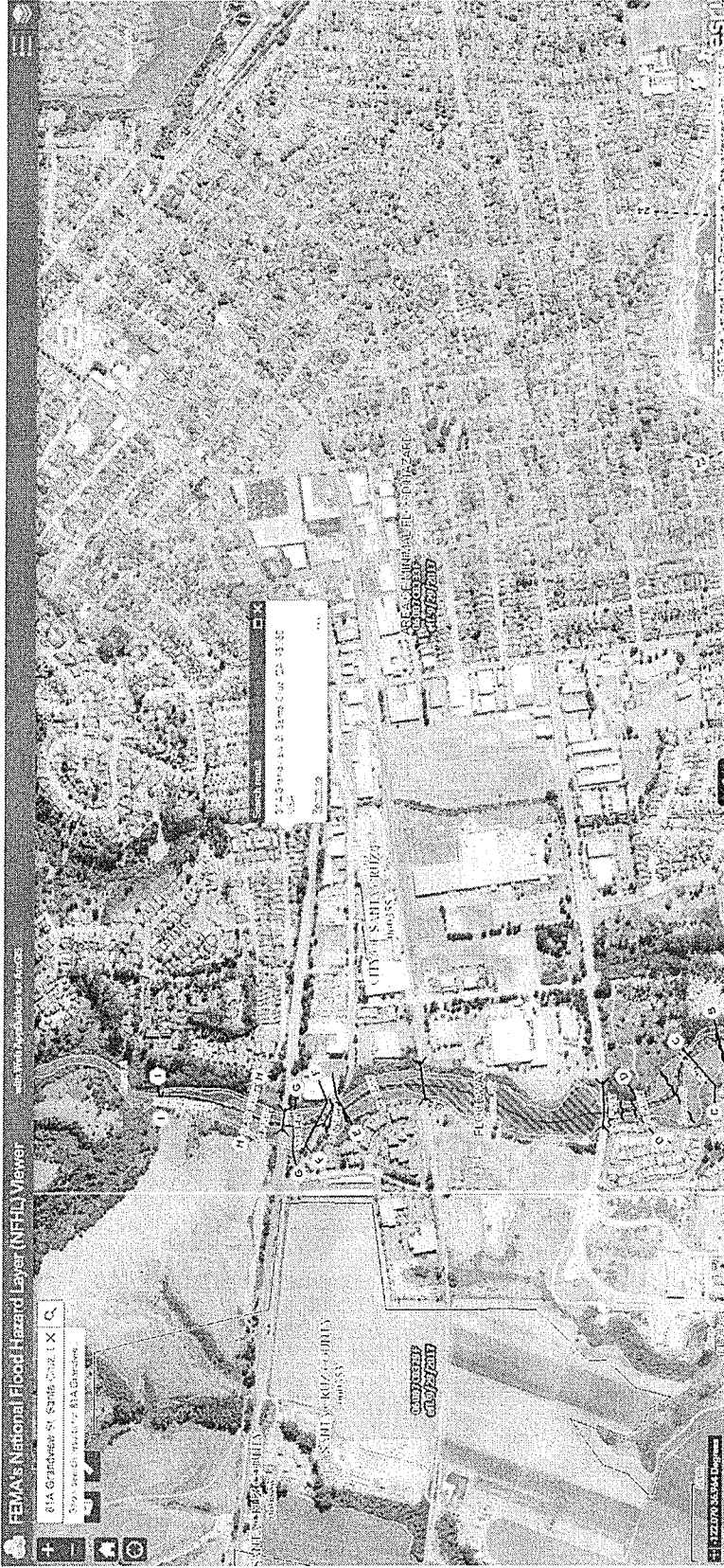
This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

**Appendix A-1
Coastal Barrier Resources System Map**



Appendix A-2

FEMA Flood Map 06087C0333F, effective on 09/29/2017 (Project Vicinity)



Appendix A-3

Santa Cruz County GISWEB Interactive Mapping Application (Project Site)

Search & Select Map Recorded Maps & Docs Select & Query Layers Measure & Lat/Long Draw & Print Links & Help


APN Address Street Intersection

31 grandview street

Select Property Report Zoning Report

Select Base Map

Select Overlay



Parcel Information

Attribute	Value
Adjacent to TP Zoning	No
General Plan Features	n/a
General Plan Public Facilities	n/a
General Plan Parks	n/a
General Plan Special Communities	n/a
Special Communities Description	n/a

Recorded Maps & Docs

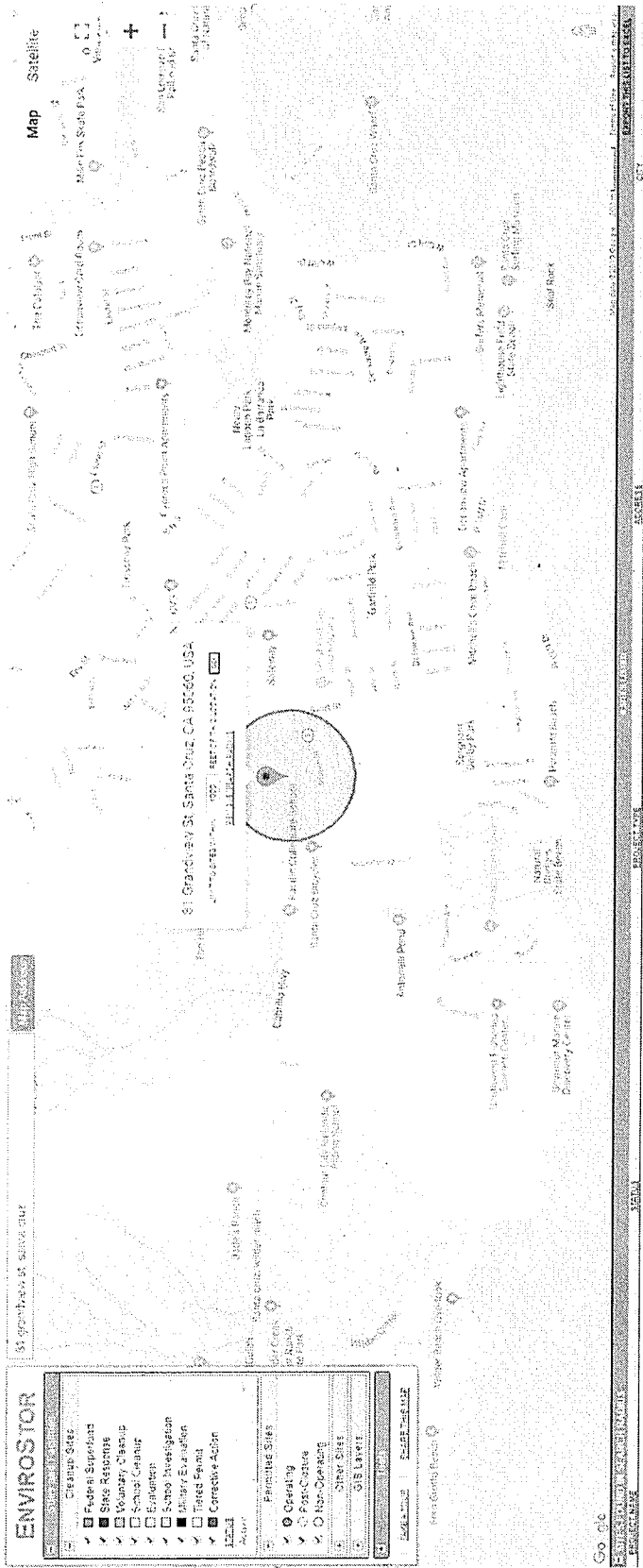
Attribute	Value
Additional Resources	n/a
Coastal Zone	No
Coastal Zone Residential Exclusion	n/a
Coastal Zone Appeal Jurisdiction	n/a
Coastal Compliance Areas	n/a
Fluvial Reach Areas	n/a

Select and Query Results

Parcel Info | Land Use | Soils & Water Resources | Special Districts | Jurisdictional, Elections, & Census | Hazards & Geophysical | School Districts & CSFs

Appendix A-4

EnviroStor Map (Project Vicinity)





Rincon Consultants, Inc.
200 Washington Street
Suite 207
Santa Cruz, California 95060

831 440 3899 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

November 7, 2019
Project No: 19-07744

Tiffany Lake
Principal Management Analyst
Housing and Community Development Division, City of Santa Cruz
337 Locust Street
Santa Cruz, CA 95060
Via email: tlake@cityofsantacruz.com

Subject: Cultural Resources Analysis for the 81A-87D Grandview Street Project

Dear Ms. Lake:

Rincon Consultants, Inc. (Rincon) was retained by the Housing Authority of the County of Santa Cruz to provide environmental review for the 81A-87D Grandview Street Project (project). The project is seeking federal funding from the U. S. Department of Housing and Urban Development and therefore is subject to Section 106 of the National Historic Preservation Act (NHPA).

The project would involve the rehabilitation of 15 existing units at 81A-87D Grandview Street (project site). Rehabilitation would include the painting of interior walls and cabinets; interior plumbing upgrades to toilets, faucets, and sinks; carpet replacement; light fixture replacement; installation of new appliances, blinds, and doors; exterior painting, siding repairs, rain gutter replacement, and roof repair and/or replacement; and site improvements such as landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, and hardscape improvements. None of the activities would involve the demolition, addition, or expansion of residential units, or subsurface grading.

Per 36 CFR 800, historic properties are those which are listed or eligible for the National Register of Historic Places, which requires eligible properties be 50 years of age or be demonstrated to be of "exceptional importance" if they do meet this age threshold. The buildings located at the project site are undistinguished Spanish Colonial Revival-style apartment buildings constructed after 1980 and per visual observation there is no evidence to suggest they possess significant associations of "exceptional importance" which would qualify them for listing in the NRHP. Because of this and also the fact that the project requires no ground disturbance, there is no potential to directly affect above- or below-ground historic properties. Similarly, because the project requires no demolition and no installation of new above-ground structures, there is no potential to indirectly affect historic built environment resources through visual impairment or changes in setting. As a result, there is no potential to cause effects and there are no further obligations under Section 106 of the NHPA per 36 CFR 800.3(a)(1).

Please do not hesitate to contact Rincon Consultants if you have any questions regarding this memo.

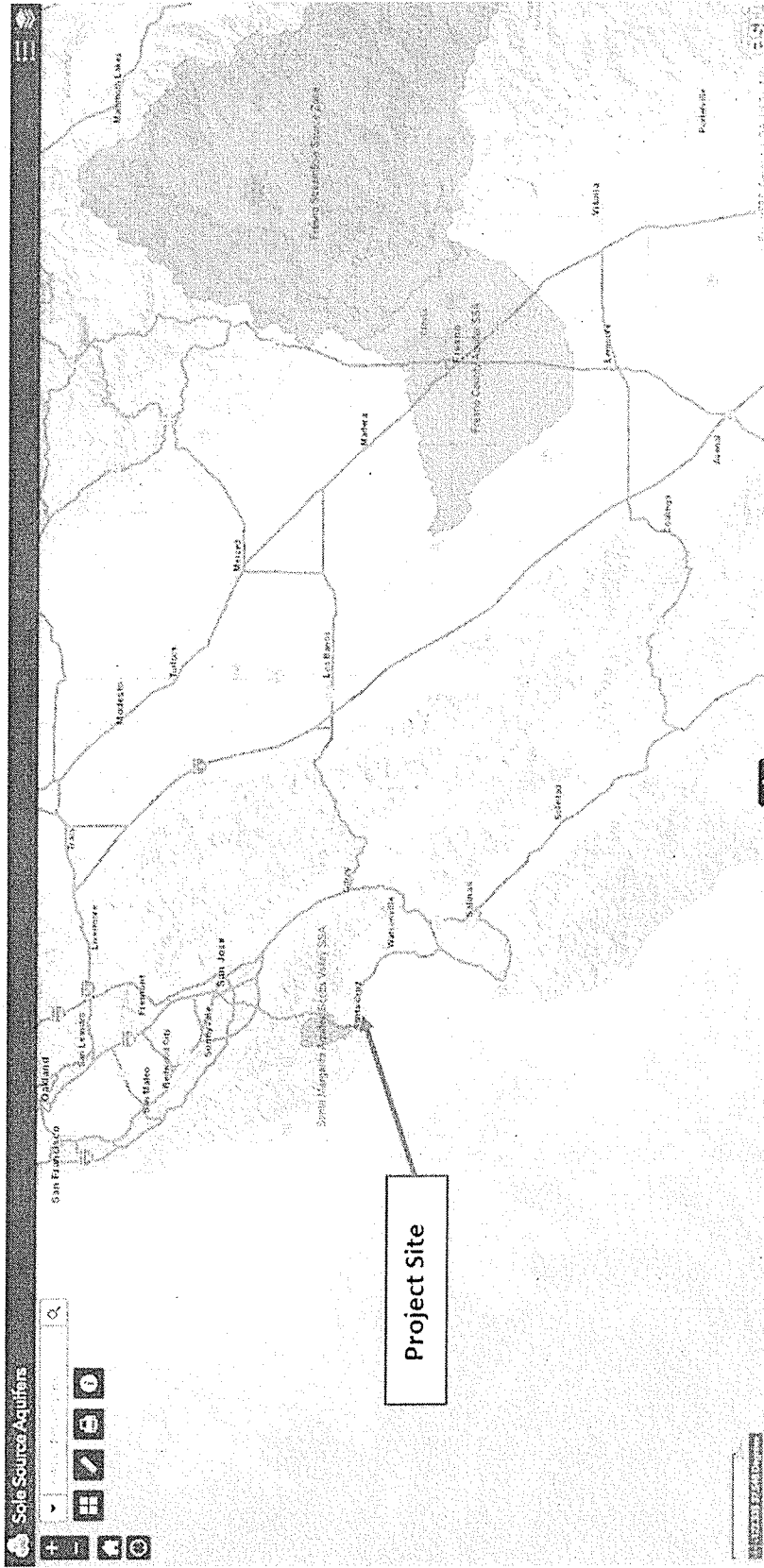
Sincerely,

Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "Steven Treffers". The signature is fluid and cursive, written over a white background.

Steven Treffers, MHP
Senior Architectural Historian

Appendix A-9
Map of Sole Source Aquifers



**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5**

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: 301 La Fonda Avenue #1-12

Responsible Entity: City of Santa Cruz

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Tiffany Lake, 337 Locust St, Santa Cruz, California 95060

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Tiffany Lake, 337 Locust St, Santa Cruz, California 95060

Project Location: 301 La Fonda Avenue #1-12, Santa Cruz, California 95062

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 301 La Fonda Avenue #1-12, Santa Cruz, California 95062. The project involves rehabilitation of 12 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		

Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Watsonville Municipal Airport is located approximately 12 miles northwest of the project site. The project site is located outside of the runway approach zones (a).
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located in a coastal barrier resources area. No coastal barrier resources are currently defined on the Pacific coast (b, Appendix A-1).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain (c, Appendix A-2).
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project involves the rehabilitation of 12 existing units. As the structures on-site were built in 1984, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present. The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM ₁₀) (d). Rehabilitation of 12 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is located outside of the coastal zone (e, Appendix A-3). The proposed rehabilitation of 12 existing units would not affect coastal zone management.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed rehabilitation of 12 existing units would not involve the use of or result in exposure to toxic, hazardous or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund or active hazardous waste sites located within 1000 feet of the project site (f, Appendix A-4). A search of the State Water Resource Control Board's Geotracker database revealed no leaking underground storage tanks at the project site (g, Appendix A-5).

<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area of the City of Santa Cruz and is not located in an area with riparian habitat or sensitive natural communities, though Arana Gulch is located 600 feet to the southeast (h, Appendix A-6). While a number of threatened and endangered plant and animal species have the potential to occur within the vicinity (i, h, Appendix A-7), threatened or endangered species would not be impacted, as the project involves rehabilitation of 15 existing housing units and would not include changes to existing uses of the project site, involve the removal of any vegetation, or involve ground disturbance or construction of any buildings.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 12 existing units would not result in exposure to explosive or flammable operations. A field inspection by Nicholas Mascarello confirmed that there are no above-ground storage tanks located in the site vicinity.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 12 existing units in an urbanized area. No impact to farmland would occur.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain (c, Appendix A-2).</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The on-site structures were constructed in 1984 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). As summarized in Appendix A-8, the project would have no potential to cause effects, and there are no further obligations under Section 106 of the NHPA per 36 CFR 800.3(a)(1). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 12 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 700 feet from the nearest major road (Soquel Avenue) and over one mile from the nearest rail line. However, the site is located on a quiet residential street, and</p>

		the proposed rehabilitation activities would not increase exposure of current site residents to noise.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project site is not located within an area supported by a sole source aquifer (k, Appendix A-9). The rehabilitation of 12 existing units would not affect any sole source aquifers.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project site is within an urbanized area. No wetlands are located on-site or in the immediate site vicinity (h, Appendix A-4). The rehabilitation of 12 existing units would not affect any wetlands.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The nearest designated wild and scenic river is Big Sur River, located approximately 45 miles to the south (l, Appendix A-10). The rehabilitation of 12 existing units would not affect any designated wild or scenic rivers.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed project involves the rehabilitation of 12 existing units and would not expose minority or low-income populations to environmental hazards.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

a – City of Watsonville. Watsonville Municipal Airport Master Plan 2001-2020. Accessed October 2019. Accessible at: <https://www.cityofwatsonville.org/DocumentCenter/View/987/CM-Resolution-179-03-Airport-Master-Plan-PDF>

b – U.S. Fish & Wildlife Service. Coastal Barrier Resources System Mapper. Accessed October 2019. Accessible at: <https://www.fws.gov/cbra/maps/Mapper.html>

c – Federal Emergency Management Agency. National Flood Hazard Layer Viewer. Accessed October 2019. Map Number 06087C0351E, effective May 16, 2012. Accessible at: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html>

d – Monterey Bay Air Resources District. 2012-2015 Air Quality Management Plan. Accessed October 2019. Accessible at: https://www.mbard.org/files/6632732f5/2012-2015-AQMP_FINAL.pdf

e – County of Santa Cruz. Santa Cruz GISWEB Interactive Mapping Application. Accessed October 2019. Accessible at: <https://gis.santacruzcounty.us/gisweb/>

f – California Department of Toxic Substances Control. EnviroStor. Accessed October 2019. Accessible at: <https://www.envirostor.dtsc.ca.gov/public/>

g – California State Water Resources Control Board. GeoTracker. Accessed October 2019. Accessible at: <https://geotracker.waterboards.ca.gov/>

- h – U.S. Fish and Wildlife Service. Wetlands Mapper. Accessed October 2019. Accessible at: <https://www.fws.gov/wetlands/data/mapper.html>
- i – City of Santa Cruz. 2030 General Plan Chapter 10, Natural Resources and Conservation. Accessed October 2019. Accessible at: <http://www.cityofsantacruz.com/home/showdocument?id=33418>
- j – U.S. Fish & Wildlife Service. Information for Planning and Consultation. IPaC. Accessed October 2019. Accessible at: <https://ecos.fws.gov/ipac/>
- k – U.S. Environmental Protection Agency. Sole Source Aquifer Interactive Map. Accessed October 2019. Accessible at: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>
- l – National Wild and Scenic Rivers System. California Designated Rivers. Accessed October 2019. Accessible at: <https://www.rivers.gov/california.php>

Appendices

- Appendix A-1: Coastal Barrier Resources System Map
- Appendix A-2: FEMA Flood Map 06087C0351E
- Appendix A-3: Santa Cruz County GISWEB Interactive Mapping Application
- Appendix A-4: EnviroStor Map
- Appendix A-5: GeoTracker Map
- Appendix A-6: National Wetlands Inventory Map
- Appendix A-7: IPaC Endangered Species List
- Appendix A-8: Cultural Resources Memorandum
- Appendix A-9: Sole Source Aquifers Map
- Appendix A-10: National Wild and Scenic Rivers Map

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Katherine Green Date: 11/19/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

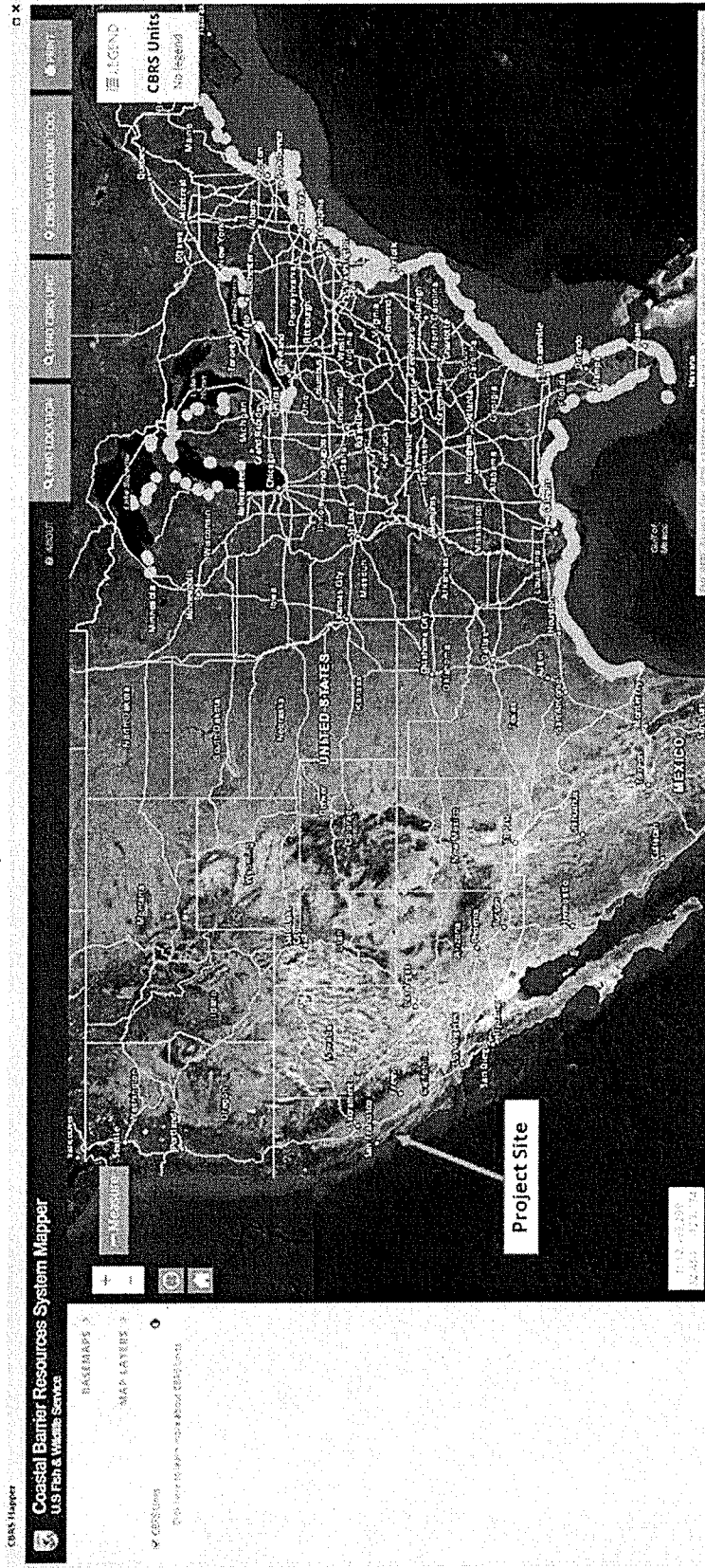
Responsible Entity Agency Official Signature:

Tiffany Lake Date: 11/20/19

Name/Title: Tiffany Lake HCD Principal Management Analyst

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Appendix A-1
Coastal Barrier Resources System Map



Appendix A-3

Santa Cruz County GISWEB Interactive Mapping Application (Project Site)

Search & Select Map Recorded Maps & Docs Select & Query Layers Measure & Lat/Long Draw & Print Links & Help

APN Address Street Intersection
 Property Report Save Map
 Zoning Report

301 LA FORDA AVE SANTA CRUZ, 95062

Parcel Info | Land Use | Blocks & Water Resources | Special Districts | Jurisdictional, Easements, & Constraints | Hazards & Geo-Physical | School Districts & CSAs

Attribute	Value
Agricultural Resources	n/a
Coastal Zone	N/A
Coastal Zone Reassessment Exclusion	n/a
Coastal Zone Appeal Jurisdiction	n/a
Code Compliance Areas	n/a
Partner Team Areas	n/a

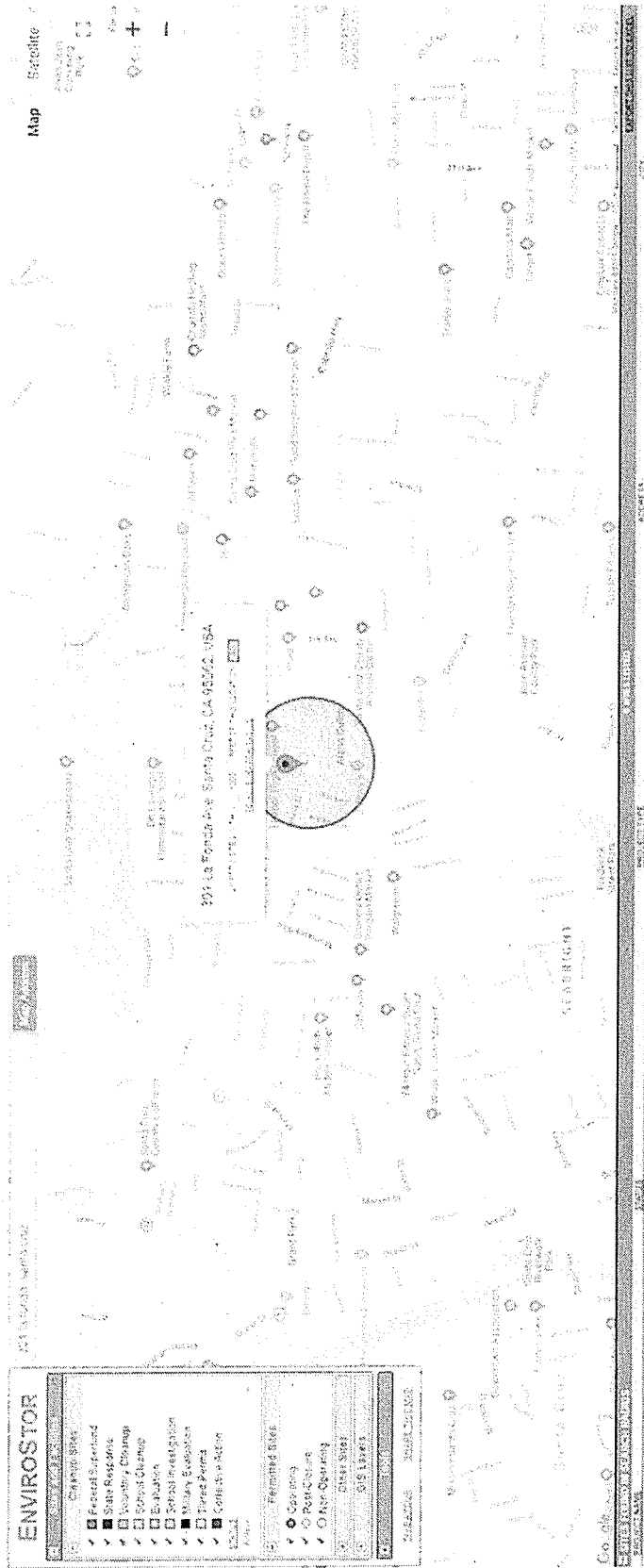
Attribute	Value
Adjacent to TP Zoning	No
General Plan Features	n/a
General Plan Public Facilities	n/a
General Plan Parks	n/a
General Plan Special Communities	n/a
Special Communities Development	n/a

Parcel Information: Adjacent to TP Zoning: No; General Plan Features: n/a; General Plan Public Facilities: n/a; General Plan Parks: n/a; General Plan Special Communities: n/a; Special Communities Development: n/a

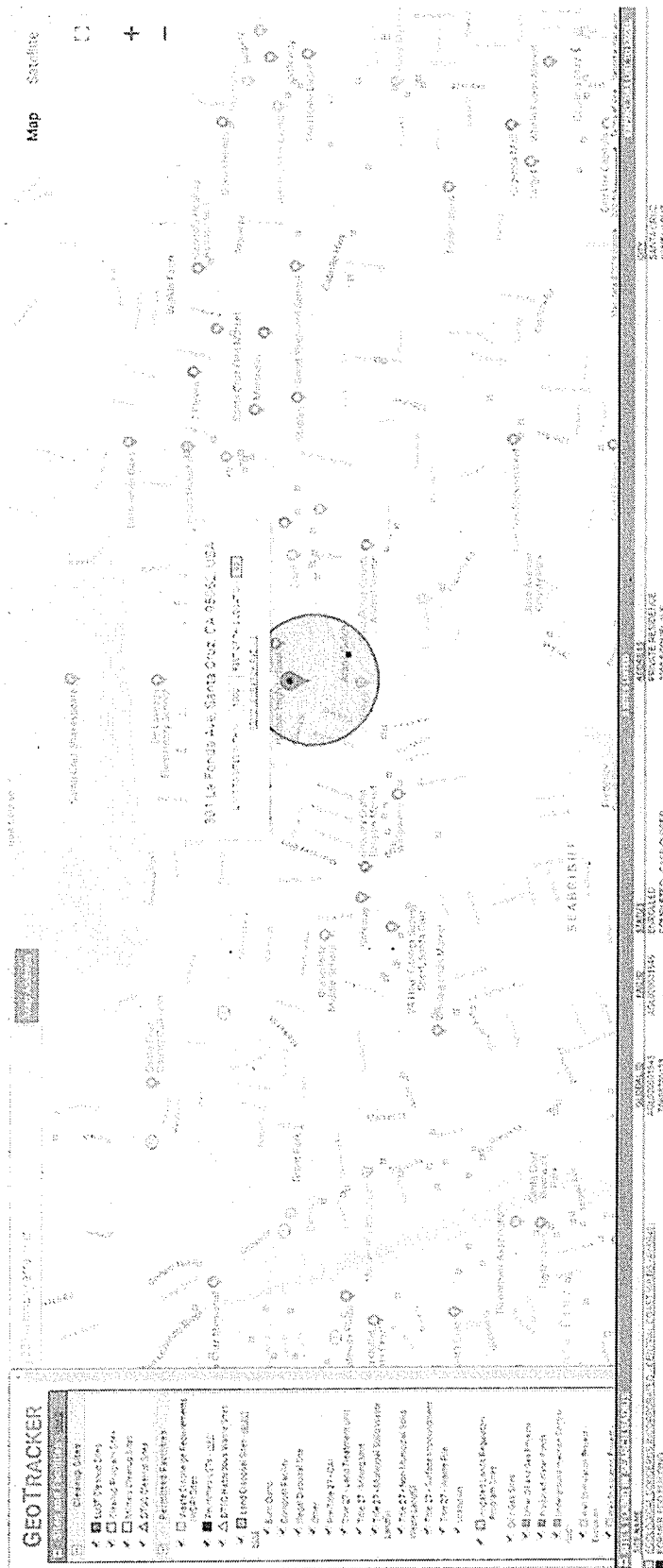
Recorded Maps & Docs: General Plan Public Facilities: n/a; General Plan Parks: n/a; General Plan Special Communities: n/a; Special Communities Development: n/a

Select and Query Results: General Plan Special Communities: n/a; Special Communities Development: n/a

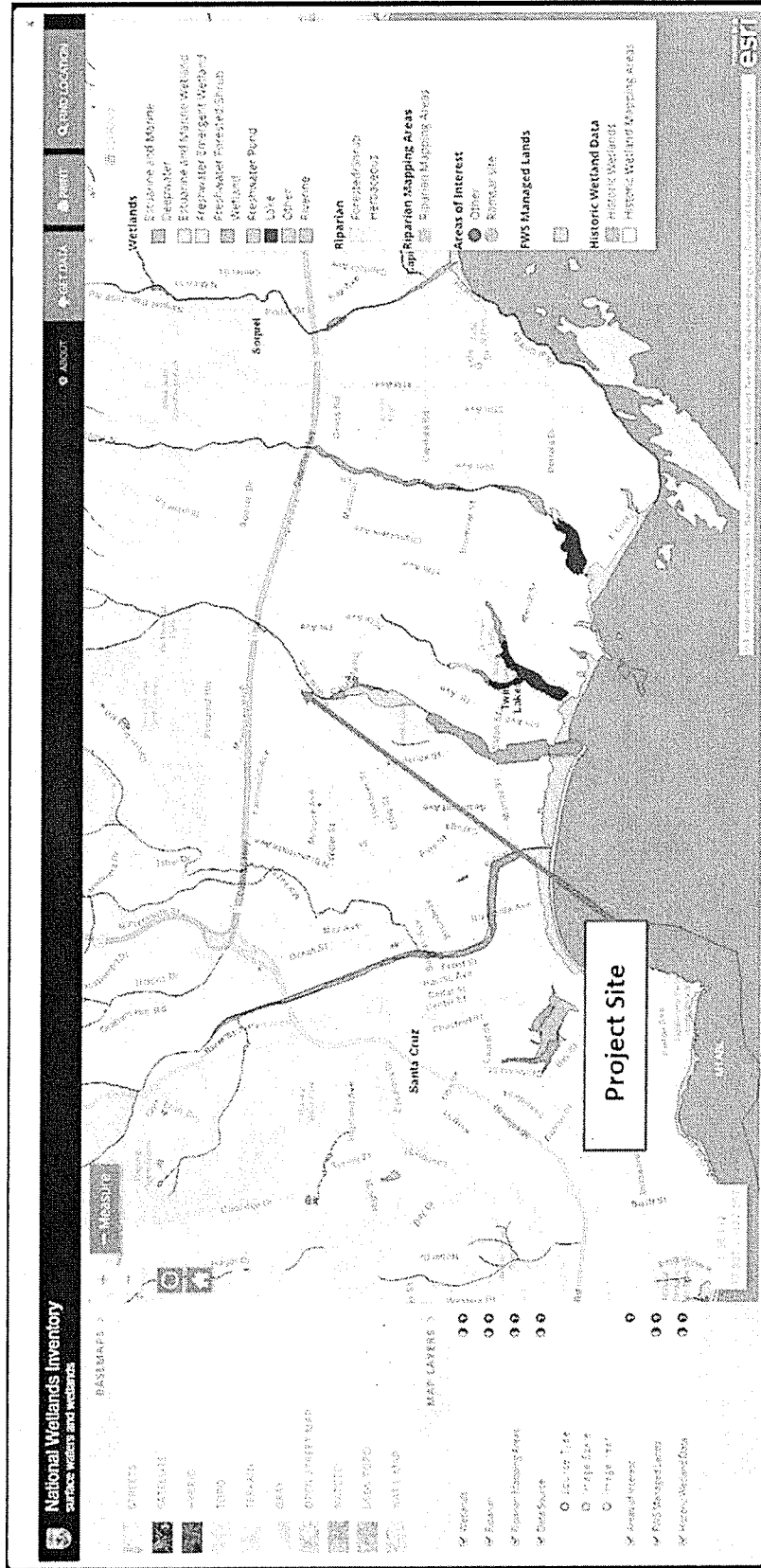
Appendix A-4
EnviroStor Map (Project Vicinity)



Appendix A-5
GeoTracker Map (Project Vicinity)



Appendix A-6
National Wetlands Inventory Map (Project Vicinity)



Appendix A-8
Cultural Resources Memorandum



Rincon Consultants, Inc.
200 Washington Street
Suite 207
Santa Cruz, California 95060

831 440 3899 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

November 7, 2019
Project No: 19-07744

Tiffany Lake
Principal Management Analyst, City of Santa Cruz
Housing and Community Development Division
337 Locust Street
Santa Cruz, California 95060
Via email: tlake@cityofsantacruz.com

Subject: Cultural Resources Analysis for the 301 La Fonda Project

Dear Ms. Lake:

Rincon Consultants, Inc. (Rincon) was retained by the Housing Authority of the County of Santa Cruz to provide a cultural resources desktop analysis for the 301 La Fonda Avenue Project (project). The project is seeking federal funding from the U. S. Department of Housing and Urban Development and therefore is subject to Section 106 of the National Historic Preservation Act (NHPA).

Rincon understands that the project would involve the rehabilitation of 12 existing units at 301 La Fonda Avenue (project site). Rehabilitation would include the painting of interior walls and cabinets; interior plumbing upgrades to toilets, faucets, and sinks; carpet replacement; light fixture replacement; installation of new appliances, blinds, and doors; exterior painting, siding repairs, rain gutter replacement, and roof repair and/or replacement; and site improvements such as landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, and hardscape improvements. None of the activities would involve the demolition, addition, or expansion of residential units, or subsurface grading.

Per 36 CFR 800, historic properties are those which are listed or eligible for the National Register of Historic Places (NRHP), which requires eligible properties be 50 years of age or be demonstrated to be of "exceptional importance" if they do meet this age threshold. The buildings located at the project site comprise an architecturally undistinguished housing complex constructed in 1984 and per visual observation there is no evidence to suggest they possess significant associations of "exceptional importance" which would qualify them for listing in the NRHP. Because of this and also the fact that the project requires no ground disturbance, there is no potential to directly affect above- or below-ground historic properties. Similarly, because the project requires no demolition and no installation of new above-ground structures, there is no potential to indirectly affect historic built environment resources through visual impairment or changes in setting. As a result, there is no potential to cause effects and there are no further obligations under Section 106 of the NHPA per 36 CFR 800.3(a)(1).

Please do not hesitate to contact Rincon Consultants if you have any questions regarding this memo.

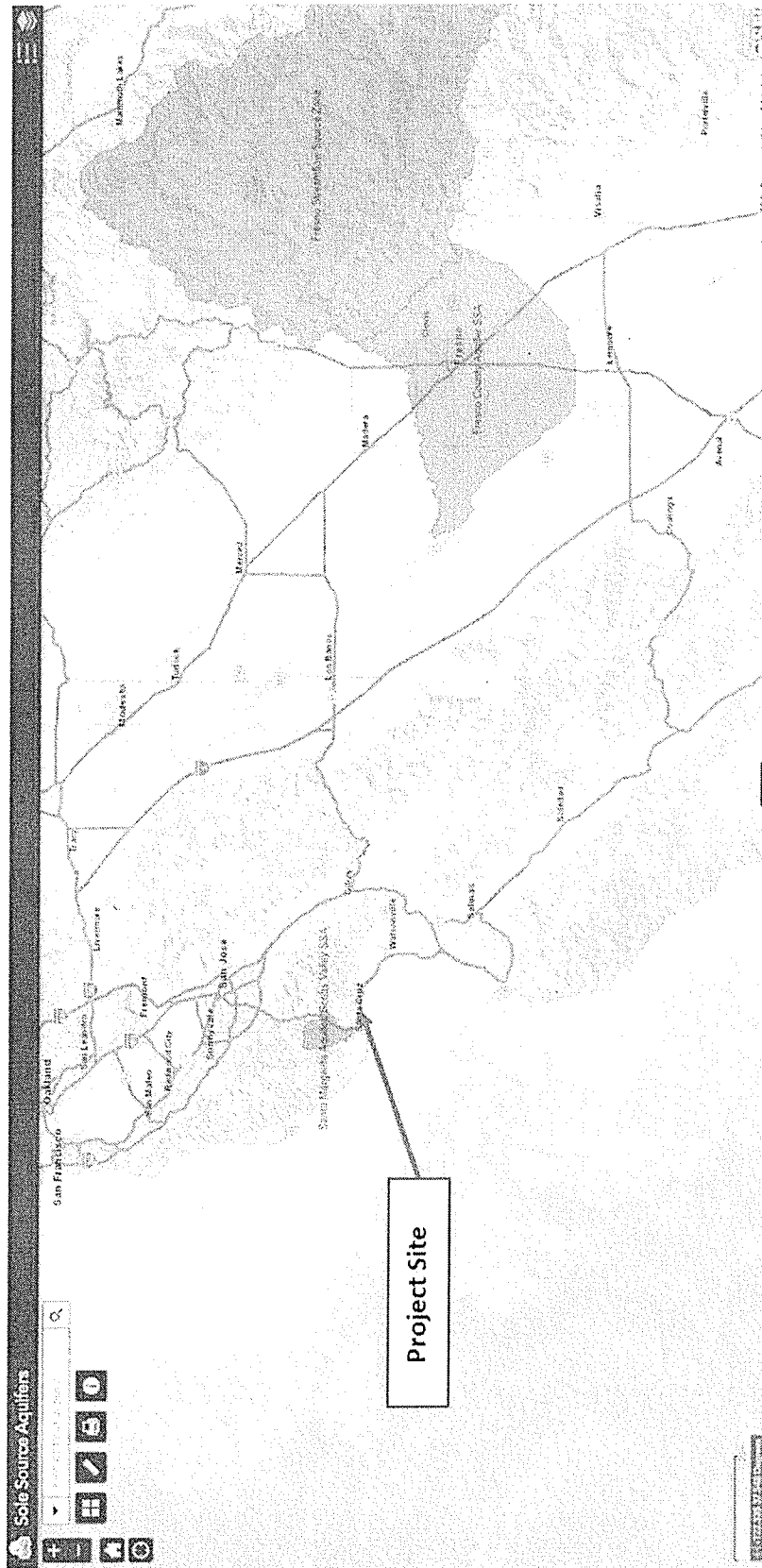
Sincerely,

Rincon Consultants, Inc.

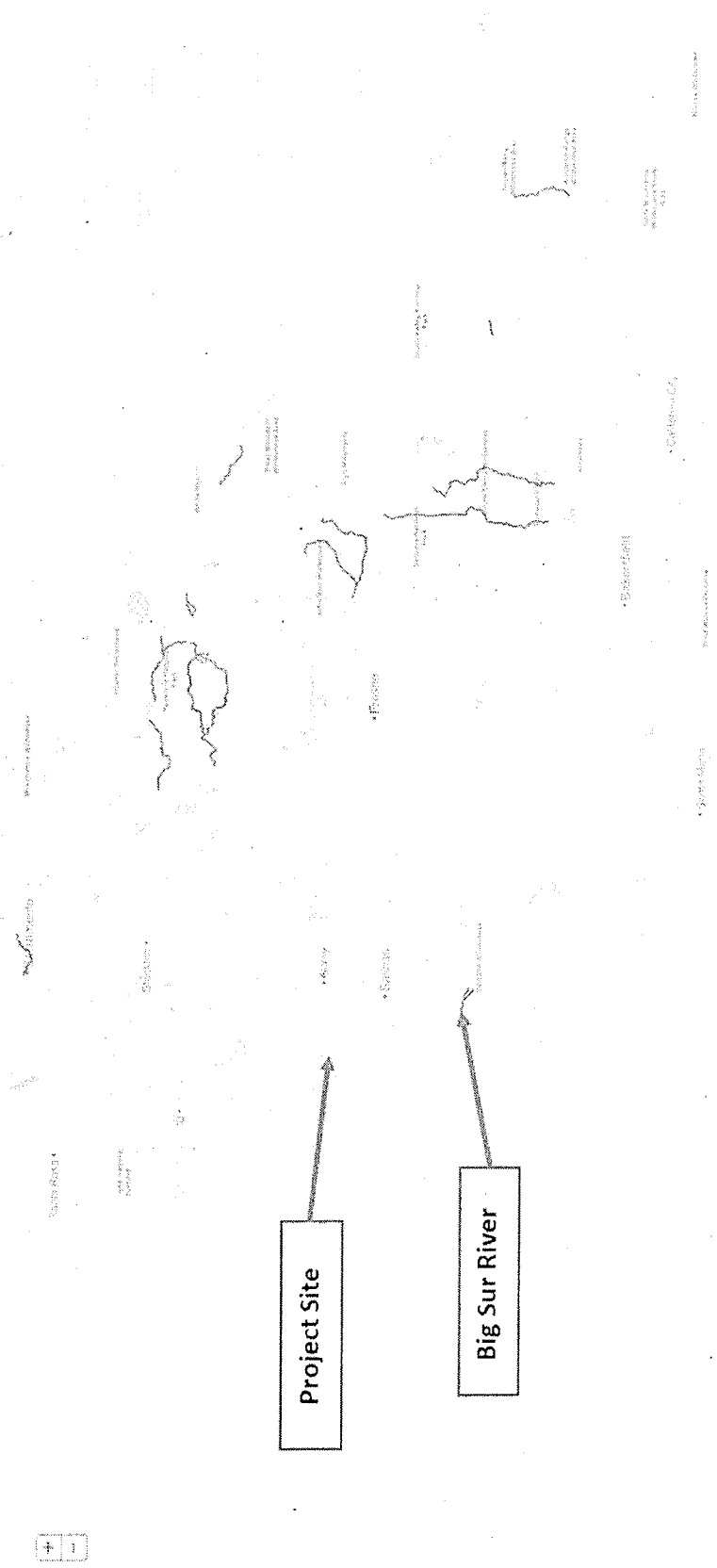
A handwritten signature in black ink, appearing to read 'Steven Treffers'.

Steven Treffers, MHP
Senior Architectural Historian

Appendix A-9
Map of Sole Source Aquifers



Appendix A-10
National Wild and Scenic Rivers Map





U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 308 Clifford Avenue #A-P

Responsible Entity: City of Watsonville

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc

Certifying Officer Name and Title: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Project Location: 308 Clifford Avenue #A-P, Watsonville, California 95076

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 308 Clifford Avenue #A-P, Watsonville, California 95076. The project involves rehabilitation of 16 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		

<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Watsonville Municipal Airport is located approximately one mile northwest of the project site. The project site is located outside of the runway approach zones.</p> <p>Source:</p> <p>1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <p>1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Sources:</p> <p>1. FIRM Number 06087C0392E, effective on 05/16/2012</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 16 existing units. As the structures on-site were built in 1996, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 16 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <p>1. MBARD Air Quality Management Plan, March 2017).</p>
<p>Coastal Zone Management</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 16</p>

<p>Coastal Zone Management Act, sections 307(c) & (d)</p>		<p>existing units would not affect coastal zone management.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed September 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. California Department of Toxic Substances Control EnviroStor Database (https://www.EnviroStor.dtsc.ca.gov/public/map/, accessed September 2019) 2. U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within the Watsonville Urban Limit Line, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019 2. City of Watsonville 2005 General Plan Environmental Resource Management Element
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019

<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 16 existing units in an urbanized area. No impact to farmland would occur.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source:</p> <p>1. FIRM Number 06087C0392E, effective on 05/16/2012</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The on-site structures were constructed in 1996 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 1,400 feet from the nearest major road (South Green Valley Road) and over one mile from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within an area supported by a sole source aquifer.</p> <p>Source:</p> <p>1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b, accessed September 2019)</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity.</p> <p>Sources:</p> <p>1. Site Visit by Nicholas Mascarello, September 18, 2019. 2. U.S. Fish and Wildlife Service Wetlands Mapper,</p>

		(https://www.fws.gov/wetlands/data/mapper.html , accessed September 2019)
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The nearest designated wild and scenic river is Big Sur River, located approximately 45 miles to the south. The rehabilitation of 16 existing units would not affect any designated wild or scenic rivers. Source: 1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac# , accessed September 2019)
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project involves the rehabilitation of 16 existing units and would not expose minority or low-income populations to environmental hazards.

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: *Katherine Green* Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:

[Signature] Date: 10/21/19
Name/Title: Suzi Merriam, Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 310A-314H Clifford Avenue

Responsible Entity: City of Watsonville

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Project Location: 310A-314H Clifford Avenue, Watsonville, California 95076

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 310A-314H Clifford Avenue, Watsonville, California 95076. The project involves rehabilitation of 16 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		

<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Watsonville Municipal Airport is located approximately one-mile northwest of the project site. The project site is located outside of the runway approach zones.</p> <p>Source:</p> <p>1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <p>1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Sources:</p> <p>1. FIRM Number 06087C0392E, effective on 05/16/2012</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 16 existing units. As the structures on-site were built in 1992, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 16 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <p>1. MBARD Air Quality Management Plan, March 2017).</p>
<p>Coastal Zone Management</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 16</p>

<p>Coastal Zone Management Act, sections 307(c) & (d)</p>		<p>existing units would not affect coastal zone management.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed online September 23, 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. California Department of Toxic Substances Control EnviroStor Database (https://www.EnviroStor.dtsc.ca.gov/public/map/, accessed September 2019) 2. U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within the Watsonville Urban Limit Line, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019 2. City of Watsonville 2005 General Plan Environmental Resource Management Element
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019

<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 16 existing units in an urbanized area. No impact to farmland would occur.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. FIRM Number 06087C0392E, effective on 05/16/2012
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The on-site structures were constructed in 1992 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 1,400 feet from the nearest major road (South Green Valley Road) and over one mile from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within an area supported by a sole source aquifer.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b, accessed September 2019)
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019. 2. U.S. Fish and Wildlife Service Wetlands Mapper,

		(https://www.fws.gov/wetlands/data/mapper.html , accessed September 2019)
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The nearest designated wild and scenic river is Big Sur River, located approximately 45 miles to the south. The rehabilitation of 16 existing units would not affect any designated wild or scenic rivers. Source: 1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac# , accessed September 2019)
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project involves the rehabilitation of 16 existing units and would not expose minority or low-income populations to environmental hazards.

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Katherine Green Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:

Suzi Merriam Date: 10/21/19
Name/Title: Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 50 Arista Court #A-P

Responsible Entity: City of Watsonville

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Project Location: 50 Arista Court, Watsonville, CA 95076

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 50 Arista Court #A-P, Watsonville, California 95076. The project involves rehabilitation and repair of 16 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Watsonville Municipal Airport is located approximately 1.3 miles northwest of the project

		<p>site. The project site is located outside of the runway approach zones.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. FIRM Number 06087C0392E, effective on 05/16/2012
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 16 existing units. As the structures on-site were built in 1996, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 16 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. MBARD Air Quality Management Plan, March 2017).
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 16 existing units would not affect coastal zone management.</p>

		<p>Source:</p> <ol style="list-style-type: none"> 1. Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed September 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. California Department of Toxic Substances Control EnviroStor Database (https://www.envirostor.dtsc.ca.gov/public/map/, accessed September 2019) 2. U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within the Watsonville Urban Limit Line, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019 2. City of Watsonville 2005 General Plan Environmental Resource Management Element
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019
<p>Farmlands Protection</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 16 existing units in an urbanized area. No impact to farmland would occur.</p>

Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658		
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain. Source: 1. FIRM Number 06087C0392E, effective on 05/16/2012
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The on-site structures were constructed in 1996 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed rehabilitation of 16 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 750 feet from the nearest major road (Freedom Boulevard) and over one mile from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project site is not located within an area supported by a sole source aquifer. Source: 1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b , accessed September 2019)
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity. Sources: 1. Site Visit by Nicholas Mascarello, September 18, 2019. 2. U.S. Fish and Wildlife Service Wetlands Mapper, (https://www.fws.gov/wetlands/data/mapper.html , accessed September 2019)

<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The nearest designated wild and scenic river is Big Sur River, located approximately 45 miles to the south. The rehabilitation of 16 existing units would not affect any designated wild or scenic rivers.</p> <p>Source:</p> <p>1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac#, accessed September 2019)</p>
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 16 existing units and would not expose minority or low-income populations to environmental hazards.</p>

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None Required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project;** OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Katherine Green Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:

Suzi Merciam, Date: 10/21/19
Name/Title: Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 55 Arista Lane #A-O

Responsible Entity: City of Watsonville

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Consultant (if applicable): Rincon Consultants, Inc

Direct Comments to: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Project Location: 55 Arista Lane #A-O, Watsonville, California 95076

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 55 Arista Lane #A-O, Watsonville, California 95076. The project involves rehabilitation and repair of 15 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		

<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Watsonville Municipal Airport is located approximately 1.3 miles northwest of the project site. The project site is located outside of the runway approach zones.</p> <p>Source:</p> <p>1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <p>1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Sources:</p> <p>1. FIRM Number 06087C0392E, effective on 05/16/2012</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 15 existing units. As the structures on-site were built in 1996, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 16 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <p>1. MBARD Air Quality Management Plan, March 2017).</p>
<p>Coastal Zone Management</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 15</p>

<p>Coastal Zone Management Act, sections 307(c) & (d)</p>		<p>existing units would not affect coastal zone management.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed September 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 15 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. California Department of Toxic Substances Control EnviroStor Database (https://www.envirostor.dtsc.ca.gov/public/map/, accessed September 2019) 2. U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within the Watsonville Urban Limit Line, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019 2. City of Watsonville 2005 General Plan Environmental Resource Management Element
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 15 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019

<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 15 existing units in an urbanized area. No impact to farmland would occur.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. FIRM Number 06087C0392E, effective on 05/16/2012
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The on-site structures were constructed in 1996 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 15 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 750 feet from the nearest major road (Riverside Road/Route 129) and over 1.5 miles from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within an area supported by a sole source aquifer.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b, accessed September 2019)
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019. 2. U.S. Fish and Wildlife Service Wetlands Mapper,

		(https://www.fws.gov/wetlands/data/mapper.html , accessed September 2019)
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The nearest designated wild and scenic river is Big Sur River, located approximately 45 miles to the south. The rehabilitation of 15 existing units would not affect any designated wild or scenic rivers. Source: 1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac# , accessed September 2019)
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project involves the rehabilitation of 15 existing units and would not expose minority or low-income populations to environmental hazards.

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: *Katherine Green* Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:

[Signature] Date: 10/21/19
Name/Title: Suzi Mexciam, Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 160 Blackburn Avenue # A-N

Responsible Entity: City of Watsonville

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Project Location: 160 Blackburn Avenue # A-N, Watsonville, California 95076

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 160 Blackburn Avenue # A-N, Watsonville, California 95076. The project involves rehabilitation of 14 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Program	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		

<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Watsonville Municipal Airport is located approximately 2.5 miles northwest of the project site. The project site is located outside of the runway approach zones.</p> <p>Source:</p> <p>1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <p>1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located in a FEMA designated a 0.2% Annual Chance Flood Hazard Zone. However, the City of Watsonville participates in the National Flood Insurance Program. Additionally, the project involves rehabilitation of existing structures and would not exacerbate flood risk.</p> <p>Sources:</p> <p>1. NFIP Community Status Book 2. FIRM Number 06087C0411E, effective on 05/16/2012</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 14 existing units. As the structures on-site were built in 1984, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 16 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <p>1. MBARD Air Quality Management Plan, March 2017).</p>

<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 14 existing units would not affect coastal zone management.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed September 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 14 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. California Department of Toxic Substances Control EnviroStor Database (https://www.EnviroStor.dtsc.ca.gov/public/map/, accessed September 2019) 2. U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within the Watsonville Urban Limit Line, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019 2. City of Watsonville 2005 General Plan Environmental Resource Management Element
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 14 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p>

		1. Site Visit by Nicholas Mascarello, September 18, 2019
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project involves the rehabilitation of 14 existing units in an urbanized area. No impact to farmland would occur.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located in a within a 0.2% Annual Chance Flood Hazard Zone. However, the project would not involve a critical action, and as the project involves rehabilitation of existing structures, it would not affect management of the floodplain. Source: 1. FIRM Number 06087C0411E, effective on 05/16/2012
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The on-site structures were constructed in 1984 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed rehabilitation of 14 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 900 feet from the nearest major road (Riverside Road/Route 129) and approximately 4,500 feet from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located within an area supported by a sole source aquifer. Source: 1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b , accessed September 2019)
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity.

		<p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019. 2. U.S. Fish and Wildlife Service Wetlands Mapper, (https://www.fws.gov/wetlands/data/mapper.html, accessed September 2019)
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The nearest designated wild and scenic river is Big Sur River, located approximately 45 miles to the south. The rehabilitation of 14 existing units would not affect any designated wild or scenic rivers.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac#, accessed September 2019)
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 14 existing units and would not expose minority or low-income populations to environmental hazards.</p>

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

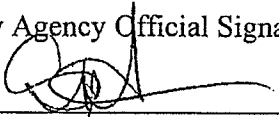
Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Katherine Green Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:  Date: 10/21/19

Name/Title: Suzi Merriam, Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Name: 225A – 239B Crestview Drive

Responsible Entity: City of Watsonville

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Project Location: 225A – 239B Crestview Drive, Watsonville, California 95076

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 225A – 239B Crestview Drive, Watsonville, California 95076. The project involves rehabilitation and repair of 16 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		

<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Watsonville Municipal Airport is located approximately 2.5 miles northwest of the project site. The project site is located outside of the runway approach zones.</p> <p>Source:</p> <p>1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <p>1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Sources:</p> <p>1. FIRM Number 06087C0392E, effective on 05/16/2012</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 16 existing units. As the structures on-site were built in 1984, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 16 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <p>1. MBARD Air Quality Management Plan, March 2017).</p>
<p>Coastal Zone Management</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 16</p>

<p>Coastal Zone Management Act, sections 307(c) & (d)</p>		<p>existing units would not affect coastal zone management.</p> <p>Source:</p> <ol style="list-style-type: none"> Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed September 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> California Department of Toxic Substances Control EnviroStor Database (https://www.EnviroStor.dtsc.ca.gov/public/map/, accessed September 2019) U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within the Watsonville Urban Limit Line, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> Site Visit by Nicholas Mascarello, September 18, 2019 City of Watsonville 2005 General Plan Environmental Resource Management Element
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p> <ol style="list-style-type: none"> Site Visit by Nicholas Mascarello, September 18, 2019

<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 16 existing units in an urbanized area. No impact to farmland would occur.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source:</p> <p>1. FIRM Number 06087C0392E, effective on 05/16/2012</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The on-site structures were constructed in 1984 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 550 feet from the nearest major road (Freedom Boulevard) and over one mile from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within an area supported by a sole source aquifer.</p> <p>Source:</p> <p>1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b, accessed September 2019)</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity.</p> <p>Sources:</p> <p>1. Site Visit by Nicholas Mascarello, September 18, 2019.</p> <p>2. U.S. Fish and Wildlife Service Wetlands Mapper,</p>

		(https://www.fws.gov/wetlands/data/mapper.html , accessed September 2019)
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The nearest designated wild and scenic river is Big Sur River, located approximately 45 miles to the south. The rehabilitation of 16 existing units would not affect any designated wild or scenic rivers. Source: 1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac# , accessed September 2019)
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project involves the rehabilitation of 16 existing units and would not expose minority or low-income populations to environmental hazards.

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: *Katherine Green* Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:

[Signature] Date: 10/24/19
Name/Title: Suzi Merriam
Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 179A-195B Montebello Drive and 320A-326B Clifford Avenue

Responsible Entity: City of Watsonville

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Project Location: 179A-195B Montebello Drive and 320A-326B Clifford Avenue, Watsonville, California 95076

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 179A-195B Montebello Drive and 320A-326B Clifford Avenue, Watsonville, California 95076. The project involves rehabilitation of 16 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		

<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Watsonville Municipal Airport is located approximately one mile northwest of the project site. The project site is located outside of the runway approach zones.</p> <p>Source:</p> <p>1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <p>1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Sources:</p> <p>1. FIRM Number 06087C0392E, effective on 05/16/2012</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 16 existing units. As the structures on-site were built in 1984, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 16 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <p>1. MBARD Air Quality Management Plan, March 2017).</p>
<p>Coastal Zone Management</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 16</p>

<p>Coastal Zone Management Act, sections 307(c) & (d)</p>		<p>existing units would not affect coastal zone management.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed September 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. California Department of Toxic Substances Control EnviroStor Database (https://www.EnviroStor.dtsc.ca.gov/public/map/, accessed September 2019) 2. U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within the Watsonville Urban Limit Line, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019 2. City of Watsonville 2005 General Plan Environmental Resource Management Element
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019

<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 16 existing units in an urbanized area. No impact to farmland would occur.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source:</p> <p>1. FIRM Number 06087C0392E, effective on 05/16/2012</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The on-site structures were constructed in 1984 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 16 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 1,400 feet from the nearest major road (South Green Valley Road) and over one mile from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within an area supported by a sole source aquifer.</p> <p>Source:</p> <p>1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b, accessed September 2019)</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity.</p> <p>Sources:</p> <p>1. Site Visit by Nicholas Mascarello, September 18, 2019.</p> <p>2. U.S. Fish and Wildlife Service Wetlands Mapper,</p>

		(https://www.fws.gov/wetlands/data/mapper.html , accessed September 2019)
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The nearest designated wild and scenic river is Big Sur River, located approximately 45 miles to the south. The rehabilitation of 16 existing units would not affect any designated wild or scenic rivers. Source: 1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac# , accessed September 2019)
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project involves the rehabilitation of 16 existing units and would not expose minority or low-income populations to environmental hazards.

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Katherine Green Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:

Suzi Mecciam Date: 10/24/19
Name/Title: Suzi Mecciam, Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 100-146 Seneca Court

Responsible Entity: City of Watsonville

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Suzi Merriam, City of Watsonville, 250 Main Street, Watsonville, California 95076

Project Location: 100-146 Seneca Court, Watsonville, California 95076

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 100-146 Seneca Court, Watsonville, California 95076. The project involves rehabilitation of 24 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Watsonville Municipal Airport is located approximately 1.4 miles northwest of the project

		<p>site. The project site is located outside of the runway approach zones.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. FIRM Number 06087C0392E, effective on 05/16/2012
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 24 existing units. As the structures on-site were built in 1984, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 24 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. MBARD Air Quality Management Plan, March 2017).
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 24 existing units would not affect coastal zone management.</p>

		<p>Source:</p> <ol style="list-style-type: none"> Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed September 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 24 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> California Department of Toxic Substances Control EnviroStor Database (https://www.EnviroStor.dtsc.ca.gov/public/map/, accessed September 2019) U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within the Watsonville Urban Limit Line, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> Site Visit by Nicholas Mascarello, September 18, 2019 City of Watsonville 2005 General Plan Environmental Resource Management Element
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 24 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p> <ol style="list-style-type: none"> Site visit by Nicholas Mascarello, September 18, 2019
<p>Farmlands Protection</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 24 existing units in an urbanized area. No impact to farmland would occur.</p>

<p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>		
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source:</p> <p>1. FIRM Number 06087C0392E, effective on 05/16/2012</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The on-site structures were constructed in 1984 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 24 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 550 feet from the nearest major road (Main Street/Route 152) and approximately 3,500 feet from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within an area supported by a sole source aquifer.</p> <p>Source:</p> <p>1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b, accessed September 2019)</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity.</p> <p>Sources:</p> <p>1. Site Visit by Nicholas Mascarello, September 18, 2019.</p> <p>2. U.S. Fish and Wildlife Service Wetlands Mapper, (https://www.fws.gov/wetlands/data/mapper.html, accessed September 2019)</p>

<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The nearest designated wild and scenic river is Big Sur River, located approximately 45 miles to the south. The rehabilitation of 24 existing units would not affect any designated wild or scenic rivers.</p> <p>Source:</p> <p>1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac#, accessed September 2019)</p>
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 24 existing units and would not expose minority or low-income populations to environmental hazards.</p>

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Katherine Green Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:

Suzi Merriam Date: 10/20/19
Name/Title: Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 2350 17th Avenue #1-14

Responsible Entity: County of Santa Cruz

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Matthew Johnston, 701 Ocean Street, Santa Cruz, California 95060

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Matthew Johnston, 701 Ocean Street, Santa Cruz, California 95060

Project Location: 2350 17th Avenue #1-14, Santa Cruz, California 95062

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 2350 17th Avenue #1-14, Santa Cruz, California 95062. The project involves rehabilitation of 14 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6</p>		
<p>Airport Hazards 24 CFR Part 51 Subpart D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Watsonville Municipal Airport is located approximately 11 miles east of the project site.</p>

		<p>The project site is located outside of the runway approach zones.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. FIRM Number 06087C0353F, effective on 09/29/2017
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 14 existing units. As the structures on-site were built in 1983, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 14 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. MBARD Air Quality Management Plan, March 2017).
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 14 existing units would not affect coastal zone management.</p>

		<p>Source:</p> <ol style="list-style-type: none"> 1. Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed September 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 14 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. California Department of Toxic Substances Control EnviroStor Database (https://www.EnviroStor.dtsc.ca.gov/public/map/, accessed September 2019) 2. U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within developed areas of Santa Cruz County, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019 2. County of Santa Cruz General Plan Chapter 5, Conservation and Open Space
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 14 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Site visit by Nicholas Mascarello, September 18, 2019
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 14 existing units in an urbanized area. No impact to farmland would occur.</p>

1504(b) and 1541; 7 CFR Part 658		
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain. Source: 1. FIRM Number 06087C0353F, effective on 09/29/2017
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The on-site structures were constructed in 1983 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed rehabilitation of 14 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 500 feet from the nearest major road (State Route 1) and over one mile from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located within an area supported by a sole source aquifer. Source: 1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b , accessed September 2019)
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity. Sources: 1. Site Visit by Nicholas Mascarello, September 18, 2019. 2. U.S. Fish and Wildlife Service Wetlands Mapper, (https://www.fws.gov/wetlands/data/mapper.html , accessed September 2019)
Wild and Scenic Rivers	Yes No	The nearest designated wild and scenic river is Big Sur River, located approximately 50 miles to

Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> <input checked="" type="checkbox"/>	<p>the south. The rehabilitation of 14 existing units would not affect any designated wild or scenic rivers.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac#, accessed September 2019)
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<p>Yes No</p> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposed project involves the rehabilitation of 14 existing units and would not expose minority or low-income populations to environmental hazards.</p>

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: *Katherine Green* Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:

Matt Johnston Date: 10/27/19

Name/Title: Matt Johnston Principal Planner

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: 951 30th Avenue #1-19

Responsible Entity: County of Santa Cruz

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Matthew Johnston, 701 Ocean Street, Santa Cruz, California 95060

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Matthew Johnston, 701 Ocean Street, Santa Cruz, California 95060

Project Location: 951 30th Avenue #1-19, Santa Cruz, California 95062

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 951 30th Avenue #1-19, Santa Cruz, California 95062. The project involves rehabilitation of 19 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		

<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Watsonville Municipal Airport is located approximately 11 miles east of the project site. The project site is located outside of the runway approach zones.</p> <p>Source:</p> <p>1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <p>1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source:</p> <p>1. FIRM Number 06087C0353F, effective on 09/29/2017</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 19 existing units. As the structures on-site were built in 1983, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 19 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <p>1. MBARD Air Quality Management Plan, March 2017).</p>
<p>Coastal Zone Management</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 19</p>

<p>Coastal Zone Management Act, sections 307(c) & (d)</p>		<p>existing units would not affect coastal zone management.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed September 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 19 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. California Department of Toxic Substances Control EnviroStor Database (https://www.EnviroStor.dtsc.ca.gov/public/map/, accessed September 2019) 2. U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within developed areas of Santa Cruz County, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019 2. County of Santa Cruz General Plan Chapter 5, Conservation and Open Space
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 19 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Site visit by Nicholas Mascarello, September 18, 2019

<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 19 existing units in an urbanized area. No impact to farmland would occur.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source:</p> <p>1. FIRM Number 06087C0353F, effective on 09/29/2017</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The on-site structures were constructed in 1983 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 19 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is approximately 750 feet from the nearest major road (Portola Drive) and approximately 700 feet from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within an area supported by a sole source aquifer.</p> <p>Source:</p> <p>1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b, accessed September 2019)</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity.</p> <p>Sources:</p> <p>1. Site Visit by Nicholas Mascarello, September 18, 2019.</p> <p>2. U.S. Fish and Wildlife Service Wetlands Mapper,</p>

		(https://www.fws.gov/wetlands/data/mapper.html , accessed September 2019)
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The nearest designated wild and scenic river is Big Sur River, located approximately 50 miles to the south. The rehabilitation of 19 existing units would not affect any designated wild or scenic rivers. Source: 1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac# , accessed September 2019)
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project involves the rehabilitation of 19 existing units and would not expose minority or low-income populations to environmental hazards.

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: *Katherine Green* Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:

Matt Johnston Date: 10/24/19

Name/Title: Matt Johnston, Principal Planner

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: 2635 Portola Drive #1-24

Responsible Entity: County of Santa Cruz

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Santa Cruz

State/Local Identifier:

Preparer: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Certifying Officer Name and Title: Matthew Johnston, 701 Ocean Street, Santa Cruz, California 95060

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Matthew Johnston, 701 Ocean Street, Santa Cruz, California 95060

Project Location: 2635 Portola Drive #1-24, Santa Cruz, California 95062

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project site is located at 2635 Portola Drive #1-24, Santa Cruz, California 95062. The project involves rehabilitation of 24 existing units. Rehabilitation would include unit upgrades (interior painting of walls and cabinets, interior plumbing upgrades [toilets, faucets, sinks], carpet replacement, light fixture replacement, new appliances [stoves, refrigerators], new blinds, doors), building upgrades (exterior painting, siding repairs, rain gutter replacement, roof repair and/or replacement), and site improvements (landscaping upgrades, retaining wall work, irrigation upgrades, tree work, parking lot repairs, seal coating, striping, fencing, lighting upgrades, hardscape improvements). None of the activities will involve the addition or expansion of residential units, or subsurface grading. These upgrades would be implemented over a 5-year period from 2019-2023. Funding would come from the U.S. Department of Housing and Urban Development (HUD) Capital Fund.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(3)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Funding Information

Grant Number	HUD Program	Funding Amount
	Capital Fund	

Estimated Total HUD Funded Amount:

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Watsonville Municipal Airport is located approximately 11 miles east of the project site.

		<p>The project site is located outside of the runway approach zones.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Watsonville Municipal Airport Master Plan 2001-2020, Adopted June 2003
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resources area.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of existing housing structures. The project site is not located in a FEMA designated Special Flood Hazard Area. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. FIRM Number 06087C0353F, effective on 09/29/2017
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of 24 existing units. As the structures on-site were built in 1983, lead-based paint and/or asbestos-containing materials (ACMs) are not anticipated to be present.</p> <p>The North Central Coast Air Basin (NCCAB) is in nonattainment for State Ambient Air Quality Standards for both ozone and inhalable particulates (PM₁₀). Rehabilitation of 24 existing units would temporarily produce air pollutants. However, this increase would be temporary and incremental and would have no adverse effect on local or regional air quality.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. MBARD Air Quality Management Plan, March 2017).
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located outside of the coastal zone. The proposed rehabilitation of 24 existing units would not affect coastal zone management.</p>

		<p>Source:</p> <ol style="list-style-type: none"> 1. Santa Cruz County GISWEB Interactive Mapping Application (https://gis.santacruzcounty.us/gisweb/, accessed September 2019).
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 24 existing units would not result in exposure to toxic chemicals or radioactive materials. A search of the California Department of Toxic Substances Control EnviroStor database revealed no Superfund sites within the vicinity of the project site. Searches of the EPA EnviroMapper database and the California Department of Toxic Substances Control EnviroStor database revealed that no active hazardous waste sites are located within 1,000 feet of the project site.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. California Department of Toxic Substances Control EnviroStor Database (https://www.EnviroStor.dtsc.ca.gov/public/map/, accessed September 2019) 2. U.S. EPA EnviroMapper (http://www.epa.gov/emefdata/em4ef.home, accessed September 2019)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is within an urbanized area. While a number of threatened and endangered plant and animal species have the potential to occur within developed areas of Santa Cruz County, no threatened or endangered species are present within the immediate site vicinity.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. Site Visit by Nicholas Mascarello, September 18, 2019 2. County of Santa Cruz General Plan Chapter 5, Conservation and Open Space
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed rehabilitation of 24 existing units would not result in exposure to explosive or flammable operations. No above-ground storage tanks are located in the site vicinity.</p> <p>Source:</p> <ol style="list-style-type: none"> 1. Site visit by Nicholas Mascarello, September 18, 2019
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 24 existing units in an urbanized area. No impact to farmland would occur.</p>

1504(b) and 1541; 7 CFR Part 658		
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located in a floodplain and the project would not involve either direct or indirect support of development in a floodplain. Source: 1. FIRM Number 06087C0353F, effective on 09/29/2017
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The on-site structures were constructed in 1983 and do not meet the minimum 50-year age criterion for listing in the National Register of Historic Places (NRHP). Archaeological resources are not anticipated to be found as the site has previously been disturbed and the project does not involve subsurface grading.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed rehabilitation of 24 existing units would create temporary construction noise but would have no long-term effect on noise levels. The project site is adjacent to the nearest four-lane road (Portola Drive), but over 1.3 miles from the nearest highway (State Route 1) and over 1,300 feet from the nearest rail line. However, the site is located on a quiet residential street, and the proposed rehabilitation activities would not increase exposure of current site residents to noise.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located within an area supported by a sole source aquifer. Source: 1. U.S. EPA, Interactive Map of Sole Source Aquifers (https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b , accessed September 2019)
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is within an urbanized area. No wetlands are located on-site or in the site vicinity. Sources: 1. Site Visit by Nicholas Mascarello, September 18, 2019. 2. U.S. Fish and Wildlife Service Wetlands Mapper, (https://www.fws.gov/wetlands/data/mapper.html , accessed September 2019)

<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The nearest designated wild and scenic river is Big Sur River, located approximately 50 miles to the south. The rehabilitation of 24 existing units would not affect any designated wild or scenic rivers.</p> <p>Source:</p> <p>1. National Wild and Scenic Rivers System, Story Map Application, (https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac#, accessed September 2019)</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the rehabilitation of 24 existing units and would not expose minority or low-income populations to environmental hazards.</p>

Field Inspection (Date and completed by): A field inspection was completed on September 18, 2019 by Nicholas Mascarello, Rincon Consultants, Inc. The field inspection confirmed the absence of above-ground tanks or other explosive or flammable hazards on or near the project site.

Summary of Findings and Conclusions: The project would result in the preservation of existing housing stock by the addition of HUD funding. No formal compliance steps are required for any federal statutes as listed above.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	None required

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: *Katherine Green* Date: 10/15/19

Name/Title/Organization: Katherine Green, AICP, Environmental Planner, Rincon Consultants, Inc.

Responsible Entity Agency Official Signature:

Matt Johnston Date: 10/24/19

Name/Title: Matt Johnston Principal Planner

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

The Housing Authority of the County of Santa Cruz

Section 22 Streamlined Voluntary Conversion Application

Section 3.4. Local Government Consultation

Section 3.4. Local Government Consultation Narrative Description

The Housing Authority of the County of Santa Cruz conducted outreach to each jurisdiction within the County that had public housing units, by contacting the City Managers and County Administrative Officer by mail, with information about the proposed Section 22 Streamlined Voluntary Conversion. In the letter, Housing Authority staff offered to meet with City and County staff to answer questions and provide more information. Housing Authority staff had additional discussions with representatives from each jurisdiction, answering questions about how public housing residents would benefit from the conversion. In all cases, each jurisdiction supported the proposed conversion. Attached is a certification of consistency with consolidated plan for each jurisdiction that completes a consolidated plan (the cities of Santa Cruz and Watsonville) as well as letters of support from every jurisdiction that contains public housing units, including the cities of Santa Cruz, Watsonville, Capitola and the County of Santa Cruz. In each case, the certifications of consistency with consolidated plan and the letters of support specific support for the proposed Streamlined Voluntary Conversion.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Suzi Merriam, the Director, Community Development Department
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

The Housing Authority of the County of Santa Cruz
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the


City of Watsonville
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The Housing Authority of the County of Santa Cruz Agency Plan is consistent with the City of
Watsonville Consolidated Plan in addressing housing needs, understanding the market, and
prioritizing goals to reduce barriers to affordable housing. The Housing Authority's plan to apply to
HUD for Section 22 Streamlined Voluntary Conversion of the 234 Public Housing units to tenant
based assistance is in line with the City's plan to promote and preserve affordable housing for low-
income residents, as all eligible residents may remain in their units (with no demolition, relocation
or displacement) and the resulting vouchers will provide tenants with additional housing choice and
mobility.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Suzi Merriam	Director, Community Development Department
Signature	Date
	11/12/19

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Martín Bernal, the City Manager,
Official's Name Official's Title

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

The Housing Authority of the County of Santa Cruz
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the

City of Santa Cruz
Local Jurisdiction's Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
 Consolidated Plan and the AI.

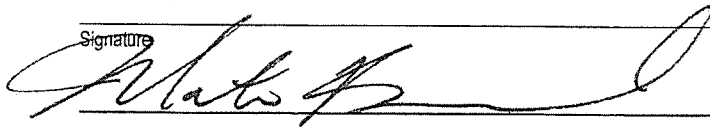
The Housing Authority of the County of Santa Cruz Agency Plan is consistent with the City of
 Santa Cruz Consolidated Plan in addressing housing needs, understanding the market, and
 prioritizing goals to reduce barriers to affordable housing. The Housing Authority's plan to apply
 to HUD for Section 22 Streamlined Voluntary Conversion of the 234 Public Housing units to
 tenant-based assistance is in line with the City's plan to promote and preserve affordable housing
 for low-income residents, as all eligible residents may remain in their units (with no demolition,
 relocation, or displacement), and the resulting vouchers will provide tenants with additional
 housing choice and mobility.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
 prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
 Martín Bernal

Title
 City Manager

Signature



Date

11/13/19

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

2020 W El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453



December 10, 2019

Ellen F. Murtha, Senior Administrative Analyst
The Housing Authority of the County of Santa Cruz
2931 Mission Street
Santa Cruz, CA 95060

Dear Ellen Murtha:

Thank you for submitting the 2015-2020 Public Housing Authority (PHA) Annual Plan for the Santa Cruz County Housing Authority, received October 15, 2019. As you know, pursuant to the Federal Quality Housing and Work Responsibility Act of 1998, the California Department of Housing and Community Development (HCD), as the responsible entity, is required to certify whether the PHA plan is consistent with the State's 2015-2020 Consolidated Plan.

The State's Consolidated Plan includes the Housing Authority of the Santa Cruz County Housing Authority, as a state-administered non-entitlement jurisdiction for receipt of HUD funds. Enclosed is the signed HUD form, which certifies the proposed activities of the Santa Cruz County Housing Authority, are consistent with the needs and objectives relative to the State's Consolidated Plan.

HCD makes no evaluation or representation as to the financial or program responsibility of the Agency or whether it meets any other requirements. If you have any questions or comments concerning this document, please contact Paul McDougall, Housing Policy Manager, at (916) 263-7420.

Please send future requests for assistance to cahouse@hcd.ca.gov.

Sincerely,

Shannan West
Land Use & Planning Manager

Enclosure

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Shannan West, Land Use & Planning Manager
Official's Name Official's Title

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

The Housing Authority of the County of Santa Cruz
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the


The State of California, Housing and Community Development Department
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the State Consolidated Plan and the AI.

The Housing Authority of the County of Santa Cruz Agency Plan is consistent with the State of CA
 2015-2020 Federal Consolidated Plan in addressing housing needs, understanding the market, and
 prioritizing goals to reduce barriers to affordable housing. The Housing Authority's plan to
 apply to HUD for Section 22 Streamlined Voluntary Conversion of the 234 Public Housing units to
 tenant based assistance is in line with the State's plans to promote and preserve affordable housing
 for low-income residents, as all eligible residents may remain in their units (with no demolition,
 relocation or displacement) and the resulting vouchers will provide tenants with additional housing
 choice and mobility.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Shannan West	Land Use & Planning Manager
Signature 	Date
	12/10/2019



OFFICE OF THE CITY MANAGER

809 Center Street, Room 10, Santa Cruz, CA 95060 • (831) 420-5010 • Fax: (831) 420-5011 • www.cityofsantacruz.com

November 12, 2019

Department of Housing and Urban Development
Special Applications Center

To Whom It May Concern:

This letter is in support of the Housing Authority of the County of Santa Cruz' application for Section 22 Streamlined Voluntary Conversion of the Public Housing portfolio to tenant-based assistance with Tenant Protection Vouchers. The City of Santa Cruz supports the commitment of the Housing Authority to retain the 234 units in Santa Cruz County for affordable housing for low-income families and individuals. We understand that HUD has encouraged PHAs to reposition their public housing stock, allowing communities to develop locally appropriate strategies to preserve affordable housing. Converting public housing to vouchers is beneficial to low-income families by providing greater housing choice and mobility, and for the community by providing a funding structure that allows the community to retain and preserve our affordable housing stock.

Sincerely,

Martín Bernal
City Manager

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Martín Bernal, the City Manager,
Official's Name Official's Title

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

The Housing Authority of the County of Santa Cruz
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

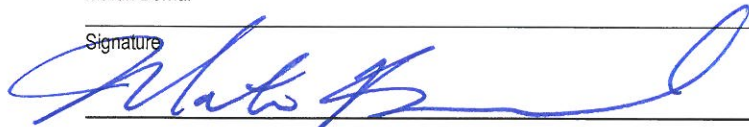
City of Santa Cruz
Local Jurisdiction's Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Housing Authority of the County of Santa Cruz Agency Plan is consistent with the City of Santa Cruz Consolidated Plan in addressing housing needs, understanding the market, and prioritizing goals to reduce barriers to affordable housing. The Housing Authority's plan to apply to HUD for Section 22 Streamlined Voluntary Conversion of the 234 Public Housing units to tenant-based assistance is in line with the City's plan to promote and preserve affordable housing for low-income residents, as all eligible residents may remain in their units (with no demolition, relocation, or displacement), and the resulting vouchers will provide tenants with additional housing choice and mobility.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Martín Bernal	Title City Manager
Signature 	Date 11/13/19



420 CAPITOLA AVENUE
CAPITOLA, CALIFORNIA 95010
TELEPHONE (831) 475-7300
FAX (831) 479-8879

November 18, 2019

Department of Housing and Urban Development
Special Applications Center

To Whom It May Concern:

This letter is in support of the Housing Authority of the County of Santa Cruz application for Section 22 Streamlined Voluntary Conversion of the Public Housing portfolio to tenant-based assistance with Tenant Protection Vouchers. The City of Capitola supports the commitment of the Housing Authority to retain the 234 units in Santa Cruz County for affordable housing for low-income families and individuals. We understand that HUD has encouraged PHAs to reposition their public housing stock, allowing communities to develop locally appropriate strategies to preserve affordable housing. Converting public housing to vouchers is beneficial to low income families by providing greater housing choice and mobility, and for the community by providing a funding structure that allows the community to retain and preserve our affordable housing stock.

Sincerely,

Jamie Goldstein
City Manager



City of Watsonville

"A Community of Opportunities"

November 13, 2019

Department of Housing and Urban Development
Special Applications Center

To Whom It May Concern:

This letter is in support of the Housing Authority of the County of Santa Cruz application for Section 22 Streamline Voluntary Conversion of the Public Housing portfolio to tenant based assistance with Tenant Protection Vouchers.

The City of Watsonville supports the commitment of the Housing Authority to retain the 234 units in Santa Cruz County for affordable housing for low-income families and individuals. We understand that HUD has encouraged PHAs to reposition their public housing stock, allowing communities to develop locally appropriate strategies to preserve affordable housing. Converting public housing to vouchers is beneficial to low-income families by providing greater housing choice and mobility, and for the community by providing a funding structure that allows the community to retain and preserve our affordable housing stock.

Please contact this office if you have any questions regarding the City of Watsonville's support of the Housing Authority of the County of Santa Cruz application for Section 22 Streamline Voluntary Conversion.

Sincerely,

Matt Huffaker
City Manager
City of Watsonville



County of Santa Cruz

COUNTY ADMINISTRATIVE OFFICE

701 OCEAN STREET, SUITE 520, SANTA CRUZ, CA 95060-4073

(831) 454-2100 FAX: (831) 454-3420 TDD/TTY: call 711

CARLOS J. PALACIOS, COUNTY ADMINISTRATIVE OFFICER

November 12, 2019

Department of Housing and Urban Development
Special Applications Center
51 7th Street S.W.
Washington, DC 20410

To Whom it May Concern:

This letter is in support of the Housing Authority of the County of Santa Cruz application for Section 22 Streamlined Voluntary Conversion of the Public Housing portfolio to tenant-based assistance with Tenant Protection Vouchers.

The County of Santa Cruz supports the commitment of the Housing Authority to retain the 234 units in Santa Cruz County for affordable housing for low-income families and individuals. We understand that HUD has encouraged PHAs to reposition their public housing stock, allowing communities to develop locally appropriate strategies to preserve affordable housing.

The County supports increasing housing options for residents. Converting public housing to vouchers is beneficial to low income families by providing greater housing choice and mobility, and for the community by providing a funding structure that allows the community to retain and preserve our affordable housing stock.

Sincerely,

Carlos J. Palacios
County Administrative Officer

The Housing Authority of the County of Santa Cruz

Section 22 Streamlined Voluntary Conversion Application

Section 4. Description of Existing Development

Inventory Removals Application HUD Form 52860

Section 4 Line 11 - UFAS Assessable units

There is a total of 16 mobility and 1 sensory accessible for a total of 17 Low Income Public Housing units. All units are ground floor with mobility functionality- kitchens, bathrooms and other living spaces. The 1 sensory unit has flashing strobes throughout the unit.

1 br – 6 units – all single story or ground floor units - accessible kitchen, bathroom, bedroom(s), living room and patio.

2 br – 6 units – all single story or ground floor units - accessible kitchen, bathroom, bedroom(s), living room and patio.

3 br – 5 units – all single story or ground floor units - accessible kitchen, bathroom, bedroom(s), living room and patio. 1 unit has flashing strobes throughout.

1 br units

La Fonda #3

Grandview #87D

Seneca Court #124 and #134

Crestview #229A, #233A and #235A

2 br units

30th Ave #19

Courtyard #1906A

Portola #8 and #19

17th Ave #12

3 br units

Clifford #314A

308 Clifford #A

Arista Court #O

Arista Lane #A and #F

**The Housing Authority of the County of
Santa Cruz**

**Section 22 Streamlined Voluntary Conversion
Application**

Section 5. Description of Proposed Removal

Broadway

ORDER NO. : 2202063507

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Santa Cruz, State of California, and is described as follows:

ALL of Parcel One of land conveyed to Drug Abuse Preventative Society, a corporation by Deed recorded July 20, 1976 in Book 2641 of Official Records at Page 663, Santa Cruz County Records and more particularly bounded and described as follows, to wit:

BEGINNING at a lead plug and tag "RCE 6270" at the Southwest corner of Lot 9 in Block B as said lot and block are shown on Map entitled "Map of the Shearer Tract in Branciforte", filed in Volume 5 of Maps at Page 28, Santa Cruz County Records, from which a 1-1/2" iron pipe set in concrete over a 1/2" iron pipe "LS 2678" bears North 17° 30' West 4.19 feet distant;

THENCE from said point of beginning along the Southern boundary of said Lot 9 North 84° 33' East 61.39 feet to a lead plug and tag "RCE 6270" at the Southeast corner of said lot from which a 1-1/2" iron pipe set in concrete "RCE 6270" bears North 17° 30' West 4.19 feet distant; thence along the Eastern boundary of Lots 9 and 10 in said Block B, North 17° 30' West 234.79 feet to the Southwestern corner of Lot 3 in said Block B on the Southern boundary of lands conveyed to Gault and Walker by Jared C. Johnson by Deed recorded April 19, 1887 in Volume 50 of Deeds at Page 128, Santa Cruz County Records, from which a tag "RCE 6270" in a fence post bears North 8° 43' West 0.23 feet distant and a 1-1/2" iron pipe "RCE 6270" reference point bears South 72° 30' West 5.00 feet distant thence along the Southern boundary of said lands conveyed to Gault and Walker, South 72° 30' West 60.03 feet to a 1-1/2" iron pipe "RCE 6270" on the Western boundary of said Lot 10; thence along the Western boundary of Lots 10 and 9 in said Block B, South 17° 30' East 221.97 feet to the place of beginning.

APN: 010-092-12

142

La Fonda

ORDER NO. : 2202063508

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Santa Cruz, State of California, and is described as follows:

All of the land conveyed to Santa Cruz High School District by Deed dated October 30, 1973 and recorded December 3, 1973 in Book 2367 of Official Records, at Page 721, Santa Cruz County Records, and a part of land conveyed to Santa Cruz City High School by Deed dated November 5, 1965 and recorded November 10, 1965 in Book 1728 of Official Records, at Page 342, Santa Cruz County Records, and more particularly bounded and described as follows, to wit:

BEGINNING at a 1-1/2 inch iron pipe "RCE 6270" at the Eastern corner of land conveyed to William A. Schuette et ux by Deed recorded in Book 1609 of Official Records, at Page 449, Santa Cruz, County Records, as said land is shown on map entitled, "Record of Survey Map of the La Fonda High School Site (Proposed)", filed in Volume 43 of Maps, at Page 22, Santa Cruz County Records;

THENCE from said point of beginning along the Western boundary of land of Arana Properties Company as shown on said map South 22° 13' West 692.73 feet to a 1-1/2 inch iron pipe "LS 2678" at an angle in said boundary;

THENCE continuing along said boundary South 72° 00' East 38.29 feet;

THENCE South 84° 42' East 98.76 feet;

THENCE South 61° 50' 30" East 38.71 feet;

THENCE 45° 51' East 42.82 feet;

THENCE South 19° 03' East 48.68 feet;

THENCE South 27° 48' East 65.75 feet;

THENCE South 31° 02' 30" East 102.26 feet to a 1-1/2 inch iron pipe driven over a 1/2 inch iron pipe "LS 2678" at an angle in the Western boundary of land conveyed to the City of Santa Cruz by Deed of Dedication dated May 12, 1969 and recorded July 22, 1969 in Book 1964 of Official Records, at Page 295, Santa Cruz County Records;

THENCE leaving the boundary of Arana Properties Company and along the Western boundary of said land conveyed to City of Santa Cruz, North 57° 04' East 27.08 feet;

THENCE Northerly, along a curve to the right, from a tangent bearing North 32° 32' West, with a radius of 521 feet, through an angle of 32° 33' a distance of 295.98 feet to a 1-1/2 inch iron pipe driven over a 1/2 inch iron pipe "LS 2678" at end of curve;

THENCE continuing along said last mentioned Western boundary North 0° 01' West 45.15 feet;

2012

LA FONDA

THENCE North 7° 17' 30" West 94.76 feet;

THENCE North 0° 01' West 51.00 feet to the beginning of a curve;

THENCE Northwesterly, curving to the left, tangent to the last named course, with a radius of 11 feet, through an angle of 90°, a distance of 17.28 feet to a 1-1/2 inch iron pipe "RCE 6270";

THENCE North 0° 01' West 46.00 feet to a 1-1/2 inch iron pipe "RCE 6270";

THENCE Easterly, curving to the left, from a tangent bearing North 89° 59' East, with a radius of 11 feet, through an angle of 90°, a distance of 17.28 feet to a point of tangency;

THENCE North 0° 01' West 56.85 feet;

THENCE North 10° 55' East 92.63 feet;

THENCE Northerly, along a curve to the right, from a tangent bearing of North 8° 25' 25" East, with a radius of 521 feet, through an angle of 20° 23' 15", a distance of 185.39 feet to a 1-1/2 inch iron pipe "RCE 6270";

THENCE leaving the Western boundary of said land conveyed to City of Santa Cruz, North 58° 03' West 49.86 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said land conveyed to the City of Santa Cruz, a municipal corporation by Deed recorded January 31, 1983 in Book 3529, Page 460, Official Records of Santa Cruz County.

ALSO EXCEPTING THEREFROM that portion of land conveyed to William R. Schuette and Cynthia Young Schuette, Trustees of the Schuette Family Trust dated December 6, 1985, as to an undivided 1/2 interest and Donald A. Ward and Marilyn J. Ward, Trustees of the Ward Family Trust, as to an undivided 1/2 interest as described in Corporation Grant Deed recorded December 12, 1995 in Book 5770, Page 185 of Official Records of Santa Cruz County.

ALSO EXCEPTING THEREFROM that portion of land conveyed to Allan H. Dodd and Mimi S. Dodd, husband and wife as joint tenants as described in Corporation Grant Deed recorded December 12, 1995 in Book 5770, Page 187 of Official Records of Santa Cruz County.

APN: 009-291-55

Grand View

ORDER NO. : 2202063509

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Santa Cruz, State of California, and is described as follows:

Parcel A as shown upon that certain Parcel Map of the lands of Donald E. Fultz, et al, filed for record June 18, 1982 in Volume 41 of Parcel Maps, Page 14, Santa Cruz County Records.

APN: 002-541-07

30th Ave

ORDER NO. : 2202063510

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Santa Cruz, State of California, and is described as follows:

All of the land conveyed to Sally Ann Landry by deed dated August 20, 1980, recorded August 20, 1980 in Volume 3228, Page 156, Official Records of Santa Cruz County, and more particularly bounded and described as follows, to wit:

BEGINNING at a tag "RCE 6270" in a 4 inch by 4 inch fence post at the intersection of the Northern boundary of land conveyed to Ignatius W. Miller et ux, by deed dated September 2, 1921 and recorded in Volume 310 of Deeds at Page 198, Santa Cruz County Records, with the Western boundary of Thirtieth Avenue as said Avenue is shown on map entitled, "Record of Survey Map of lands of Robert A. & Erna E. Keen", filed for record in Volume 38 of Maps at Page 12, Santa Cruz County Records, and from which fence post a 1-1/2 inch iron pipe "RCE 6270" bears North 0° 01' East 5.00 feet distant;

THENCE from said point of beginning along the Western boundary of said Thirtieth Avenue North 0° 01' East 171.09 feet to a 1-1/2 inch iron pipe "RCE 6270" at the beginning of a curve; thence Northerly, curving to the right, with a radius of 220 feet, through an angle of 2° 56', a distance of 11.26 feet to a 1-1/2 inch iron pipe "RCE 6270" from which a 1-1/2 inch iron pipe "LS 3666" on the South boundary of land formerly of Uriah H. Thompson bears North 89° 40' East 9.71 feet and North 0° 01' East 180.24 feet distant; thence along the Northern boundary of said land conveyed to Landry South 89° 40' West (at 253.84 feet a 1/2 inch iron pipe "RCE 6270") a total distance of 554.9 feet to a 1-1/2 inch iron pipe "RCE 6270" at the Northwestern corner thereof on the Eastern boundary of land now or formerly of Corcoran; thence along said last mentioned boundary South 23° 07' West 192.36 feet to a 1-1/2 inch iron pipe "RCE 6270" at the Northwestern corner of said land conveyed to Miller; thence along the Northern boundary of said last mentioned land South 89° 48' East (at 273.33 feet a 1/2 inch iron pipe "RCE 6270") a total distance of 630.1 feet to the place of beginning.

SUBJECT to a possible overlap of the Southwestern portion of the above described parcel of land as determined from a calculated retracement of a portion of the Corcoran Tract filed in Volume 19 of Maps, at Page 9, Santa Cruz County Records.

Surveyed February 1981 by Bowman & Williams Consulting Engineers, File 18298

APN: 028-091-01

Court yard

ORDER NO. : 2202063511

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Capitola, State of California, and is described as follows:

Being Lot 14, in Block K, as the same is shown upon that certain Map entitled "Amended Map of a portion of Capitola Heights, Santa Cruz County, Cal.", filed for record in the Office of the County Recorder of Santa Cruz County on September 7, 1911 in Map Book 15, Page 49, Santa Cruz County Records, and more particularly bounded and described as follows, to wit:

Beginning at a 1 1/2 inch iron pipe "LS 3293" at the Southeastern corner of said Lot 14; thence from said point of beginning along the Southern boundary of said Lot South 89° 45' 15" West 110.00 feet to the Southwestern corner thereof, from which a 1 1/2 inch iron pipe "RE 16779" bears South 0° 17' 30" East 0.08 feet distant; thence along the Western boundary of said Lot North 0° 17' 30" West 375.16 feet to a 1 1/2 inch iron pipe "RE 24666" at the Northwestern corner thereof; thence along the Northern boundary of said Lot North 89° 45' 15" East 110.25 feet to a tag "REC 6270" set in a fence runner at the Northeastern corner of said Lot 14; thence along the Eastern boundary of said Lot South 0° 15' 10" East (at 35.00 feet a 1 1/2 inch iron pipe "RCE 6270") a total distance of 375.16 feet to the place of beginning.

APN: 034-351-21

WZ

PORTOLA

ORDER NO. : 2202063512

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Santa Cruz, State of California, and is described as follows:

PARCEL ONE:

A portion of the land, conveyed to Warren S. Allred et ux by Deed recorded in Volume 261, Page 31, Official Records of Santa Cruz County, and more particularly described as follows:

BEGINNING at the Southwesterly corner of said land of Allred on the Northerly line of Portola Drive;

Thence from said point of beginning along the Westerly and Northerly line of said land North 0° 09' West 210 feet to the Northwesterly corner thereof and South 89° 55' East 190 feet to an iron pipe at the Northwesterly corner of the land conveyed to Dorothea Christel, by Deed recorded in Volume 1222, Page 497, Official Records of Santa Cruz County;

Thence along the Northwesterly and Westerly line of said land of Christel South 42° 09' West 118.90 feet to an iron pipe and South 0° 09' East 121.70 feet to an iron pipe on the Northerly line of Portola Drive;

Thence leaving said land of Christel along the said Northerly line of Portola Drive North 89° 55' West 110 feet to the point of beginning.

PARCEL TWO:

A part of the land conveyed to Warren S. Allred and wife by Deed dated January , 1934, and recorded January 5, 1934, in Volume 261 of Official Records, at Page 31, Santa Cruz County Records, situated at the Northwest corner of Portola Drive and Thirtieth Avenue in the Live Oak District and being a part of the Rancho Arroyo Del Rodeo and further described as follows:

BEGINNING at an iron pipe at the Northwest corner of Portola Drive and Thirtieth Avenue;

Thence along the North line of Portola Drive North 89° 55' West 145.00 feet to an iron pipe;

Thence leaving said Drive; North 0° 09' West 121.70 feet to an iron pipe;

Thence North 42° 09' East 118.90 feet to an iron pipe on the North boundary of said land of Allred;

Thence along the said North boundary of the land of Allred South 89° 55' East 65.00 feet to an iron pipe on the Western line of Thirtieth Avenue, and;

Thence along the said Western line of Thirtieth Avenue South 0° 09' East 210.00 feet to the point of beginning.

2 of 2

Part 12

EXCEPTING THEREFROM all that portion conveyed to the County of Santa Cruz, a political subdivision of the State of California, by Deed recorded September 4, 1969, in Book 1973, Page 181, Official Records.

APN: 028-091-27

17th Ave

ORDER NO. : 2202063513

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Santa Cruz, State of California, and is described as follows:

Beginning at the Southeasterly corner of Parcel B, as delineated on that certain Parcel Map filed for record November 25, 1980, in Volume 37 of Parcel Maps, Page 9, Santa Cruz County Records; thence from said point of beginning, South 13° 33' West 108.43 feet to a 1/2 inch iron pipe; thence North 87° 04' 06" West 402.29 feet to a 1/2 inch iron pipe; thence Northerly curving to the right with a radius of 1575 feet from a tangent bearing North 3° 30' 52" East through an angle of 4° 15' for a distance of 116.83 feet to a 1/2 inch iron pipe; thence South 85° 32' 38" East 421.23 feet to the point of beginning, and being the same land described as Parcel 5 in the Deed from Everett Meisser et ux, to Doug Dodds et ux, recorded October 9, 1979 in Volume 3117, Page 88, Official Records of Santa Cruz County.

Assessor's Parcel Number: 029-321-03

Blackburn

ORDER NO. : 2202063514

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Watsonville, State of California, and is described as follows:

BEING a part of the Rancho Balsa del Pajaro and being all of the lands conveyed to Albert H. Albach and Robert P. Scrivani by deed dated 14 February 1973 and recorded 21 February 1973 in Book 2285 of Official Records at Page 474, Santa Cruz County Records as said lands are shown on the map entitled "Record of Survey of lands of Albert Albach et al 2285 O.R. 474 filed in Volume 72 of Maps at Page 2, Santa Cruz County Records, and more particularly bounded and described as follows, to wit:

BEGINNING at the Southern corner of said lands conveyed to Albach et al as shown on said map, from which a 1/2" iron pipe "RCE 6270" bears North 48° 00' East 4.35 feet distant;

THENCE FROM SAID POINT OF BEGINNING along the Southeastern boundary of said lands of Albach North 48° 00' East 392.04 feet to a 4" x 4" post "LS 2258" at the Eastern corner thereof; thence along the Northeastern boundary of said lands, North 42° 19' 20" West 111.14 feet to a 3/4" pipe "LS 2362" at the Northern corner thereof; thence along the Northwestern boundary of said lands, South 48° 01' West 392.04 feet to the Western corner thereof, from which a 3/4" pipe "LS 2362" bears North 48° 01' East 4.02 feet distant; thence along the Southwestern boundary of said lands South 42° 30' East 111.26 feet to the place of beginning.

APN: 017-314-01

WZ

Seneca

ORDER NO. : 2202063515

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Watsonville, State of California, and is described as follows:

PARCEL "A":

BEING a portion of Parcel 3 of the lands conveyed to American Construction Co., a co-partnership, by Deed recorded in Volume 1623, Page 350, Official Records of Santa Cruz County and more particularly described as follows:

BEGINNING at a 1 1/2 inch pipe at the most Easterly corner of said Parcel 3; thence from said point of beginning along the Northeasterly line of said Parcel 3, North 4° 36' West 53.36 feet to a 1 1/2 inch pipe and North 44° 42' West 99.99 feet to a point on the Southeasterly line of a 50 foot right of way; thence along said right of way line South 47° 15' West 130.21 feet to a point on the Southerly line of said Parcel 3; thence along said Parcel 3 South 78° 06' East 173.96 feet to the point of beginning.

APN: 016-172-21

PARCEL "B":

BEING a strip of land 50 feet in width, more particularly described as follows:

BEGINNING at the North corner of the lands conveyed to Charles B. Allen, et ux., by Deed recorded October 27, 1976 in Volume 2679, Page 171, Official Records of Santa Cruz County; thence North 44° 42' West 60 feet to the East corner of lands conveyed to Betty R. Allen, by Deed recorded October 27, 1976 in Volume 2679, Page 175, Official Records of Santa Cruz County; thence along the Southeast boundary thereof and the Southeast boundary of the lands conveyed to Charles B. Allen, et ux., by Deed recorded October 27, 1976 in Volume 2679, Page 177, Official Records of Santa Cruz County; South 47° 15' West 163.97 feet to the South corner thereof on the North boundary of the lands conveyed to William A. Burgstrom, et ux., by Deed recorded October 27, 1976 in Volume 2679, Page 179, Official Records of Santa Cruz County; thence Easterly along the North boundary and Easterly prolongation thereof to the West corner of the first mentioned lands of Charles B. Allen, et ux., and thence along the Northwest boundary thereof North 47° 15' East 130.21 feet to the place of beginning.

APN: 016-172-22

PARCEL "C":

Parcel 1 as shown upon the Parcel Map filed for record in Book 44 of Parcel Maps, Page 8, Santa Cruz County Records.

APN: 016-172-57

2012

Seneca

PARCEL "D":

Parcel 2 as shown upon the Parcel Map filed for record in Book 44 of Parcel Maps, Page 8, Santa Cruz County Records.

APN: 016-172-58

Crestview

ORDER NO. : 2202063516

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Watsonville, State of California, and is described as follows:

BEING a part of the Rancho Bolsa del Pajaro, and being also a portion of Parcel Two described in the Deed from Ernest R. Erta, et ux. to Raymond Erta, et ux. recorded March 14, 1947 in Volume 546, page 332, Official Records of Santa Cruz County, California and beginning at the Southeastern corner of said Parcel Two and running along the Northeastern boundary thereof, North 19° 38' West 353.95 feet; thence leaving said Northeastern boundary South 70° 00' West 184.60 feet to the Southwestern boundary of the aforesaid Parcel Two; thence along said Southwestern boundary, South 19° 38' East 353.95 feet to the Southwestern corner of said Parcel Two and thence along the Southeastern boundary, North 70° 00' East 184.60 feet to the place of beginning.

EXCEPTING THEREFROM the lands described in the Deed to the City of Watsonville, recorded May 31, 1968, in Volume 1884, Page 354, Official Records, Santa Cruz County.

APN: 019-204-37

Montebello

ORDER NO. : 2202063517

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Watsonville, State of California, and is described as follows:

Being Parcel 2 as the same is shown upon that certain Parcel Map filed for record November 1, 1982 in Volume 41 of Parcel Maps, Page 63, Santa Cruz County Records.

APN: 016-351-02

310-314
Clifford

ORDER NO. : 2202063518

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Watsonville, State of California, and is described as follows:

Being a part of the land conveyed to the County of Santa Cruz by Deed recorded July 11, 1974 in Book 2426, Page 20, Official Records of Santa Cruz County, more particularly described as follows:

Beginning at a found 1 inch iron pipe LS 2362 at an angle point in the Eastern boundary of said land conveyed to the County of Santa Cruz, said pipe being the Western corner of Parcel A as said parcel is shown and delineated on the "Parcel Map Showing a Division of the land conveyed to Robert M. Pendo et al", recorded May 9, 1978 in Volume 29 of Parcel Maps, at Page 29, Santa Cruz County Records.

Thence from said point of beginning along the Southwestern boundary of said Parcel A, South 63° 33' East 147.18 feet to a set 1/2 inch iron pipe RCE 24294 in the Northwestern line of Parcel B, as shown on said map; thence along the Northwestern line of Parcel B, now known as Clifford Avenue, South 55° 16' 45" West 103.01 feet to a set 1/2 inch iron pipe RCE 24294 at the Western corner of said Parcel B; thence continuing along the Northwestern line of Clifford Avenue as said line is described in Deed to the City of Watsonville, recorded June 20, 1979 in Book 3072, Page 365, Official Records of Santa Cruz County, Southwesterly on a tangent curve to the left with a radius of 330 feet through a central angle of 45° 30' 15" a distance of 262.09 feet to the Southwestern boundary of the aforementioned land conveyed to the County of Santa Cruz; thence leaving said line of Clifford Avenue and along said last mentioned boundary North 56° 26' West 160.00 feet; thence leaving said last mentioned boundary North 5° 30' East 225.00 feet; thence North 15° 00' East 116.43 feet to an intersection with the Northwesterly prolongation of the aforesaid Southwestern boundary of Parcel A; thence along said prolongation South 63° 33' East 191.84 feet to the place of beginning.

Compiled in September 1989 by Bowman & Williams, Consulting Civil Engineers, File No. 19797. Said land is also shown and designated "Parcel A" on the Record of Survey, recorded August 10, 1990, in Book 82 of Maps, Page 33, Santa Cruz County Records.

Assessor's Parcel Number: 016-181-21

308 Cl. F. 2

ORDER NO. : 2202063519

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Watsonville, State of California, and is described as follows:

Parcel One:

Beginning at a found 1 inch iron pipe LS 2362; thence from said point of beginning, along the Northwestern boundary of the aforesaid Parcel A, North 11° 15' 38" East 199.62 feet to a point on a curve in the Western line of Pennsylvania Avenue as shown on the aforementioned Parcel Map; thence along said line of Pennsylvania Avenue produced Northerly on a curve to the right from a tangent bearing North 22° 30' 37" West with a radius of 764 feet through a central angle of 21° 04' 25" a distance of 281.00 feet; thence leaving said line of Pennsylvania Avenue North 80° 00' West 129.89. feet; thence South 3° 30' West 407.00 feet to an intersection with the Northwesterly prolongation of the Southwestern boundary of the aforementioned Parcel A; thence along said prolongation South 63° 33' East 191.84 feet to the place of beginning.

Compiled in September 1989 by Bowman & Williams, consulting Civil Engineers, File No. 19797.

Said land is also shown and designated "Parcel B" on the Record of Survey, recorded August 10, 1990, in Book 82 of Maps, Page 33, Santa Cruz County Records.

Parcel Two:

An easement for purposes of "right of way to be appurtenant to Parcel B for ingress and egress, public utilities, sanitary sewer, storm drains, waterlines (etc.)" and for purposes incidental thereto, as shown upon the Record of Survey Map referred to herein.

APN: 016-181-22

50 ARISTA COURT

ORDER NO. : 2202063520

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Watsonville, State of California, and is described as follows:

Lot 19 as designated and delineated upon the Map of "Tract No. 1351 Arista Place Subdivision" filed for record October 5, 1993, in Book 87 of Maps, Page 19, Santa Cruz County Records.

Assessor's Parcel Number: 019-226-36

55 ARISTA LANE

ORDER NO. : 2202063521

EXHIBIT A

The land referred to is situated in the County of Santa Cruz, City of Watsonville, State of California, and is described as follows:

Lot 20 as designated and delineated upon the Map of "Tract No. 1351 Arista Place Subdivision" filed for record October 5, 1993, in Book 87 of Maps, Page 19, Santa Cruz County Records.

APN: 019-226-37

RECORDING REQUESTED BY:

PENNIMAN TITLE COMPANY, INC.
ACTION, 10-4879-RG

VOL. 4690 PAGE 844

40567

WHEN RECORDED RETURN TO:

HOUSING AUTHORITY OF THE
COUNTY OF SANTA CRUZ
2160-41ST AVENUE
CAPITOLA, CA. 95010-2060

NO FEE

RECORDED AT THE REQUEST OF
PENNIMAN TITLE CO.
JUN 19 1990
RICHARD W. BELDAL, Recorder
SANTA CRUZ COUNTY Official Records

Declaration of Trust
(Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing



Whereas, HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
(herein called the "Public Housing Agency (PHA)", a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the STATE of CALIFORNIA and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of OCTOBER 1, 19 81 (herein called the "Annual Contributions Contract") providing for a grant to be made by HUD to assist the PHA in financing (a) lower income housing project(s); and
Whereas, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers certain lower income housing in the
of COUNTY of SANTA CRUZ STATE of CALIFORNIA which will provide approximately 38 dwelling units; and which lower income housing will be known as
[Project No. _____]
Project No. CA39-P072-007/1 with approximately 24 dwelling units,
Project No. CA39-P072-007/2 with approximately 14 dwelling units,
and Project No. _____ with approximately _____ dwelling units]; and

Whereas, each Project and acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.
Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described real property situated in the

of COUNTY of SANTA CRUZ
STATE of CALIFORNIA To Wit SEE EXHIBIT "A" ATTACHED HERETO AND MADE

A PART HEREOF.

THIS INSTRUMENT IS DELIVERED TO THE RECORDERS OFFICE AS AN ACCOMMODATION ONLY, BY PENNIMAN TITLE COMPANY, INC., FOR PHYSICAL CONVENIENCE ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS VALIDITY, EXECUTION OR ITS EFFECTS UPON TITLE, IF ANY.

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq. or (2), with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project(s) in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this 25TH day of APRIL, 1990.

(Seal)

Attest:

Secretary

Chairman

EXHIBIT "A"

The land referred to herein is situate in the County of Santa Cruz, State of California, described as follows:

PARCEL ONE:

BEING a portion of the lands, conveyed to Warren S. Allred, et ux, by Deed recorded in Volume 261, Page 31, Official Records of Santa Cruz County, and more particularly described as follows:

BEGINNING at the Southwesterly corner of said lands of Allred on the Northerly line of Portola Drive; thence from said point of beginning along the Westerly and Northerly line of said lands North 0° 09' West 210 feet to the Northwesterly corner thereof and South 89° 55' East 190 feet to an iron pipe at the Northwesterly corner of the lands conveyed to Dorothea Christel, by Deed recorded in Volume 1222, Page 497, Official Records of Santa Cruz County; thence along the Northwesterly and Westerly line of said lands of Christel South 42° 09' West 118.90 feet to an iron pipe and South 0° 09' East 121.70 feet to an iron pipe on the Northerly line of Portola Drive; thence leaving said lands of Christel along the said Northerly line of Portola Drive North 89° 55' West 110 feet to the point of beginning.

PARCEL TWO:

BEING a part of the lands conveyed to Warren S. Allred and wife by Deed dated January 4, 1934, and recorded January 5, 1934, in Volume 261 of Official Records, at Page 31, Santa Cruz County Records, situated at the Northwest corner of Portola Drive and Thirtieth Avenue in the Live Oak District and being a part of the Rancho Arroyo Del Rodeo and further described as follows:

BEGINNING at an iron pipe at the Northwest corner of Portola Drive and Thirtieth Avenue; thence along the North line of Portola Drive North 89° 55' West 145.00 feet to an iron pipe; thence leaving said Drive; North 0° 09' West 121.70 feet to an iron pipe; thence North 42° 09' East 118.90 feet to an iron pipe on the North boundary of said lands of Allred; thence along the said North boundary of the lands of Allred South 89° 55' East 65.00 feet to an iron pipe on the Western line of Thirtieth Avenue; and thence along the said Western line of Thirtieth Avenue South 0° 09' East 210.00 feet to the point of beginning.

EXCEPTING THEREFROM all that portion conveyed to the County of Santa Cruz, a political subdivision of the State of California, by Deed recorded September 4, 1969, in Book 1973, Page 181, Official Records.

Assessor's Parcel Number 028-091-11 (as to Parcel One)
028-091-26 (as to Parcel Two)

B
5
3-13

SITUATE in the County of Santa Cruz, State of California,
and described as follows:

BEGINNING at the Southeasterly corner of Parcel B, as delineated on that certain Parcel Map filed for record November 25, 1980, in Volume 37 of Parcel Maps, Page 9, Santa Cruz County Records; thence from said point of beginning, South 13° 33' West 108.43 feet to a 1/2 inch iron pipe; thence North 87° 04' 06" West 402.25 feet to a 1/2 inch iron pipe; thence Northerly curving to the right with a radius of 1575 feet from a tangent bearing North 3° 30' 52" East through an angle of 4° 15' for a distant of 116.81 feet to a 1/2 inch iron pipe; thence South 85° 32' 38" East 421.23 feet to the point of beginning, and being the same lands described as Parcel 5 in the Deed from Everett Meisser, et ux., to Doug Dodds, et ux., recorded October 9, 1979, in Volume 3117, Page 88, Official Records of Santa Cruz County.

B
S
143

307th AVE

RECORDING REQUESTED BY:

VOL. 4690 PAGE 841 40566

PENNIMAN TITLE COMPANY, INC.
ACCOM. 10-4879-RG

WHEN RECORDED RETURN TO:

HOUSING AUTHORITY OF THE
COUNTY OF SANTA CRUZ
2160-41ST AVENUE
CAPITOLA, CA. 95010-2060

NO FEE
RE _____
MI _____
SF _____
SM _____
LN _____
CO _____
OP _____

RECORDED BY THE REQUEST OF
PENNIMAN TITLE CO.
JUN 19 1990
PROVIDED BY BEAL, ACCORDS
COUNTY CLERK OFFICE

**Declaration of Trust
(Grant Projects)**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing



Whereas HOUSING AUTHORITY OF SANTA CRUZ COUNTY
(herein called the "Public Housing Agency (PHA)", a public body corporate and politic, duly created and organized pursuant to and in accordance with the
provisions of the laws of the STATE of CALIFORNIA and the United States of America, Secretary of Housing and
Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and
Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of OCTOBER 1, 1981 (herein called the
"Annual Contributions Contract") providing for a grant to be made by HUD to assist the PHA in financing (a) lower income housing project(s); and
Whereas, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers certain lower income housing in the
CALIFORNIA County of SANTA CRUZ STATE of CALIFORNIA which will provide approximately 19 dwelling units; and which lower income housing will be known as
(Project No. CA39-PO72-005) with approximately 19 dwelling units;
Project No. _____ with approximately _____ dwelling units;
and Project No. _____ with approximately _____ dwelling units); and

Whereas, each Project and acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.
Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Annual Contributions Contract, the PHA does
hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described
real property situated in the

_____ of _____ COUNTY of SANTA CRUZ
STATE of CALIFORNIA. To Wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE
A PART HEREOF.

THIS INSTRUMENT IS DELIVERED TO THE RECORDERS OFFICE AS AN ACCOMMODATION ONLY, BY PENNIMAN
TITLE COMPANY, INC., FOR PHYSICAL CONVENIENCE ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS
VALIDITY, EXECUTION OR ITS EFFECTS UPON TITLE, IF ANY.

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.
The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest
in the above described Project property. To Wit:
The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging,
pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said
property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or
contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent
and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or other-
wise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets,
alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform
contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq., or
(2), with the approval of HUD, release any Project from the trust hereby created. Provided, That nothing herein contained shall be construed as prohibiting
the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.
The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is
determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as
streets, alleys, or other public rights-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring
or conveying a dwelling unit, or an interest herein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project
shall be effective to release such property from the trust hereby created.
Upon expiration of the period during which the PHA is obligated to operate the Project(s) in accordance with the Annual Contributions Contract, the
trust hereby created shall terminate and no longer be effective.
In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to
be hereunto affixed and attested this 25th day of April, 1990.

(Seal)
Aquest:
_____, Secretary By: _____, Chairman

3
6
2013

VOL. 4690 PAGE 842

EXHIBIT "A"

SITUATE in the County of Santa Cruz, State of California.

BEING all of the lands conveyed to Sally Ann Landry by Deed dated August 20, 1960, recorded August 20, 1980, in Volume 3228, Page 156, Official Records of Santa Cruz County, and being more particularly bounded and described as follows, to wit:

BEGINNING at a tag "RCE 6270" in a 4 inch by 4 inch fence post at the intersection of the Northern boundary of lands conveyed to Ignatius W. Miller, et ux., by Deed dated September 2, 1921, and recorded in Volume 310 of Deeds at Page 198, Santa Cruz County Records with the Western boundary of Thirtieth Avenue as said Avenue is shown on map entitled "Record of Survey Map of lands of Robert A. & Erna E. Keen", filed for record in Volume 33 of Maps at Page 12, Santa Cruz County Records, and from which fence post a 1 1/2 inch iron pipe "RCE 6270" bears North 0° 31' East 5.00 feet distant;

THENCE from said point of beginning along the Western boundary of said Thirtieth Avenue North 0° 01' East 171.09 feet to a 1 1/2 inch iron pipe "RCE 6270" at the beginning of a curve; thence Northerly, curving to the right, with a radius of 220 feet, through an angle of 2° 56', a distance of 11.26 feet to a 1 1/2 inch iron pipe "RCE 6270" from which a 1 1/2 inch iron pipe "LS 3666" on the South boundary of lands formerly of Uriah H. Thompson bears North 89° 40' East 9.71 feet and North 0° 01' East 180.24 feet distant; thence along the Northern boundary of said lands conveyed to Landry South 89° 40' West (at 253.84 feet a 1/2 inch iron pipe "RCE 6270") a total distance of 554.9 feet to a 1 1/2 inch iron pipe "RCE 6270" at the Northwestern corner thereof on the Eastern boundary of land now or formerly of Corcoran; thence along said last mentioned boundary South 23° 07' West 192.36 feet to a 1 1/2 inch iron pipe "RCE 6270" at the Northwestern corner of said lands conveyed to Miller; thence along the Northern boundary of said last mentioned lands South 89° 48' East (at 273.33 feet a 1/2 inch iron pipe "RCE 6270") a total distance of 630.1 feet to the place of beginning.

SUBJECT to a possible overlap of the Southwestern portion of the above described parcel of land as determined from a calculated retracement of a portion of the Corcoran Tract filed in Volume 19 of Maps, at Page 9, Santa Cruz County Records.

SURVEYED FEBRUARY 1981 BY SOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS, FILE 18298

B
5
343

PARCEL TWO

BEGINNING at a 1 1/2" iron pipe (RCE 6270) on the western boundary of La Fonda Avenue, at the northeastern corner of said lands of The Housing Authority as the same are shown on map entitled "Record of Survey of the lands of The Housing Authority of the County of Santa Cruz" filed in Volume 72 of Maps at Page 18, Santa Cruz County Records;

THENCE FROM SAID POINT OF BEGINNING along the northern boundary of said lands North 58° 03' West 5.02 feet to a 1 1/2" iron pipe (RCE 6270) on a line designated "Proposed R/W line" as shown on said map; thence along said last mentioned line southerly, curving to the left, from a tangent bearing of South 28° 50' 31" West, with a radius of 526 feet, through an angle of 26° 12' 47", a distance of 240.64 feet to the Existing R/W Line as shown on said map; thence along said last mentioned line North 10° 55' East 53.16 feet to the beginning of a curve; thence northerly, curving to the right, from a tangent bearing of North 8° 25' 25" East, with a radius of 521 feet, through an angle of 20° 23' 15", a distance of 185.39 feet to the point of beginning.

COMPILED DECEMBER 1982 BY BOWMAN & WILLIAMS, CONSULTING CIVIL ENGINEERS, file 18182-1

B
310-314
CL. H. 2

VOL. 4813 PAGE 783

19369

Return to:
Housing Authority of The County of
Santa Cruz
2160 41st Avenue
Capitola, Ca. 95010

RE NO FEE
MI _____
SF _____
SM _____
LN _____
CO _____
OP _____

RECORDED AT THE REQUEST OF
FOUNDERS TITLE CO.
APR - 4 1991
RICHARD W. JONES, Recorder
SANTA CRUZ COUNTY, Official Records

DECLARATION OF TRUST

WHEREAS, the Housing Authority of the County of Santa Cruz (herein called the "Local Authority"), a public body corporate and politic created and organized in accordance with the laws of the State of California, and the United States of America (herein called the "Government") pursuant to the United States Housing Act of 1937, Public Law 75-412, as amended (herein called the "Act"), and the Department of Housing and Urban Development Act, Public Law 89-174, as amended, entered into a contract dated as of October 1, 1981 (as amended) (herein called the "Annual Contributions Contract") providing for loans and annual contributions to be made by the Government to assist the Local Authority in the financing of low-rent housing projects; and

WHEREAS, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers a low-rent housing project which will provide approximately 16 dwelling units, to be known as Project No. CA39-P072-018; and

WHEREAS, the Local Authority (1) proposes to issue and deliver its Bonds and Permanent Notes to aid in financing the Projects from time to time provided for under the terms of the Annual Contributions Contract to which Contract reference is hereby made for definitions of the Bonds, Permanent Notes, and Projects, and (2) may from time to time issue and deliver its obligations (herein called "Refunding Bonds") to refund said Bonds and Permanent Notes; and

WHEREAS, each project and acquisition of the site or sites thereof will have been financed with the proceeds of the Bonds and/or advances by the Government on account of the loan provided for in the Annual Contributions Contract and the Bonds and Permanent Notes will be secured (1) severally, by pledges of specific amounts of the annual contributions payable to the Local Authority by the Government pursuant to said Contract; and (2) by a pledge of certain revenues of the projects financed by an issue or issues of Bonds to the extent and in the manner described in the Annual Contributions Contract and the resolutions of the Local Authority authorizing such Bonds and Permanent Notes;

NOW, THEREFORE, to assure the Government and the holder or holders of the Bonds, Refunding Bonds, or Permanent Notes, and each of them, of the performance by the Local Authority of the covenants contained in the Annual Contributions Contract and the resolutions of the Local Authority authorizing the issuance of the Bonds, Refunding Bonds, or Permanent Notes, the Local Authority does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of the Government and said holders of the Bonds, Refunding Bonds, or Permanent Notes, for the purposes hereinafter stated, the following described real property situated in the City of Watsonville, County of Santa Cruz, State of California.

TO WIT:

Project No. CA39-P072-018

VOL. 4813 PAGE 784

Project No. CA39-P072-018

Declaration of Trust

REAL PROPERTY DESCRIPTION

B
10
2014

PARCEL A

BEGINNING at a found 1 inch iron pipe LS 2362 at an angle point in the Eastern boundary of said land conveyed to the County of Santa Cruz, the Western corner of Parcel A as said parcel is shown and delineated on the "Parcel Map Showing a Division of the Land conveyed to Robert M. Pando et al", recorded May 9, 1978 in Volume 29 of Parcel Maps, at Page 29, Santa Cruz County Records.

THENCE from said point of beginning along the Southwestern boundary of said Parcel A, South 03° 33' East 167.10 Feet to a set 1/2 inch iron pipe RCE 24294 in the Northwestern line of Parcel D, as shown on said map;

THENCE along the Northwestern line of Parcel D, now known as Clifford Avenue, South 55° 16' 45" West 103.01 feet to a set 1/2 inch iron pipe RCE 24294 at the Western corner of said Parcel B;

THENCE continuing along the Northwestern line of Clifford Avenue as said line is described in Deed to the City of Watsonville, recorded June 20, 1979 in Book 3072, Page 365, Official Records of Santa Cruz County, Southwesterly on a tangent curve to the left with a radius of 330 feet through a central angle of 45° 30' 15" a distance of 262.09 feet to the Southwestern boundary of the aforementioned land conveyed to the County of Santa Cruz;

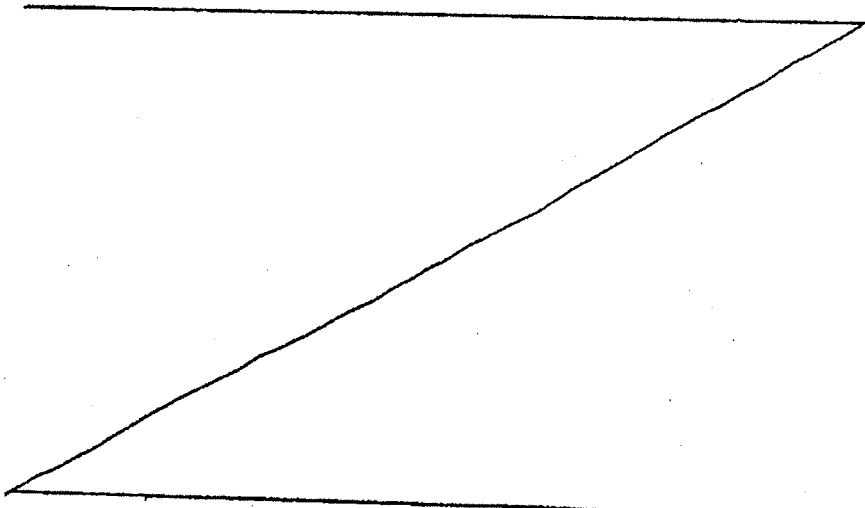
THENCE leaving said line of Clifford Avenue and along said last mentioned boundary North 56° 26' West 160.00 feet;

THENCE leaving said last mentioned boundary North 5° 30' East 225.00 feet;

THENCE North 15° 00' East 116.43 feet to an intersection with the Northwesterly prolongation of the aforesaid Southwestern boundary of Parcel A;

THENCE along said prolongation South 63° 33' East 191.84 feet TO THE PLACE OF BEGINNING.

Said land is also shown and designated "Parcel A" on the Record of Survey, recorded August 10, 1990, in Book 82 of Maps, Page 33, Santa Cruz County Records.



and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

Region VI, HUD
(52190)

VOL. 4813 PAGE 785

1/69

B
10
304

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The Local Authority hereby declares and acknowledges that during the existence of the trust hereby created, the Government and the holders from time to time of the Bonds, Refunding Bonds, or Permanent Notes issued or to be issued pursuant to the provisions of the Annual Contributions Contract, have been granted and are possessed of an interest in the above-described Project property, TO WIT:

The right to require the Local Authority to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority may (1) to the extent and in the manner provided in the Annual Contributions Contract (a) lease dwellings and other spaces and facilities in any project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities, or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the Act; or (2) with the approval of the Government, release any project which has not then been financed by an issue or issues of Bonds from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any project to the Government pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of the Government (1) upon any conveyance or transfer made by the Local Authority of any real or personal property which is determined to be excess to the needs of any project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation, and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the Local Authority of any project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.

When all indebtedness of the Local Authority to the Government arising under the Annual Contributions Contract has been fully paid and when all the Bonds, Refunding Bonds, and Permanent Notes, together with interest thereon, have been fully paid, or monies sufficient for the payment thereof have been deposited in trust for such payment in accordance with the respective resolutions of the Local Authority authorizing the issuance of such Bonds, Refunding Bonds, and Permanent Notes, the trust hereby created shall terminate and shall no longer be effective.

Nothing herein contained shall be construed to bestow upon the holder or holders of any of the Bonds or Refunding Bonds, or of the coupons appertaining thereto, or any holder of the Permanent Notes (other than the Government) any right or right of action or proceedings by which the Local Authority might be deprived of title to or possession of any project.

IN WITNESS WHEREOF, the Local Authority by its officers therunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested on February 27, 1991

(SEAL)

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

By:

Marcus Hammond
Chairman

ATTEST:

[Signature]
SECRETARY

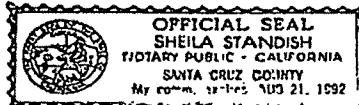
B
10
494

VOL. 4813 PAGE 786

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ) ss

On this 27th day of February, 19 91, before me,
Sheila Standish, a Notary Public in and for the County
and State above shown, personally appeared Marilyn Hummel
and Mary James
known to me to be the _____ Chairman and Secretary, respectively,
of the Housing Authority of the County of Santa Cruz
_____, the agency described in and which executed the
within instrument, and they are known to me to be the persons who
executed and attested the instrument on behalf of the agency therein
named and they acknowledged to me that the agency had executed the
said instrument.

WITNESSETH, my hand and official seal the day and year first above
written.



(SEAL)

Sheila Standish
Notary Public in and for the said
County and State

My Commission expires:

8/21/92

B/S
104

Blackburn

Section VI, RUD
(52190)

VOL. 4499 PAGE 83

60H-27c
4/69

029006

WHEN RECORDED MAIL TO:

HOUSING AUTHORITY OF THE COUNTY OF
SANTA CRUZ
ATTENTION: SUE HOGE
2160 41st Avenue
Capitola, CA 95010-2060

RECORDED AT THE REQUEST OF
Housing Auth
MAY - 4 1989
5-35
RICHARD W. BEDAL, RECORDER
SANTA CRUZ COUNTY, Official Records

DECLARATION OF TRUST

WHEREAS, the Housing Authority of the County of Santa Cruz (herein called the "Local Authority"), a public body corporate and politic created and organized in accordance with the laws of the State of California, and the United States of America (herein called the "Government") pursuant to the United States Housing Act of 1937, Public Law 75-412, an amended (herein called the "Act"), and the Department of Housing and Urban Development Act, Public Law 89-174, as amended, entered into a contract dated as of October 1, 1981 (as amended) (herein called the "Annual Contributions Contract") providing for loans and annual contributions to be made by the Government to assist the Local Authority in the financing of low-rent housing projects; and

WHEREAS, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers a low-rent housing project which will provide approximately 70 dwelling units, to be known as Project No. CA39-P072-008; and

WHEREAS, the Local Authority (1) proposes to issue and deliver its Bonds and Permanent Notes to aid in financing the Projects from time to time provided for under the terms of the Annual Contributions Contract to which Contract reference is hereby made for definitions of the Bonds, Permanent Notes, and Projects, and (2) may from time to time issue and deliver its obligations (herein called "Refunding Bonds") to refund said Bonds and Permanent Notes; and

WHEREAS, each project and acquisition of the site or sites thereof will have been financed with the proceeds of the Bonds and/or advances by the Government on account of the loan provided for in the Annual Contributions Contract and the Bonds and Permanent Notes will be secured (1) severally, by pledges of specific amounts of the annual contributions payable to the Local Authority by the Government pursuant to said Contract; and (2) by a pledge of certain revenues of the projects financed by an issue or issues of Bonds to the extent and in the manner described in the Annual Contributions Contract and the resolutions of the Local Authority authorizing such Bonds and Permanent Notes:

NOW, THEREFORE, to assure the Government and the holder or holders of the Bonds, Refunding Bonds, or Permanent Notes, and each of them, of the performance by the Local Authority of the covenants contained in the Annual Contributions Contract and the resolutions of the Local Authority authorizing the issuance of the Bonds, Refunding Bonds, or Permanent Notes, the Local Authority does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of the Government and said holders of the Bonds, Refunding Bonds, or Permanent Notes, for the purposes hereinafter stated, the following described real property situated in the City of Watsonville, County of Santa Cruz, State of California:

TO WIT:

Project No. CA39-P072-008
160 Blackburn Street
APN 017-314-01

Project No. CA39-P072-008
Declaration of Trust

REAL PROPERTY DESCRIPTIONS

SITUATE in the City of Watsonville, County of Santa Cruz, State of California.

BEING a part of the Rancho Bolsa del Pajaro and being all of the lands conveyed to Albert H. Albach and Robert P. Scrivani by Deed dated 14 February 1973 and recorded 21 February 1973 in Book 2285 of Official Records at Page 474, Santa Cruz County Records as said lands are shown on map entitled "Record of Survey of lands of Albert Albach et al 2285 O.R. 474" filed in Volume 72 of Maps at Page 2, Santa Cruz County Records and more particularly bounded and described as follows, to wit:

BEGINNING at the Southern corner of said lands conveyed to Albach, et al., as shown on said map, from which a 1/2" iron pipe "RCE 6270" bears North 48° 00' East 4.35 feet distant;

THENCE from said point of beginning along the South-eastern boundary of said lands of Albach North 48° 00' East 392.04 feet to a 4" x 4" post "LS 2258" at the Eastern corner thereof; thence along the Northeastern boundary of said lands North 42° 19' 20" West 111.14 feet to a 3/4" pipe "LS 2362" at the Northern corner thereof; thence along the Northwestern boundary of said lands, South 48° 01' West 392.04 feet to the Western corner thereof, from which a 3/4" pipe "LS 2362" bears North 48° 01' East 4.02 feet distant; thence along the Southwestern boundary of said lands South 42° 30' East 111.26 feet to the place of beginning.

SUBJECT to the right of the public to use as a public right of way so much of the above described parcel of land as lies within Blackburn Avenue as monumented in 1983 and which subject land is more particularly described as follows, to wit:

BEGINNING at a 1/2" iron pipe "RCE 6270" on the South-eastern boundary of lands conveyed to Albert H. Albach, et al., by Deed dated 14 February 1973 and recorded 21 February 1973 in Book 2285 of Official Records at Page 474, Santa Cruz County as said lands are shown on map entitled "Record of Survey of Lands of Albert Albach et al 2285 O. R. 474" filed in Volume 72 of Maps at Page 2, Santa Cruz County Records from which the Southern corner of said lands of Albach bears South 48° 00' West 4.35 feet distant;

THENCE from said point of beginning along the North-east line of Blackburn Avenue as shown on said map, North 42° 29' 20" West 111.26 feet to a 3/4" pipe "LS 2362" on the Northeastern boundary of said lands of Albach as shown on said map from which the Western corner of said lands of Albach bears South 48° 01' West 4.02 feet distant; thence along the Northwestern, Southwestern and Southeastern boundaries of said lands of Albach as shown on said map, South 48° 01' West 4.02 feet, South 42° 30' East 111.26 feet and North 48° 00' East 4.35 feet to the place of beginning.

SURVEYED August 1982 by Bowman & Williams, Consulting Civil Engineers, File No. 18587.

160 Blackburn Street

B
S
344

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The Local Authority hereby declares and acknowledges that during the existence of the trust hereby created, the Government and the holders from time to time of the Bonds, Refunding Bonds, or Permanent Notes issued or to be issued pursuant to the provisions of the Annual Contributions Contract, have been granted and are possessed of an interest in the above-described Project property, TO WIT:

The right to require the Local Authority to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority may (1) to the extent and in the manner provided in the Annual Contributions Contract (a) lease dwellings and other spaces and facilities in any project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities, or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the Act; or (2) with the approval of the Government, release any project which has not then been financed by an issue or issues of Bonds from the trust hereby created: Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any project to the Government pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of the Government (1) upon any conveyance or transfer made by the Local Authority of any real or personal property which is determined to be excess to the needs of any project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation, and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the Local Authority of any project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.

When all indebtedness of the Local Authority to the Government arising under the Annual Contributions Contract has been fully paid and when all the Bonds, Refunding Bonds, and Permanent Notes, together with interest thereon, have been fully paid, or monies sufficient for the payment thereof have been deposited in trust for such payment in accordance with the respective resolutions of the Local Authority authorizing the issuance of such Bonds, Refunding Bonds, and Permanent Notes, the trust hereby created shall terminate and shall no longer be effective.

Nothing herein contained shall be construed to bestow upon the holder or holders of any of the Bonds or Refunding Bonds, or of the coupons appertaining thereto, or any holder of the Permanent Notes (other than the Government) any right or right of action or proceedings by which the Local Authority might be deprived of title to or possession of any project.

IN WITNESS WHEREOF, the Local Authority by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested on July 24, 1985

(SEAL)

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

By: Stephen D. White
Chairman

ATTEST:

[Signature]
Secretary

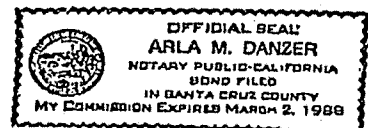
D
S
4499

471

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ)**

On this 24th day of July, 1985, before me,
Arla M. Danzer, a Notary Public in and for the County
and State above shown, personally appeared Stephen D. Mills
and Mary James
known to me to be the _____ Chairman and Secretary, respectively,
of the Housing Authority of the Housing Authority of the County
Santa Cruz, the agency described in and which executed the
within instrument, and they are known to me to be the persons who
executed and attested the instrument on behalf of the agency therein
named and they acknowledged to me that the agency had executed the
said instrument.

WITNESSETH, my hand and official seal on the day and year first above
written.



(SEAL)

Arla M. Danzer
Notary Public in and for the said
County and State

My Commission expires:
March 2, 1988

B
4
10/13

L A FONDA
Broadway

RECORDING REQUESTED BY:

VOL. 4690 PAGE 847

40568

PENNIMAN TITLE COMPANY, INC.
ACCOM. 10-4879-RG

WHEN RECORDED RETURN TO:

HOUSING AUTHORITY OF THE
COUNTY OF SANTA CRUZ
2160-41ST AVENUE
CARMONA, CA. 95010-2000

NO FEE

RECORDED AT THE REQUEST OF
PENNIMAN TITLE CO.
JUN 19 1990
RICHARD W. BEGAN, Recorder
SANTA CRUZ COUNTY, OFFICE RECORDER

Declaration of Trust
(Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing



Whereas, THE HOUSING AUTHORITY OF SANTA CRUZ COUNTY
(herein called the "Public Housing Agency (PHA)", a public body corporate and politic, duly created and organized pursuant to and in accordance with the
provisions of the laws of the STATE of CALIFORNIA and the United States of America, Secretary of Housing and
Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and
Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of OCTOBER 1, 1981 (herein called the
"Annual Contributions Contract") providing for a grant to be made by HUD to assist the PHA in financing (a) lower income housing project(s), and
Whereas, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers certain lower income housing in the
CALIFORNIA of SANTA CRUZ County of SANTA CRUZ STATE of
which will provide approximately 17 dwelling units; and which lower income housing will be known as
[Project No. _____]
Project No. CA 39-P072-003/1 with approximately 5 dwelling units.
Project No. CA 39-P072-003/2 with approximately 12 dwelling units.
and Project No. _____ with approximately _____ dwelling units]; and

Whereas, each Project and acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.
Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Annual Contributions Contract the PHA does
hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described
real property situated in the
CITY of SANTA CRUZ COUNTY of CALIFORNIA
STATE of CALIFORNIA To Wit SEE EXHIBIT "A" ATTACHED HERETO AND MADE
A PART HEREOF.

THIS INSTRUMENT IS DELIVERED TO THE RECORDERS OFFICE AS AN ACCOMMODATION ONLY, BY PENNIMAN
TITLE COMPANY, INC., FOR PHYSICAL CONVENIENCE ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS
VALIDITY, EXECUTION OR ITS EFFECTS UPON TITLE, IF ANY.

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.
The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest
in the above described Project property, To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging,
pledging, or otherwise encumbering, or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said
property or any part thereof, appurtenances thereto, or any real, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or
contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent
and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise
dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets,
alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform
contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq., or
(2), with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting
the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which it
determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as
streets, alleys, or other public rights-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring
or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project
shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project(s) in accordance with the Annual Contributions Contract, the
trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers therein duly authorized has caused these presents to be signed in its name and its corporate seal to
be hereunto affixed and attested this 25th day of April, 1990.

(Seal)

Attest:

Secretary

By:
Chairman

Form HUD-32190-A (12/87)
ref Handbook 7417

SITUATE IN THE CITY OF SANTA CRUZ, COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

BEING all of Parcel One of lands conveyed to Drug Abuse Preventive Society, a corporation, by deed dated 7 July 1976 and recorded 20 July 1976 in Book 2641 of Official Records at Page 663, Santa Cruz County Records, and being more particularly bounded and described as follows, to wit:

BEGINNING at a lead plug and tag "RCE 6270" at the southwest corner of lot 9 in Block B as said lot and block are shown on map entitled "Map of the Shearer Tract in Branciforte" filed in Volume 5 of Maps at Page 28, Santa Cruz County Records, from which a 1 1/2" iron pipe set in concrete over a 1/2" iron pipe "LS 2678" bears North 17° 30' West 4.19 feet distant;

THENCE FROM SAID POINT OF BEGINNING along the southern boundary of said lot 9 North 84° 33' East 61.39 feet to a lead plug and tag "RCE 6270" at the southeast corner of said lot from which a 1 1/2" iron pipe set in concrete "RCE 6270" bears North 17° 30' West 4.19 feet distant; thence along the eastern boundary of lots 9 and 10 in said block B, North 17° 30' West 234.79 feet to the southwestern corner of lot 3 in said block B on the Southern boundary of lands conveyed to Gault and Walker by Jared C. Johnson by deed 19 April 1887 and recorded in Volume 50 of Deeds at Page 128, Santa Cruz County Records, from which a tag "RCE 6270" in a fence post bears North 8° 43' West 0.23 feet distant and a 1 1/2" iron pipe "RCE 6270" reference point bears South 72° 30' West 5.00 feet distant; thence along the southern boundary of said lands conveyed to Gault and Walker. South 72° 30' West 60.03 feet to a 1 1/2" iron pipe "RCE 6270" on the western boundary of said lot 10; thence along the western boundary of lots 10 and 9 in said block B, South 17° 30' East 221.97 feet to the place of beginning, and

SURVEYED FEBRUARY 1981 BY BOWMAN & WILLIAMS, CONSULTING CIVIL ENGINEERS, FILE 18305.

B
4
3097

SITUATE IN THE CITY OF SANTA CRUZ, COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

BEING a part of lands conveyed to The Housing Authority of the County of Santa Cruz by deed recorded in Book 3393 of Official Records at Page 689, Santa Cruz County Records, and more particularly bounded and described as follows, to wit:

PARCEL ONE

BEGINNING at a 1 1/2" iron pipe (L.S. 2678) on the western boundary of La Fonda Avenue, at the southeastern corner of said lands of The Housing Authority as the same are shown on map entitled "Record of Survey of the lands of The Housing Authority of the County of Santa Cruz" filed in Volume 72 of Maps at Page 18, Santa Cruz County Records;

THENCE FROM SAID POINT OF BEGINNING along the southeastern boundary of said lands. South 57° 04' West 5.00 feet to a 1 1/2" iron pipe (RCE 6270) on a line designated "Proposed R/W Line" as shown on said map; thence along said last mentioned line, northerly, curving to the right, from a tangent bearing North 57° 27' 47" West, with a radius of 526 feet, through an angle of 32° 33' 13", a distance of 298.86 feet to a 1 1/2" iron pipe (RCE 6270); thence North 0° 01' East 83.93 feet to the Existing R/W line as shown on said map; thence along said last mentioned line South 7° 17' 30" East 39.10 feet; thence South 0° 01' East 45.15 feet to the beginning of a curve; thence southerly, curving to the left, with a radius of 521 feet, through an angle of 32° 33', a distance of 295.98 feet to the point of beginning.

B
143

Courtyard

Region VI, HUD
(52190)

HOUSING AUTHORITY
OF THE
COUNTY OF SANTA CRUZ

PHONE 425-2471
AREA CODE 408



MIKE VASSET
DEVELOPMENT DIRECTOR

1845 1/2 PACIFIC AVENUE
SANTA CRUZ, CA 95060

RICHARD C. NEAL
RECORDER
AUG 4 2 48 PM '82
RECORDED AT REQUEST OF
HULD
DH

DECLARATION OF TRUST

WHEREAS, the Housing Authority of the County of Santa Cruz (herein called the "Local Authority public body corporate and politic created and organized in accordance laws of the State of California, and the United States America (herein called the "Government") pursuant to the United States Act of 1937, Public Law 75-412, as amended (herein called the "Act"), Department of Housing and Urban Development Act, Public Law 89-174, and entered into a contract dated as of October 1, 1981 (herein called the "Annual Contributions Contract") providing for loan annual contributions to be made by the Government to assist the Local in the financing of low-rent housing projects; and

WHEREAS, as of the date of the execution of this Declaration of Annual Contributions Contract covers a low-rent housing project which provide approximately 12 dwelling units, to be known No. CA39-P072-006; and

WHEREAS, the Local Authority (1) proposes to issue and deliver its and Permanent Notes to aid in financing the Projects from time to time for under the terms of the Annual Contributions Contract to which Contract reference is hereby made for definitions of the Bonds, Permanent Notes Projects, and (2) may from time to time issue and deliver its obligations (herein called "Refunding Bonds") to refund said Bonds and Permanent Notes

WHEREAS, each project and acquisition of the site or sites thereof have been financed with the proceeds of the Bonds and/or advances by the Government on account of the loan provided for in the Annual Contributions Contract and the Bonds and Permanent Notes will be secured (1) severally, by specific amounts of the annual contributions payable to the Local Authority the Government pursuant to said Contract; and (2) by a pledge of certain revenues of the projects financed by an issue or issues of Bonds to the Government and in the manner described in the Annual Contributions Contract and the terms of the Local Authority

Region VI, HUD
(52190)

vol 3470 page 332

Project No. CA39-P072-006

Declaration of Trust

REAL PROPERTY DESCRIPTION

SITUATE in the City of Capitola, County of Santa State of California.

BEING Lot 14, in Block K, as the same is shown up that certain map entitled "Amended Map of a portion of Capitola Heights, Santa Cruz County, Cal.", filed for in the office of the County Recorder of Santa Cruz Cou September 7, 1911 in Map Book 15, Page 49, Santa Cruz Records, and more particularly bounded and described a follows, to wit:

BEGINNING at a 1 1/2 inch iron pipe "LS 3293" at eastern corner of said Lot 14; thence from said point along the Southern boundary of said Lot South 89° 45' 110.00 feet to the Southwestern corner thereof, from w 1/2 inch iron pipe "RE 16779" bears South 0° 17' 30" Ea feet distant; thence along the Western boundary of said North 0° 17' 30" West 375.16 feet to a 1 1/2 inch iron "RE 24666" at the Northwestern corner thereof; thence Northern boundary of said Lot North 89° 45' 15" East 11 feet to a tag "REC 6270" set in a fence runner at the eastern corner of said Lot 14; thence along the Eastern of said Lot South 0° 15' 10" East (at 35.00 feet a 1 1/ iron pipe "RCE 6270") a total distance of 375.16 feet t place of beginning.

RECORDED'S INFO.
of writing, etc.
ing this document
document when filed

Region VI, HUD
(52190)

VOL 3470 PAGE 333

and all buildings and fixtures erected or to be erected thereon or thereto.

The Local Authority hereby declares and acknowledges that during the existence of the trust hereby created, the Government and the holder, from the time of the Bonds, Refunding Bonds, or Permanent Notes issued or to be issued pursuant to the provisions of the Annual Contributions Contract, have been granted and are possessed of an interest in the above-described property, TO WIT:

The right to require the Local Authority to remain seized of said property and to refrain from transferring, conveying, assigning, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other interest in any part thereof, appurtenances thereto, or any revenues, income, or receipts therefrom or in connection therewith, the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority may (1) to the extent and in the manner provided in the Annual Contributions Contract (a) lease dwellings and other spaces and facilities on the project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any project, or (c) dedicate land for use as streets, alleys, or other public rights-of-way, or grant easements for the establishment, operation, and maintenance of public utilities, or (d) enter into and perform contracts for the sale of property to members of tenant families, as authorized by the Act; or (2) with the approval of the Government, release any project which has not then been financed by an issue or issues of Bonds from the trust hereby created: Provided, that the provisions herein contained shall be construed as prohibiting the conveyance or the delivery of possession of any project to the Government pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of the Government of any conveyance or transfer made by the Local Authority of any real or personal property which is determined to be excess to the needs of any project, or any instrument of conveyance or dedication of property, or any instrument for use as streets, alleys, or other public rights-of-way, or for the establishment, operation, and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a tenant family, or (4) upon any instrument of release made by the Government of any project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.

When all indebtedness of the Local Authority to the Government has been paid and when all Refunding Bonds, and Permanent Notes, together with interest thereon, have been fully paid, or monies sufficient for the payment thereof have been deposited in trust for such payment in accordance with the respective resolutions

B B

4

10/4

Crestview

Region VI, RUD
(52190)

VOL. 1499 PAGE 75

60H-27c
4/69

(82)

WHEN RECORDED MAIL TO:

HOUSING AUTHORITY OF THE COUNTY OF
SANTA CRUZ
ATTENTION: SUE HOGE
2160 41st Avenue
Capitola, CA 95010-2060

029004

RECORDED AT THE REQUEST OF
Lawrence Smith
MAY - 4 1989
3:35 PM
RICHARD R. BEBAL, Recorder
SANTA CRUZ COUNTY, Official Records

DECLARATION OF TRUST

WHEREAS, the Housing Authority of the County of Santa Cruz (herein called the "Local Authority"), a public body corporate and politic created and organized in accordance with the laws of the State of California, and the United States of America (herein called the "Government") pursuant to the United States Housing Act of 1937, Public Law 75-412, as amended (herein called the "Act"), and the Department of Housing and Urban Development Act, Public Law 89-174, as amended, entered into a contract dated as of October 1, 1981 (herein called the "Annual Contributions Contract") providing for loans and annual contributions to be made by the Government to assist the Local Authority in the financing of low-rent housing projects; and

WHEREAS, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers a low-rent housing project which will provide approximately 70 dwelling units, to be known as Project No. CA39-P072-008; and

WHEREAS, the Local Authority (1) proposes to issue and deliver its Bonds and Permanent Notes to aid in financing the Projects from time to time provided for under the terms of the Annual Contributions Contract to which Contract reference is hereby made for definitions of the Bonds, Permanent Notes, and Projects, and (2) may from time to time issue and deliver its obligations (herein called "Refunding Bonds") to refund said Bonds and Permanent Notes; and

WHEREAS, each project and acquisition of the site or sites thereof will have been financed with the proceeds of the Bonds and/or advances by the Government on account of the loan provided for in the Annual Contributions Contract and the Bonds and Permanent Notes will be secured (1) severally, by pledges of specific amounts of the annual contributions payable to the Local Authority by the Government pursuant to said Contract; and (2) by a pledge of certain revenues of the projects financed by an issue or issues of Bonds to the extent and in the manner described in the Annual Contributions Contract and the resolutions of the Local Authority authorizing such Bonds and Permanent Notes;

NOW, THEREFORE, to assure the Government and the holder or holders of the Bonds, Refunding Bonds, or Permanent Notes, and each of them, of the performance by the Local Authority of the covenants contained in the Annual Contributions Contract and the resolutions of the Local Authority authorizing the issuance of the Bonds, Refunding Bonds, or Permanent Notes, the Local Authority does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of the Government and said holders of the Bonds, Refunding Bonds, or Permanent Notes, for the purposes hereinafter stated, the following described real property situated in the County of Santa Cruz, State of California, City of Watsonville.

TO WIT:

Project No. CA39-P072-008
Crestview Drive and Madison Street
APN 019-661-05

— APN

B
4
294

NEW YORK (52190)

VOL. 1439 PAGE 76

8,38=176
2783

Project No. CA39-P072-008

Declaration of Trust

REAL PROPERTY DESCRIPTIONS

SITUATE in the City of Watsonville, County of Santa Cruz, State of California.

BEING a part of the Rancho Bolsa del Pajaro and being a part of lands described as Parcel Two in the Deed conveying lands to Raymond Erta, et ux., dated 6 March 1947 and recorded 14 March 1947 in Volume 546 of Official Records at Page 332, Santa Cruz County Records and more particularly bounded and described as follows, to wit:

BEGINNING at a 1/2" pipe "RCE 6270" at the Northern corner of lands conveyed to the City of Watsonville, a Municipal Corporation, by Deed dated 15 May 1968 and recorded 31 May 1968 in Book 1884 of Official Records at Page 350, et seq, as shown on map entitled "Record of Survey of lands of Albert Erta 2173 O.R. 474" filed in Volume 72 of Maps at Page 1, Santa Cruz County Records.

THENCE from said point of beginning along the North-eastern boundary of lands described as Parcel One in Quitclaim Deed from Eugene Albert Erta to Albert Erta dated 3 January 1972 and recorded 16 February 1972 in Book 2173 of Official Records at Page 474, Santa Cruz County Records as shown on said Record of Survey Map, North 19° 46' 30" West 322.26 feet to a 1/2" pipe "LS 4134" at the Northern corner thereof; thence along the Northwestern boundary of said lands South 69° 55' West 184.53 feet to a 1/2" pipe "LS 4134" at the Western corner thereof; thence along the Southwestern boundary of said lands South 19° 45' 40" East 322.02 feet to a 1/2" pipe "RCE 6270" at the Western corner of said lands conveyed to City of Watsonville; thence along the Northwestern boundary of said last mentioned lands North 70° 00' East 184.60 feet to the place of beginning.

SURVEYED August 1982 by Bowman & Williams, Consulting Civil Engineers, File No. 18587.

Crestview Drive and Madison Street

B
4
344

Region VI, HUD
(52190)

60H-27a
4/69

VOL. 4499 PAGE 77

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The Local Authority hereby declares and acknowledges that during the existence of the trust hereby created, the Government and the holders from time to time of the Bonds, Refunding Bonds, or Permanent Notes issued or to be issued pursuant to the provisions of the Annual Contributions Contract, have been granted and are possessed of an interest in the above-described Project property, TO WIT:

The right to require the Local Authority to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering, or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenue, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority may (1) to the extent and in the manner provided in the Annual Contributions Contract (a) lease dwellings and other spaces and facilities in any project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities, or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the Act; or (2) with the approval of the Government, release any project which has not then been financed by an issue or issues of Bonds from the trust hereby created: Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any project to the Government pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of the Government (1) upon any conveyance or transfer made by the Local Authority of any real or personal property which is determined to be excess to the needs of any project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation, and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the Local Authority of any project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.

When all indebtedness of the Local Authority to the Government arising under the Annual Contributions Contract has been fully paid and when all the Bonds, Refunding Bonds, and Permanent Notes, together with interest thereon, have been fully paid, or monies sufficient for the payment thereof have been deposited in trust for such payment in accordance with the respective resolutions of the Local Authority authorizing the issuance of such Bonds, Refunding Bonds, and Permanent Notes, the trust hereby created shall terminate and shall no longer be effective.

Nothing herein contained shall be construed to bestow upon the holder or holders of any of the Bonds or Refunding Bonds, or of the coupons appertaining thereto, or any holder of the Permanent Notes (other than the Government) any right or right of action or proceedings by which the Local Authority might be deprived of title to or possession of any project.

IN WITNESS WHEREOF, the Local Authority by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested on July 24, 1985

(SEAL)

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

By: Stephen D. Mink
Chairman

ATTEST:

[Signature]
Secretary

B
4
4044

STATE OF CALIFORNIA }
COUNTY OF SANTA CRUZ }

On this 24th day of July, 1985, before me,
Arla M. Danzer, a Notary Public in and for the County
and State above shown, personally appeared Stephen D. Mills
and Mary James
known to me to be the Chairman and Secretary, respectively,
of the Housing Authority of the Housing Authority of the County
Santa Cruz, the agency described in and which executed the
within instrument, and they are known to me to be the persons who
executed and attested the instrument on behalf of the agency therein
named and they acknowledged to me that the agency had executed the
said instrument.

WITNESSETH, my hand and official seal the day and year first above
written.



(SEAL)

Arla M. Danzer
Notary Public in and for the said
County and State

My Commission expires:
March 2, 1988

Region VI, HUD
(52190)

BOOK 3549 PAGE 513

12895

6GH-27c
4/69

83

B 9
1024

Grandview

RECORDED AT THE REQUEST OF
Housing Authority
MAR 25 1983
2:25 pm
RICHARD W. BEDAL, Recorder
SANTA CRUZ COUNTY, Official Records

DA

DECLARATION OF TRUST

WHEREAS, the HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ (herein called the "Local Authority"), a public body corporate and politic created and organized in accordance with the laws of the State of CALIFORNIA, and the United States of America (herein called the "Government") pursuant to the United States Housing Act of 1937, Public Law 75-412, as amended (herein called the "Act"), and the Department of Housing and Urban Development Act, Public Law 89-174, as amended, entered into a contract dated as of October 1, 1981 [as amended] (herein called the "Annual Contributions Contract") providing for loans and annual contributions to be made by the Government to assist the Local Authority in the financing of low-rent housing projects; and

WHEREAS, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers a low-rent housing project which will provide approximately 15 dwelling units, to be known as Project No. CA39-P072-004; and

WHEREAS, the Local Authority (1) proposes to issue and deliver its Bonds and Permanent Notes to aid in financing the Projects from time to time provided for under the terms of the Annual Contributions Contract to which Contract reference is hereby made for definitions of the Bonds, Permanent Notes, and Projects, and (2) may from time to time issue and deliver its obligations (herein called "Refunding Bonds") to refund said Bonds and Permanent Notes; and

WHEREAS, each project and acquisition of the site or sites thereof will have been financed with the proceeds of the Bonds and/or advances by the Government on account of the loan provided for in the Annual Contributions Contract and the Bonds and Permanent Notes will be secured (1) severally, by pledges of specific amounts of the annual contributions payable to the Local Authority by the Government pursuant to said Contract; and (2) by a pledge of certain revenues of the projects financed by an issue or issues of Bonds to the extent and in the manner described in the Annual Contributions Contract and the resolutions of the Local Authority authorizing such Bonds and Permanent Notes:

NOW, THEREFORE, to assure the Government and the holder or holders of the Bonds, Refunding Bonds, or Permanent Notes, and each of them, of the performance by the Local Authority of the covenants contained in the Annual Contributions Contract and the resolutions of the Local Authority authorizing the issuance of the Bonds, Refunding Bonds, or Permanent Notes, the Local Authority does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of the Government and said holders of the Bonds, Refunding Bonds, or Permanent Notes, for the purposes hereinafter stated, the following described real property situated in the City of Santa Cruz, County of Santa Cruz, State of California.

TO WIT:

Project No. CA39-P072-004

Region VI, HUD
(52190)

BOOK ~~3549~~ PAGE 514

60H-27c
4/69

Project No. CA39-P072-004

Declaration of Trust

REAL PROPERTY DESCRIPTION

SITUATE in the City of Santa Cruz, County of Santa Cruz, State of California, and described as follows:

BEING Parcel A as shown upon that certain Parcel Map of the lands of Donald E. Fultz, et al, filed for record June 18, 1982, in Volume 41 of Parcel Maps, Page 14, Santa Cruz County Records.

RESERVING a right of way 25 feet in width for ingress and egress purposes, the easterly line of which is the easterly line of the herein above described lands, said right of way being also shown upon said map.

B9
294

Region VI, HUD
(52190)

60H-27c
4/69

BOOK 3549 PAGE 515

B9
3044

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The Local Authority hereby declares and acknowledges that during the existence of the trust hereby created, the Government and the holders from time to time of the Bonds, Refunding Bonds, or Permanent Notes issued or to be issued pursuant to the provisions of the Annual Contributions Contract, have been granted and are possessed of an interest in the above-described Project property, TO WIT:

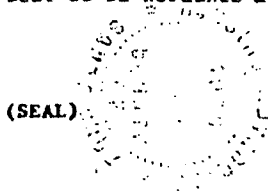
The right to require the Local Authority to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority may (1) to the extent and in the manner provided in the Annual Contributions Contract (a) lease dwellings and other spaces and facilities in any project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities, or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the Act; or (2) with the approval of the Government, release any project which has not then been financed by an issue or issues of Bonds from the trust hereby created: Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any project to the Government pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of the Government (1) upon any conveyance or transfer made by the Local Authority of any real or personal property which is determined to be excess to the needs of any project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation, and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the Local Authority of any project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.

When all indebtedness of the Local Authority to the Government arising under the Annual Contributions Contract has been fully paid and when all the Bonds, Refunding Bonds, and Permanent Notes, together with interest thereon, have been fully paid, or monies sufficient for the payment thereof have been deposited in trust for such payment in accordance with the respective resolutions of the Local Authority authorizing the issuance of such Bonds, Refunding Bonds, and Permanent Notes, the trust hereby created shall terminate and shall no longer be effective.

Nothing herein contained shall be construed to bestow upon the holder or holders of any of the Bonds or Refunding Bonds, or of the coupons appertaining thereto, or any holder of the Permanent Notes (other than the Government) any right or right of action or proceedings by which the Local Authority might be deprived of title to or possession of any project.

IN WITNESS WHEREOF, the Local Authority by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested on March 23, 1983



(SEAL)

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

By: Elosie Graham
Chairman

ATTEST: [Signature]

Elosie Graham

Secretary MARY JAMES

Region VI, HUD

6GH-27d
4/69

81

BOOK 3549 PAGE 516

B9
444

STATE OF California)
) ss
COUNTY OF Santa Cruz)

On this 23rd day of March, 19 83, before me,
Arla Danzer, a Notary Public in and for the County
and State above shown, personally appeared Eloise Graham
and Mary James
known to me to be the current Chairman and Secretary, respectively,
of the Housing Authority of the County of Santa Cruz
, the agency described in and which executed the
within instrument, and they are known to me to be the persons who
executed and attested the instrument on behalf of the agency therein
named and they acknowledged to me that the agency had executed the
said instrument.

WITNESSETH, my hand and official seal the day and year first above
written.



(SEAL)

Arla M. Danzer
Notary Public in and for the said
County and State

My Commission expires:

March 2, 1984

B
7
194

179 Montebello

Region VI, HUD
(52190)

VOL. 4199 PAGE 79

60H-27c
1/69

WHEN RECORDED MAIL TO:

HOUSING AUTHORITY OF THE COUNTY OF
SANTA CRUZ
ATTENTION: SUE ROGE
2160 41st Avenue
Capitola, CA 95010-2060

029005

RECORDED AT THE REQUEST OF
Housing Authority
MAY - 4 1989
3:35
RICHARD W. BEDAL, Recorder
SANTA CRUZ COUNTY, Official Records

DECLARATION OF TRUST

WHEREAS, the Housing Authority of the County of Santa Cruz (herein called the "Local Authority"), a public body corporate and politic created and organized in accordance with the laws of the State of California, and the United States of America (herein called the "Government") pursuant to the United States Housing Act of 1937, Public Law 75-412, as amended (herein called the "Act"), and the Department of Housing and Urban Development Act, Public Law 89-174, as amended, entered into a contract dated as of October 1, 1981 (as amended) (herein called the "Annual Contributions Contract") providing for loans and annual contributions to be made by the Government to assist the Local Authority in the financing of low-rent housing projects; and

WHEREAS, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers a low-rent housing project which will provide approximately 70 dwelling units, to be known as Project No. CA39-P072-008; and

WHEREAS, the Local Authority (1) proposes to issue and deliver its Bonds and Permanent Notes to aid in financing the Projects from time to time provided for under the terms of the Annual Contributions Contract to which Contract reference is hereby made for definitions of the Bonds, Permanent Notes, and Projects, and (2) may from time to time issue and deliver its obligations (herein called "Refunding Bonds") to refund said Bonds and Permanent Notes; and

WHEREAS, each project and acquisition of the site or sites thereof will have been financed with the proceeds of the Bonds and/or advances by the Government on account of the loan provided for in the Annual Contributions Contract and the Bonds and Permanent Notes will be secured (1) severally, by pledges of specific amounts of the annual contributions payable to the Local Authority by the Government pursuant to said Contract; and (2) by a pledge of certain revenues of the projects financed by an issue or issues of Bonds to the extent and in the manner described in the Annual Contributions Contract and the resolutions of the Local Authority authorizing such Bonds and Permanent Notes;

NOW, THEREFORE, to assure the Government and the holder or holders of the Bonds, Refunding Bonds, or Permanent Notes, and each of them, of the performance by the Local Authority of the covenants contained in the Annual Contributions Contract and the resolutions of the Local Authority authorizing the issuance of the Bonds, Refunding Bonds, or Permanent Notes, the Local Authority does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of the Government and said holders of the Bonds, Refunding Bonds, or Permanent Notes, for the purposes hereinafter stated, the following described real property situated in the County of Santa Cruz, City of Watsonville, State of California.

TO WIT:

Project No. CA39-P072-008
Clifford Avenue and Montebello Drive
APN 019-391-69

B
7
2014

NOV 10 1983 (52190)

VOL. 4499 PAGE 80

4-27-83

Project No. CA39-P072-008

Declaration of Trust

REAL PROPERTY DESCRIPTIONS

SITUATE in the City of Watsonville, County of Santa Cruz, State of California.

BEING all of Parcel 2 as the same is shown upon that certain Parcel Map filed for record November 1, 1982 in Volume 41 of Parcel Maps, Page 63, Santa Cruz County Records and being more particularly bounded and described as follows, to wit:

BEGINNING at the most Western corner of Parcel 2; thence from said point of beginning along the Southwestern boundary thereof, South 37° 58' East 181.79 feet to the Southern corner thereof; thence along the Eastern boundary of said Parcel 2, Northeasterly along a curve to the right, from a tangent bearing of North 33° 40' 05" East, with a radius of 230 feet, through an angle of 26° 53' 27", a distance of 107.95 feet to a point of tangency; thence North 60° 33' 32" East 99.71 feet to the beginning of a curve; thence Northerly along a curve to the left, with a radius of 25 feet, through an angle of 81° 05' 14", a distance of 35.38 feet to a point of reverse curvature; thence Northerly, along a curve to the right, with a radius of 330 feet, through an angle of 30° 41' 13", a distance of 176.74 feet to the Northeastern corner of said Parcel 2; thence along the Northeastern boundary of said lands, North 56° 25' West 206.92 feet to the Northern corner thereof; thence along the Western boundary of said Parcel 2, South 10° 38' 10" West 129.76 feet; thence South 24° 07' 20" West 186.12 feet to the place of beginning.

COMPILED in May 1983 by Bowman & Williams, Consulting Civil Engineers File No. 18611.

Clifford Avenue and Montebello Drive

B
7
344

Region VI, HUD
(52190)

60H-270
4/69

VOL. 4499 PAGE 81

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The Local Authority hereby declares and acknowledges that during the existence of the trust hereby created, the Government and the holders from time to time of the Bonds, Refunding Bonds, or Permanent Notes issued or to be issued pursuant to the provisions of the Annual Contributions Contract, have been granted and are possessed of an interest in the above-described Project property, TO WIT:

The right to require the Local Authority to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority may (1) to the extent and in the manner provided in the Annual Contributions Contract (a) lease dwellings and other spaces and facilities in any project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities, or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the Act; or (2) with the approval of the Government, release any project which has not then been financed by an issue or issues of Bonds from the trust hereby created: Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any project to the Government pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of the Government (1) upon any conveyance or transfer made by the Local Authority of any real or personal property which is determined to be excess to the needs of any project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation, and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the Local Authority of any project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.

When all indebtedness of the Local Authority to the Government arising under the Annual Contributions Contract has been fully paid and when all the Bonds, Refunding Bonds, and Permanent Notes, together with interest thereon, have been fully paid, or monies sufficient for the payment thereof have been deposited in trust for such payment in accordance with the respective resolutions of the Local Authority authorizing the issuance of such Bonds, Refunding Bonds, and Permanent Notes, the trust hereby created shall terminate and shall no longer be effective.

Nothing herein contained shall be construed to bestow upon the holder or holders of any of the Bonds or Refunding Bonds, or of the coupons appertaining thereto, or any holder of the Permanent Notes (other than the Government) any right or right of action or proceedings by which the Local Authority might be deprived of title to or possession of any project.

IN WITNESS WHEREOF, the Local Authority by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested on July 24, 1985

(SEAL)

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

By: Stephen D. Mill
Chairman

ATTEST:

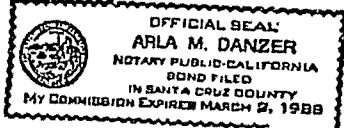
[Signature]
Secretary

B
7
July

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ)**

On this 24th day of July, 1985, before me,
Arla M. Danzer, a Notary Public in and for the County
and State above shown, personally appeared Stephen D. Mills
and Mary James
known to me to be the _____ Chairman and Secretary, respectively,
of the Housing Authority of the Housing Authority of the County
Santa Cruz, the agency described in and which executed the
within instrument, and they are known to me to be the persons who
executed and attested the instrument on behalf of the agency therein
named and they acknowledged to me that the agency had executed the
said instrument.

WITNESSETH, my hand and official seal the day and year first above
written.



(SEAL)

Arla M. Danzer
Notary Public in and for the said
County and State

My Commission expires:
March 2, 1988

B
7
143

PORTOLA

RECORDING REQUESTED BY:

PENNIMAN TITLE COMPANY, INC.
ACCOM. 10-4879-RG

VOL. 4690 PAGE 844

40567

WHEN RECORDED RETURN TO:

HOUSING AUTHORITY OF THE
COUNTY OF SANTA CRUZ
2160-41ST AVENUE
CAPITOLA, CA. 95010-2060

RECORDED AT THE REQUEST OF
PENNIMAN TITLE CO.
JUN 19 1990
RICHARD W. BELDAL, Recorder
SANTA CRUZ COUNTY Official Records

NO FEE

Declaration of Trust
(Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing



Whereas, HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

(herein called the "Public Housing Agency (PHA)", a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the STATE of CALIFORNIA and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of OCTOBER 1, 1981 (herein called the "Annual Contributions Contract") providing for a grant to be made by HUD to assist the PHA in financing (a) lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers certain lower income housing in the STATE of CALIFORNIA, County of SANTA CRUZ, which will provide approximately 38 dwelling units; and which lower income housing will be known as [Project No. CA39-P072-007/1] with approximately 24 dwelling units, [Project No. CA39-P072-007/2] with approximately 14 dwelling units, and [Project No.] with approximately [] dwelling units]; and

Whereas, each Project and acquisition of the site or situs thereof will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following describe real property situated in the

STATE of CALIFORNIA, COUNTY of SANTA CRUZ, To wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE

A PART HEREOF.

THIS INSTRUMENT IS DELIVERED TO THE RECORDERS OFFICE AS AN ACCOMMODATION ONLY, BY PENNIMAN TITLE COMPANY, INC., FOR PHYSICAL CONVENIENCE ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS VALIDITY, EXECUTION OR ITS EFFECTS UPON TITLE, IF ANY.

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property. To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq. or (2), with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project(s) in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this 25TH day of APRIL, 1990.

(Seal)

Attest:

[Signature] Secretary

[Signature] Chairman

EXHIBIT "A"

The land referred to herein is situate in the County of Santa Cruz, State of California, described as follows:

PARCEL ONE:

BEING a portion of the lands, conveyed to Warren S. Allred, et ux, by Deed recorded in Volume 261, Page 31, Official Records of Santa Cruz County, and more particularly described as follows:

BEGINNING at the Southwesterly corner of said lands of Allred on the Northerly line of Portola Drive; thence from said point of beginning along the Westerly and Northerly line of said lands North 0° 09' West 210 feet to the Northwesterly corner thereof and South 89° 55' East 190 feet to an iron pipe at the Northwesterly corner of the lands conveyed to Dorothea Christel, by Deed recorded in Volume 1222, Page 497, Official Records of Santa Cruz County; thence along the Northwesterly and Westerly line of said lands of Christel South 42° 09' West 118.90 feet to an iron pipe and South 0° 09' East 121.70 feet to an iron pipe on the Northerly line of Portola Drive; thence leaving said lands of Christel along the said Northerly line of Portola Drive North 89° 55' West 110 feet to the point of beginning.

PARCEL TWO:

BEING a part of the lands conveyed to Warren S. Allred and wife by Deed dated January 4, 1934, and recorded January 5, 1934, in Volume 261 of Official Records, at Page 31, Santa Cruz County Records, situated at the Northwest corner of Portola Drive and Thirtieth Avenue in the Live Oak District and being a part of the Rancho Arroyo Del Rodeo and further described as follows:

BEGINNING at an iron pipe at the Northwest corner of Portola Drive and Thirtieth Avenue; thence along the North line of Portola Drive North 89° 55' West 145.00 feet to an iron pipe; thence leaving said Drive; North 0° 09' West 121.70 feet to an iron pipe; thence North 42° 09' East 118.90 feet to an iron pipe on the North boundary of said lands of Allred; thence along the said North boundary of the lands of Allred South 89° 55' East 65.00 feet to an iron pipe on the Western line of Thirtieth Avenue; and thence along the said Western line of Thirtieth Avenue South 0° 09' East 210.00 feet to the point of beginning.

EXCEPTING THEREFROM all that portion conveyed to the County of Santa Cruz, a political subdivision of the State of California, by Deed recorded September 4, 1969, in Book 1973, Page 181, Official Records.

Assessor's Parcel Number 028-091-11 (as to Parcel One)
028-091-26 (as to Parcel Two)

B
313

SITUATE in the County of Santa Cruz, State of California,
and described as follows:

BEGINNING at the Southeasterly corner of Parcel B, as delineated on that certain Parcel Map filed for record November 25, 1980, in Volume 37 of Parcel Maps, Page 9, Santa Cruz County Records; thence from said point of beginning, South 13° 33' West 108.43 feet to a 1/2 inch iron pipe; thence North 87° 04' 06" West 402.23 feet to a 1/2 inch iron pipe; thence Northerly curving to the right with a radius of 1575 feet from a tangent bearing North 3° 30' 52" East through an angle of 4° 15' for a distant of 116.83 feet to a 1/2 inch iron pipe; thence South 85° 32' 38" East 421.23 feet to the point of beginning, and being the same lands described as Parcel 5 in the Deed from Everett Meisser, et ux., to Doug Dodds, et ux., recorded October 9, 1979, in Volume 3117, Page 88, Official Records of Santa Cruz County.

B
8
10/4

Seneca

Section VI, HUD
(52190)

VOL. 4499 PAGE 71

GGH-27c
4/69

(2)

WHEN RECORDED MAIL TO:

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ
ATTENTION: SUE BOGE
2160 41st Avenue
Capitola, CA 95010-2060

029003

RECORDED AT THE REQUEST OF
Housing Authority
MAY - 4 1989
R.W.
RICHARD W. BEDAL, Recorder
SANTA CRUZ COUNTY, Official Records

DECLARATION OF TRUST

WHEREAS, the Housing Authority of the County of Santa Cruz (herein called the "Local Authority"), a public body corporate and politic created and organized in accordance with the laws of the State of California, and the United States of America (herein called the "Government") pursuant to the United States Housing Act of 1937, Public Law 75-412, as amended (herein called the "Act"), and the Department of Housing and Urban Development Act, Public Law 89-174, as amended, entered into a contract dated as of October 1, 1981 [as amended] (herein called the "Annual Contributions Contract") providing for loans and annual contributions to be made by the Government to assist the Local Authority in the financing of low-rent housing projects; and

WHEREAS, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers a low-rent housing project which will provide approximately 70 dwelling units, to be known as Project No. CA39-P072-008; and

WHEREAS, the Local Authority (1) proposes to issue and deliver its Bonds and Permanent Notes to aid in financing the Projects from time to time provided for under the terms of the Annual Contributions Contract to which Contract reference is hereby made for definitions of the Bonds, Permanent Notes, and Projects, and (2) may from time to time issue and deliver its obligations (herein called "Refunding Bonds") to refund said Bonds and Permanent Notes; and

WHEREAS, each project and acquisition of the site or sites thereof will have been financed with the proceeds of the Bonds and/or advances by the Government on account of the loan provided for in the Annual Contributions Contract and the Bonds and Permanent Notes will be secured (1) severally, by pledges of specific amounts of the annual contributions payable to the Local Authority by the Government pursuant to said Contract; and (2) by a pledge of certain revenues of the projects financed by an issue or issues of Bonds to the extent and in the manner described in the Annual Contributions Contract and the resolutions of the Local Authority authorizing such Bonds and Permanent Notes;

NOW, THEREFORE, to assure the Government and the holder or holders of the Bonds, Refunding Bonds, or Permanent Notes, and each of them, of the performance by the Local Authority of the covenants contained in the Annual Contributions Contract and the resolutions of the Local Authority authorizing the issuance of the Bonds, Refunding Bonds, or Permanent Notes, the Local Authority does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of the Government and said holders of the Bonds, Refunding Bonds, or Permanent Notes, for the purposes hereinafter stated, the following described real property situated in the City of Watsonville,

County of Santa Cruz
State of California

TO WIT:

Project No. CA39-P072-008
Pennsylvania Avenue and Progress Drive
APN 019-192-21, 22, 39, 41

B
8
2014

VOL. 4499 PAGE 72

Project No. CA39-P072-00B

Declaration of Trust

REAL PROPERTY DESCRIPTIONS

BEING all of the lands conveyed to Charles B. Allen and Betty R. Allen, husband and wife, by deeds dated 13 October 1976 and recorded 27 October 1976 in Book 2679 of Official Records at Page 171 and in Book 2679 of Official Records at Page 177; to Betty R. Allen, a married woman, by Deed dated 13 October 1976 and recorded 27 October 1976 in Book 2679 of Official Records at Page 175; and to William A. Burgstrom and Lupe Burgstrom, husband and wife, by Deed dated 27 October 1976 and recorded 24 October 1978 in Book 2977 of Official Records at Page 330, all Santa Cruz County Records and as all of said lands are shown on map entitled "Record of Survey for Santa Cruz County Housing Authority Pennsylvania Drive Site", filed in Volume 72 of Maps at Page 10, Santa Cruz County Records and more particularly bounded and described as follows, to wit:

BEGINNING at a 1" pipe "LS 2265" at the Western corner of said lands conveyed to Charles B. Allen, et ux., by said Deed recorded in Book 2679 of Official Records at Page 177, Santa Cruz County Records;

THENCE from said point of beginning along the Northern boundary of said lands as shown on said map, North 10° 45' 15" East 89.36 feet to a 1/2" pipe "RCE 6270"; thence North 62° 31' East 52.00 feet to a 1/2" pipe "RCE 6270"; thence South 78° 24' 30" East 103.10 feet to a 1/2" pipe "RCE 6270" thence continuing along said boundary and along the Northern boundary of said lands conveyed to Betty R. Allen, by said Deed recorded in Book 2679 of Official Records at Page 175, Santa Cruz County Records, North 62° 31' East 68.05 feet to a 1/2" pipe "RCE 6270"; thence North 53° 23' 45" East 99.65 feet to a 1 1/2" pipe "RCE 6270" at the Northern corner of said last mentioned lands; thence along the Northeastern boundary of said lands and along the Northeastern boundary of said lands of Burgstrom and along the Northeastern boundary of said lands conveyed to Charles B. Allen, et ux., by said Deed recorded in Book 2679 of Official Records at Page 171, Santa Cruz County Records, South 44° 42' East 344.16 feet to a 2" pipe "RCE 6270"

at an angle in the Northeastern boundary of said last mentioned lands; thence along said last mentioned boundary South 4° 34' East 53.45 feet to a 1 1/2" pipe; thence along the Southern boundary of said last mentioned lands and along the Southern boundary of said lands of Burgstrom and along the Southern boundary of said lands conveyed to Charles B. Allen, et ux., by said Deed recorded in Book 2679 of Official Records at Page 177, Santa Cruz County Records, North 78° 06' West 562.61 feet to the place of beginning.

SURVEYED September 1982 by Bowman & Williams, Consulting Civil Engineers, File No. 18611.

Pennsylvania Avenue and Progress Drive

B
8
394

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The Local Authority hereby declares and acknowledges that during the existence of the trust hereby created, the Government and the holders from time to time of the Bonds, Refunding Bonds, or Permanent Notes issued or to be issued pursuant to the provisions of the Annual Contributions Contract, have been granted and are possessed of an interest in the above-described Project property, TO WIT:

The right to require the Local Authority to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, leasing, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the Local Authority may (1) to the extent and in the manner provided in the Annual Contributions Contract (a) lease dwellings and other spaces and facilities in any project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities, or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the Act; or (2) with the approval of the Government, release any project which has not then been financed by an issue or issues of Bonds from the trust hereby created: Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any project to the Government pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of the Government (1) upon any conveyance or transfer made by the Local Authority of any real or personal property which is determined to be excess to the needs of any project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation, and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the Local Authority of any project which has not then been financed by an issue or issues of Bonds shall be effective to release such property from the trust hereby created.

When all indebtedness of the Local Authority to the Government arising under the Annual Contributions Contract has been fully paid and when all the Bonds, Refunding Bonds, and Permanent Notes, together with interest thereon, have been fully paid, or monies sufficient for the payment thereof have been deposited in trust for such payment in accordance with the respective resolutions of the Local Authority authorizing the issuance of such Bonds, Refunding Bonds, and Permanent Notes, the trust hereby created shall terminate and shall no longer be effective.

Nothing herein contained shall be construed to bestow upon the holder or holders of any of the Bonds or Refunding Bonds, or of the coupons appertaining thereto, or any holder of the Permanent Notes (other than the Government) any right or right of action or proceedings by which the Local Authority might be deprived of title to or possession of any project.

IN WITNESS WHEREOF, the Local Authority by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested on July 24, 1985

(SEAL)

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

By:

Stephen D. M...
Chairman

ATTEST:

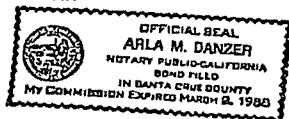
[Signature]
Secretary

B
8
July

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ)

On this 24th day of July, 1985, before me,
Arla M. Danzer, a Notary Public in and for the County
and State above shown, personally appeared Stephen D. Mills
and Mary James
known to me to be the Chairman and Secretary, respectively,
of the Housing Authority of the Housing Authority of the County
Santa Cruz, the agency described in and which executed the
within instrument, and they are known to me to be the persons who
executed and attested the instrument on behalf of the agency therein
named and they acknowledged to me that the agency had executed the
said instrument.

WITNESSETH, my hand and official seal the day and year first above
written.



(SEAL)

Arla M. Danzer
Notary Public in and for the said
County and State

My Commission expires:

March 2, 1988

The Housing Authority of the County of Santa Cruz

Section 22 Streamlined Voluntary Conversion Application

Section 5.4.(b) Declaration of Trust (DOT)

These three DOTs are missing:

1. Arista Court
2. Arista Lane
3. 308 Clifford

The Housing Authority of the County of Santa Cruz

Section 22 Streamlined Voluntary Conversion Application

Section 6.7. Relocation, Tenant Protection Vouchers

Housing Authority of the County of Santa Cruz

Application for Streamlined Voluntary Conversion

Relocation Narrative

November 20, 2019

Conclusion: This conversion will not require relocation.

Compliance: This narrative is compliant with PIH Notice 2019-05. As no relocation is required, elements of 24 CFR 972 and Form HUD-52860 are not applicable.

Justification for Conclusion:

1. No rehab work is being performed on the converted units, so all units will remain “online” and available to existing residents.
2. The new owner, New Horizons Affordable Housing Development, Inc. (NHAHD), will continue to rent to any current residents who are not income eligible to receive a Tenant Protection Voucher. The rent will be at an affordable rent (with no federal subsidy). Thus, they will not be required to relocate upon conversion.
3. Families who choose to move on their own and receive continued tenant-based assistance are not eligible for relocation assistance. These families will have access to all of the assistance the Housing Authority already offers to Section 8 searching voucher holders including who are searching for a unit, information on affordable units, landlords, Go Section 8, and more.
4. Though there is no relocation or removal of units, the Housing Authority issued written notice of the conversion from Public Housing to Section 8 Tenant Protection Vouchers to all residents. No residents will be displaced by the transfer of ownership of the units from the Housing Authority to New Horizons Affordable Housing and Development (NHAHD) Inc., a California Nonprofit Public Benefit Corp and affiliate of HACSC.

Housing Authority of the County of Santa Cruz

Explanation Supporting Tenant Protection Voucher Request, Form HUD 52860, Section 6, Box 7

The justifications below support the request for Tenant Protection Vouchers.

1. This request for 234 replacement Tenant Protection Vouchers is being made so the County of Santa Cruz maintains the same availability of affordable housing after the Streamlined Voluntary Conversion.
2. The application for Tenant Protection Vouchers will be in compliance with PIH Notice 2019-05, Streamlined Voluntary Conversion of Last Remaining Projects of Small Public Housing Agencies, and PIH Notice 2017-10, Part 6 – Tenant Protection Vouchers.
3. These TPV's are needed to protect the Public Housing residents from hardship as a result of the Streamlined Voluntary Conversion, preventing the tenant portion of rent from increasing.
4. These replacement TPVs will mitigate the loss of Public Housing by being added to the HACSC Housing Choice Voucher Program ACC.
5. When the current residents no longer need these TPVs, the Vouchers will be issued to the next applicants on the HACSC Waiting List.
6. All residents who meet the low-income eligibility requirements will be offered a tenant protection voucher.
7. Residents may use the voucher in the converted unit, or they may locate a different unit within the HCV Program requirements.
8. There is no impact on the concentration of poverty as the tenants can remain in the units or use the TPV to move to other areas.
9. The HACSC will sign the following certifications, as required by Form HUD 52515, Funding Application Tenant-Based Rental Voucher Program.
 - a. Equal Opportunity Certificate
 - b. Certificate Regarding Lobbying

c. Certificate Regarding Drug-Free Workplace Requirements

10. Residents over income will be allowed to remain in the units at an affordable rent paying 30% of their income towards rent (with no government subsidy). All of the units are well maintained and modern; they can compete with the private market in amenities. Therefore, the Housing Authority projects most residents will remain.
11. The HACSC is committed to maintain the same number of assisted units in the same communities. HACSC is responding to HUD's opportunity to convert from public housing to a more stable funding source for the benefit of the residents, the community and the agency. The residents benefit by continuing to have a housing subsidy and by having a subsidy that will allow them to move, if they wish. The community benefits by maintaining assisted housing stock that meets descent, safe, and sanitary specifications. The PHA benefits by having a more stable long-term funding source.
12. Listed below are demographics of the Low-Income Public Housing units. A total of 638 in 234 families residents are being assisted.

Ethnicity:

Hispanic: 182

Non-Hispanic: 43

Race:

Black/African American: 7

Asian: 4

White: 214

Elderly/Disabled: 94

Female HOH: 169

Male HOH: 56

The Housing Authority of the County of Santa Cruz

Section 22 Streamlined Voluntary Conversion Application

Section 7.1. Resident Consultation

The Housing Authority of the County of Santa Cruz Section 22 Streamlined Voluntary Conversion (SVC)

Section 7: Resident Consultation

Narrative Description of the Consultative Process and Supporting Documentation

The Housing Authority has significantly engaged participation by residents of public housing in the conversion plan as described in this narrative and supported by the documentation.

The Housing Authority held a Resident Advisory Board (RAB) meeting on September 6, 2019 to discuss the conversion and the amendments to the agency plans. The RAB is comprised of residents representing Housing Authority programs including Public Housing. The notes from the Resident Advisory Board meeting are attached. There is no Resident Council at any of the sites.

After the RAB meeting, the Housing Authority mailed a letter to each public housing resident with information about the proposed conversion, including a program comparison between public housing and Section 8 vouchers. A copy of the letter and the Program Comparison are attached. Additionally, the letter invited each resident to request an individual meeting at a time of the residents' choice. All materials were sent in the language of the household's preference (English or Spanish).

The Housing Authority proactively called residents that had special circumstances, such as being over-housed or over-income, to provide them with specific information and assurances regarding the conversion. The Housing Authority met or spoke on the phone with 52 households.

The Housing Authority held a resident meeting for all residents of the affected sites on November 20, 2019 to discuss the conversion plan, answer questions and receive feedback. The Resident Meeting Agenda is attached. The meeting included the requirements of Section 22 of the US Housing Act of 1937 and regulations as they apply to residents. Thirty-six residents attended the meeting and 25 signed the attendance sheet. The attendance sign-in sheets are attached. A power-point presentation was presented in English and Spanish. A copy of the presentation is attached. Questions, answers and comments from the resident meeting were noted. A draft of the conversion plan was distributed at the meeting. The draft plan is attached. At the meeting residents were again invited to meet individually with staff to review how conversion would work for each family.

A summary of resident consultation and feedback was presented to the Housing Authority Board of Commissioners on December 18, 2019.

The Housing Authority has documented all calls and meetings, questions answered, feedback received, and any actions taken as a result of comments. A document is attached which includes a summary of resident comments and the Housing Authority responses. All resident questions, answers, actions and feedback have been considered in the final Conversion Plan.

The Housing Authority of the County of Santa Cruz
Section 22 Streamlined Voluntary Conversion Application
Section 7.4. Resident Consultation, Resident Advisory Board

Present: Leah Bennett, Deborah Cady, Cindy Hernandez and Charlie McFadden

Staff Present: Jenny Panetta, Executive Director, and Ellen Murtha, Senior Administrative Analyst

- I. Introductions were made.
- II. Role of the RAB was discussed. Jenny stated the first thing the Housing Authority does when contemplating changes is to reach out to program participants. Jenny gave a description of the proposed plan to convert the entire 234 Low-Income Public Housing (LIPH) units to Tenant Protection Vouchers (TPV) through a new opportunity called Streamlined Voluntary Conversion (SVC). The Housing Authority would create a nonprofit affiliated entity. All residents would have the right to remain in their units at an affordable rent. After an income eligibility determination, families under 80% of the median income would receive a TPV which they could use in the existing unit or request a transfer and use it anywhere a landlord accepts Section 8 vouchers. RAB members discussed public housing, the Housing Authority responsibilities, the nonprofit affiliate, voucher mobility, the housing market, and uses of funds.
- III. The Streamlined Annual Agency Plan had one revision: the checkbox Conversion with a paragraph describing the plans. RAB members stated it was very clear.
- IV. The Section 8 Housing Choice Voucher Administrative Plan had one revision: to allow existing applicants on the LIPH waiting List to be added to the Section 8 Housing Choice Voucher (S8 HCV) waiting list with a preference for the 234 converted units. RAB members asked questions and Jenny clarified how the new names would be added to the S8 HCV list.
- V. Section 22 Streamlined Voluntary Conversion Plan was reviewed. Components of the plan included: Resident Involvement, Board approval, local government's certification, Future Use, Environmental Review, an Impact Analysis, Relocation, and Close out. RAB members discussed the residents' right to remain, TPVs, mobility, the application process, funding, and the no-demolition and no-rehabilitation conversion. The Program Comparison was reviewed: side-by-side comparison of Public Housing and TPV that answered basic question about right to retain unit, income changes, household composition changes, and mobility. RAB asked questions about income changes and location of public housing, and Jenny provided answers to each.
- VI. Questions were invited and the group discussed various aspects of programs. The RAB meeting was adjourned when there were no more questions. RAB members expressed their appreciation for the work of the Housing Authority.

In summary, the Resident Advisory Board was supportive of the changes to the PHA Plan and the Proposed Conversion Plan and made no specific comments or suggestions for changes to the PHA Plan or Conversion Plan.



2160 41st Avenue | Capitola, California 95010 | Tel: 831.454.9455 | Fax: 831.469.3712 | www.hacosantacruz.org
Also serving Hollister and San Juan Bautista | Tel: 831.637.0487

November 4, 2019

RE: Opportunity for Low-Income Public Housing (LIPH) tenants to receive Tenant Protection (Section 8) Vouchers

Dear Resident:

The Housing Authority has provided affordable housing to low-income families for decades through the Low Income Public Housing (LIPH) program. In recent years, the funding for the LIPH program has been unstable, with frequent funding cuts. Additionally, families in public housing units have very few opportunities to transfer or move to another location, since there is very little turnover, and assistance is tied to the unit not the family.

However, in recent years HUD has encouraged housing authorities to convert public housing units into tenant based Section 8 rental assistance. Now, HUD has announced the opportunity for housing authorities to convert their Low Income Public Housing Units into Tenant Protection Section 8 Voucher units through a process called Streamlined Voluntary Conversion. We think this is a great opportunity for our residents, our agency, and our community! Therefore, the Housing Authority is planning to apply to HUD to convert our public housing units into voucher units.

What Does This Mean for Public Housing Residents?

The proposed public housing conversion retains every low-income residents' right to remain in their units, continuing to pay an affordable rent, approximately 30% of their income. The Housing Authority would conduct a new eligibility determination for all households. All low-income residents (families at or below 80% median income) would receive Tenant Protection Section 8 Vouchers. The Tenant Protection Section 8 Voucher gives you options. In addition to the option of remaining in your current unit, the voucher would give you the opportunity to move anywhere in the private rental market, in any unit where the landlord is willing to accept a voucher! A comparison of the Tenant Protection Voucher program and the existing Low Income Public Housing Program is attached.

Existing residents who are no longer low-income families (and are therefore not eligible to receive a voucher) will not be displaced or required to relocate upon conversion of the program.

Instead, “over-income” families may remain in their current unit for up to two years after conversion, continuing to pay an affordable rent. If their income goes down and they become eligible for a voucher, they may receive one. If they remain over-income for two years after conversion, they will be required to move so we can use these units to house another low-income family.

We Want Your Feedback!

We would be happy to meet with you to answer questions, provide more information, and to hear your feedback about the opportunity to convert from public housing units to voucher units. Please call Amy Gear at (831) 454-5928 for more information or to schedule a meeting. We will be scheduling one-to-one meetings during the weeks of November 11th – 22nd. During these individual meetings, we can provide you with information specific to your household regarding income limits, eligibility, rent, and mobility. Please let us know if you would prefer to meet in person at the Housing Authority, or to meet by phone. These meetings will be in your preferred language, English or Spanish, or we can make arrangements for interpretation into another language if needed. Additionally, the Housing Authority will be holding a resident meeting on Wednesday November 20th at 6:00pm at the Housing Authority Office. Again, information will be available in English and Spanish. Please RSVP by Wednesday Nov 13th if you would like to attend this resident meeting.

Where Can I Get More Information?

Attached for your information is a program matrix, comparing the Tenant Protection Section 8 Voucher Program to the existing Low Income Public Housing Program.

If you have additional questions, please call the Housing Authority at (831) 454-9455 and ask to speak with one of our conversion team members. We would be happy to speak with you!

Regards,

Housing Authority of the County of Santa Cruz
Property Management Department

If you have a disability which precludes you from complying with this letter or if you need any other accommodation pertaining to disability, please call (831) 454-9455, Monday through Thursday between 8:00 AM - 4:30 PM. The office is closed on Fridays.



2160 41st Avenue | Capitola, California 95010 | Tel: 831.454.9455 | Fax: 831.469.3712 | www.hacosantacruz.org
Also serving Hollister and San Juan Bautista | Tel: 831.637.0487

4 de noviembre de 2019

Referente a: Oportunidad para inquilinos en viviendas de bajos ingresos (LIPH) de recibir Comprobantes para Protección del Inquilino (de la Sección 8)

Estimado/a Residente:

Durante décadas la Autoridad de Vivienda ha proporcionado viviendas asequibles para familias de bajos ingresos por medio del Programa de Vivienda de Bajos Ingresos (LIPH por su sigla en inglés). En estos últimos años, los fondos para el programa LIPH han sido inestables, con recortes frecuentes a los fondos otorgados. Además, las familias en las unidades de vivienda pública han tenido muy pocas oportunidades de transferirse o mudarse a otro lugar, ya que las unidades casi nunca se desocupan y la asistencia está ligada a la unidad y no a la familia.

Sin embargo, en años recientes, HUD ha animado a las autoridades de vivienda a convertir unidades de vivienda pública en unidades en base a inquilinos que reciben asistencia de la Sección 8. Ahora HUD ha anunciado la oportunidad de que las autoridades de vivienda conviertan sus unidades de Vivienda Pública de Bajos Ingresos en unidades de Comprobantes de Protección al Inquilino de la Sección 8 mediante un proceso llamado Streamlined Voluntary Conversion (Conversión voluntaria simplificada). ¡Nos parece que es una gran oportunidad para nuestros residentes, nuestra agencia y nuestra comunidad! Por lo tanto, la Autoridad de Vivienda está planeando solicitarle a HUD para poder convertir nuestras unidades de vivienda pública en unidades que usan el comprobante.

¿Qué significa esto para residentes de vivienda pública?

La conversión propuesta de las viviendas públicas conserva el derecho de todos los residentes de bajos ingresos de permanecer en sus unidades, seguir pagando una renta asequible, aproximadamente el 30% de sus ingresos. La Autoridad de Vivienda llevaría a cabo una nueva determinación de elegibilidad para todos los hogares. Todos los residentes de bajos ingresos (familias cuyos ingresos están a o por debajo del 80% de ingreso medio) recibirían Comprobantes de la Sección 8 de Protección al Inquilino. Este Comprobante de la Sección 8 de Protección al Inquilino le provee opciones. Además de la opción de permanecer en su unidad actual, ¡el comprobante le daría la oportunidad de mudarse a cualquier lado en el mercado privado de rentas, a cualquier unidad donde el propietario esté dispuesto a aceptar el

comprobante! Se adjunta una comparación del programa de Comprobante de Protección al Inquilino y el programa de Vivienda Pública de Bajos Ingresos.

Los residentes que ya no sean familias de bajos ingresos (y por lo tanto no son elegibles para recibir un comprobante) no serán desalojados ni se les requerirá que se muden al llevarse a cabo la conversión del programa. En vez, las familias con ingresos por encima del límite podrán permanecer en su unidad actual hasta dos años después de la conversión, y seguir pagando una renta asequible. Si sus ingresos bajan y pasan a calificar para un comprobante, podrán recibir uno. Si después de los dos años de la conversión siguen teniendo ingresos de más, se les requerirá que se muden para que podamos usar esas unidades para otra familia de bajos ingresos.

¡Nos interesa su opinión!

Nos daría mucho gusto reunirnos con usted para contestar sus preguntas, darle más información y escuchar su opinión sobre la oportunidad de convertir las viviendas públicas en unidades de comprobantes. Por favor llame a Amy Gear al (831) 454-5928 por más información o para programar una cita. Estaremos programando citas individuales durante las semanas de noviembre 11 al 22. Durante estas citas individuales, podremos proporcionarle información específica para su familia sobre límites de ingresos, elegibilidad, renta y movilidad. Por favor háganos saber si prefiere reunirse en persona en la Autoridad de Vivienda, o hacer la cita por teléfono. Estas reuniones se harán en su idioma preferido, inglés o español, o podemos encargarnos de obtener interpretación a otro idioma si lo necesita. Además, la Autoridad de Vivienda tendrá una junta de residentes el miércoles 20 de noviembre a las 6:00pm en la oficina de la Autoridad de Vivienda. Reiteramos que la información estará disponible en inglés y español. Por favor responda si piensa asistir a esta junta de residentes antes del miércoles 13 de noviembre.

¿Dónde puedo obtener más información?

Para su información se adjunta una matriz de los programas, comparando el programa de Comprobante de la Sección 8 de Protección al Inquilino con el programa existente de Vivienda Pública de Bajos Ingresos.

Si tiene preguntas adicionales, por favor llame a la Autoridad de Vivienda al (831) 454-9455 y pida para hablar con uno de los miembros del equipo de conversión. ¡Nos dará mucho gusto hablar con usted!

Saludos,

La Autoridad de Vivienda del condado de Santa Cruz
Departamento de Administración de Propiedades

Si tiene una discapacidad que le impida cumplir con esta carta, o si necesita otra acomodación debido a su discapacidad, por favor llame al (831) 454-9455, de lunes a jueves entre las 8:00 AM - 4:30 PM. La oficina está cerrada los viernes.

Por favor regístrese / Please sign in

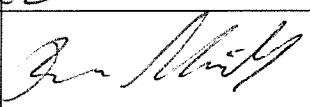
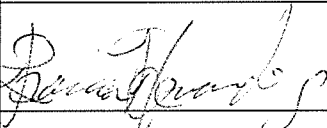
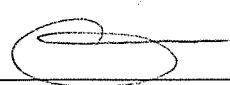
Junta de residentes sobre la conversión de Viviendas Públicas a Unidades con comprobantes / Resident Meeting on Conversion of Public Housing to Voucher Units

Noviembre 20, 2019 / November 20, 2019

Favor de escribir su nombre
Please print your name

Por favor firme su nombre
Please sign your name

Dirección de su unidad
Unit Address

Sonia Ortiz Hernandez	Sonia ortiz Hernandez	160 Blackburn St Apt F
Rene Morillo		314 Clifton Rd Apt E
AURELIO ZUNIGA	Aurelio Zuniga	191 Montevello Apt B
ARMANDO R. UZERA	ARMANDO R. UZERA	160 BLACKBURN ST APT H
Jeanne Miner		301 La Fonda Ave #12
Francisco Hernandez		237A Crestview DR
JHANA TAFOLLA	Jhana Tafolla	144 SENECCA CT
Maria Barden	Maria Barden	136 SENECCA CT
Maria E. Mairal	Maria Mairal	23 B CRESTVIEW DR
Lissete Morales		136 SENECCA CT

Please sign in / Por favor regístrese

Resident Meeting on Conversion of Public Housing to Voucher Units / Junta de residentes sobre la conversión de Viviendas Públicas a Unidades con comprobantes

November 20, 2019 / noviembre 20, 2019

Favor de escribir su nombre

Dirección de su unidad

Por favor firme su nombre

Please print your name

Unit Address

Please sign your name

Maria Alanis	CV-239A	maria alanis
Elias and Vilma Arrequin	CY 1906C	ELIAS ARREQUIN
Kelly Burns	CY 1906B	Kelly Burns
Anabel Calleros	CY-1920C	
Arturo Daniel	AL-K	Arturo Daniel
Blanca Gonzalez	LF #5	Blanca Gonzalez
Jorge Gutierrez	CY 1900-B	
Francisca Hernandez	CV#8	* See other sheet
Ma Guadalupe Castillo Magana	PA-L	Ma Guadalupe Castillo
Salvador Maldonado	AL-E	Salvador Maldonado
Ofelia Morales	LF-10	ofelia morales
Rosaura Ortiz de Hernan	BB-M	Rosaura Ortiz

Margarita Paramo	MB-179B	Margarita Paramo
Natividad Ramirez	PA-A	Natividad Ramirez
Victor Arango Ramirez	17#11	Bernarda Arango
Esperanza Rocha	SEN-124	
Aurora Rodriguez Martin Gonzalez	AC-F	↑ Doreen Rodriguez
Reina Rodriguez	AC-B	
Robert Svendson	Port 12	
Salvador Valadez	SEN-140	Salvador Valadez
Cristina Bernabe Vega	314-D Clifford	
* Cancelled Martha Whitham	BW#2	she scheduled an appt to meet early December

Section 22 Streamlined Voluntary Conversion (SVC) of Public Housing Units to Tenant Protection Voucher Conversion Plan for Resident Involvement

HUD has recently announced a new opportunity for Public Housing Authorities (PHAs) with small public housing programs (250 units or less) to convert those public housing units into Tenant Protection Vouchers. Based on our analysis, the conversion would greatly benefit our public housing residents, our agency, and the community. Therefore, the Housing Authority is planning to apply to HUD to convert our 234 public housing units to Tenant Protect Vouchers. This streamlined, voluntary conversion retains every residents' right to remain in their units upon conversion, continuing to pay an affordable rent. Existing residents would have their eligibility redetermined at the time of conversion. Low-income residents who are eligible for a voucher (under 80% Area Median Income, or AMI) will receive a Tenant Protection Voucher, and will have the option to either remain in their unit or use their voucher to move with a regular Section 8 voucher. Residents that have an income over 80% AMI may remain in their unit for at least two years and continue to pay an affordable rent based on 30% of their income, but they will not be eligible to receive a Tenant Protection Voucher unless they become income eligible during that two year period.

Conversion Plan Components

HUD's application for Streamlined Voluntary Conversion includes nine plan components; summarized here.

1.) Public Housing Authority Agency Plan

The conversion of public housing to vouchers is a significant amendment of agency plans. The Housing Authority's 2019 annual agency plan, and Administrative Plan are amended to describe the conversion. The Housing Authority met all the requirements including presented to our Resident Advisory Board (RAB), completed a public notice period, posted notice in the local newspapers and conducted the public hearing.

2.) Resident Involvement

The conversion plan includes significant participation by residents of public housing. The Housing Authority engaged in the following ways: held a RAB meeting on September 6, 2019, mailed a letter to each public housing resident, and scheduled a resident meeting for November 20, 2019 to discuss the proposed conversion plan. Additionally, the letter to all residents invited all residents to request individual meetings at a time of the residents' choice. The Housing Authority will document these meetings and feedback, present these to the Board of Commissioners and consider feedback in the final draft of the Conversion Plan. This component of the Conversion Plan will include a summary of resident comments and the Housing Authority response including any actions taken as a result of comments.

3.) Board Approval

The Housing Authority Board of Commissioners will meet to discuss and approve the conversion plan and its components.

Section 22 Streamlined Voluntary Conversion (SVC) of Public Housing Units to Tenant Protection Voucher Conversion Plan for Resident Involvement

4.) Local Government Review

The Housing Authority has requested letters of support or certification that the conversion is consistent with the jurisdiction's consolidated plan from the County and each of the incorporated cities.

5.) Future Use

All 234 units will continue to be assisted housing via Tenant Protection Vouchers. All current residents may remain in the units. The Housing Authority will close out the entire public housing portfolio. Income eligible households will receive a Tenant Protection Voucher (TPV), and may choose to either remain in their existing unit with the voucher or utilize the mobility of the voucher to transfer their assistance to another unit in the private rental market. No low-income households will be displaced or required to relocate as a result of the proposed conversion action.

Justification for this includes:

1. The HACSC is committed to maintain the same number of assisted units in the same communities. HACSC is responding to HUD's opportunity to convert from public housing to a more stable funding source for the benefit of the residents, the community and the agency.
2. The HACSC has the capacity to operate an additional 234 TPV units. It currently serves 4,700 HCV families, including some Project-Based Voucher units. HACSC is a high performing SEMAP agency.
3. Ownership of the units is being transferred to New Horizons Affordable Housing and Development (NHAHD), Inc. A California Nonprofit Public Benefit Corp and affiliate of HACSC. This entity will have the capacity for property management. NHAHD will act as the management company for the 15 scattered sites and will be a full-service management company. NHAHD will enter into an agreement with the Housing Authority to utilize HA staff for these services, but the property management company will be conducted through NHAHD.
4. Ownership of the units is planned to be transferred pursuant to Section 22 Streamlined Voluntary Conversion. It is a transfer, not a sale; there will be no proceeds.
5. New Horizons Affordable Housing and Development, as the Owner, will allow all existing residents to remain in their units following the conversion. Low income households eligible to receive a TPV may remain in their unit with the TPV, or may utilize the mobility of the voucher to transfer their assistance to another unit in the private rental market.
6. NHAHD will allow existing residents exceeding the TPV income limits to remain in their unit, at an affordable rent (with no federal subsidy) for two years.
7. No units will be rehabbed except upon turnover as needed.
8. No financing will be involved.
9. Applicants are required to "provide credible evidence of the capacity and capability to complete the proposed future use of the property." Therefore, the information below is provided.

Section 22 Streamlined Voluntary Conversion (SVC) of Public Housing Units to Tenant Protection Voucher Conversion Plan for Resident Involvement

Although the Housing Authority is an independent, distinct entity, cooperation and interaction occurs between the Housing Authority and local government. The Housing Authority acts as the housing authority for each of the localities within the County. The largest and best-known programs operated by the Housing Authority are the federal rental assistance programs: The Section 8 Housing Choice Voucher program and the Low-Income Public Housing program as well as the USDA Farmworker Housing Program.

6.) Environmental Requirements

The Conversion Plan will receive environmental clearance through a review conducted by the Responsible Entity, even though there are no planned physical alterations to the properties. The National Environmental Policy Act (NEPA), a Categorically Excluded Subject To (CEST) environmental review that addresses laws and authorities in Section 58.5 and 58.6 or 50.4 will be completed.

7.) Impact Analysis

The conversion to Section 8 Tenant Protection Vouchers (TPV) will maintain the current positive impacts the Low Income Public Housing units have on the neighborhoods. As all 234 units will remain assisted housing with the same residents, the current availability of affordable housing and the impact on concentration of poverty will remain the same. The demographics and density data will show the 15 scattered sites are not located in areas with concentrations of poverty. There is no other substantial impact on the neighborhoods. Justification for this includes:

1. Section 8 Tenant Protection Vouchers will be provided to all income eligible residents.
2. Residents over income will be allowed to remain in the units paying 30% of their income towards rent. All of the units are well maintained and modern; they can compete with the private market in amenities. Therefore, the Housing Authority projects most residents will remain.
3. The Housing Authority will document demographics for the Low Income Public Housing units. A total of 638 residents are being assisted and for the areas being served.
4. The Housing Authority will document demographics for the areas being served.
5. The Housing Authority will provide data concerning other assisted housing in the jurisdiction.
6. Ownership of the units will be transferred to New Horizons Affordable Housing and Development (NHAHD), Inc. A California Nonprofit Public Benefit Corp and affiliate of HACSC. This entity will have the capacity for property management. NHAHD will act as the management company for the 15 scattered sites and will be a full-service management company. NHAHD will enter into an agreement with the Housing Authority to utilize HA staff for these services, but the property management company will be NHAHD. The conversion of Low Income Public Housing units to Section 8 Tenant Protected vouchers will continue to provide residents with affordable housing.

8.) Relocation Activities

Section 22 Streamlined Voluntary Conversion (SVC) of Public Housing Units to Tenant Protection Voucher Conversion Plan for Resident Involvement

This conversion will not require relocation. Justification for this includes:

1. No rehab work is being performed on the converted units, so all units will remain “online” and available to existing residents.
2. The new owner, New Horizons Affordable Housing Development, Inc. (NHAHD), will continue to rent to any current residents who are not income eligible to receive a Tenant Protection Voucher at an affordable rent (with no federal subsidy) for at least two years. Thus, they will not be required to relocate upon conversion.
3. Families who choose to move on their own and receive continued tenant-based assistance are not eligible for relocation assistance. These families will have access to the information the Housing Authority offers Section 8 searching voucher holders including information on affordable units, landlords, Go Section 8, and more.
4. Though there is no relocation or removal of units, the Housing Authority issued written notice of the conversion from Public Housing to Section 8 Tenant Protection Vouchers to all residents. No residents will be displaced by the transfer of ownership of the units from the Housing Authority to New Horizons Affordable Housing and Development (NHAHD), Inc. A California Nonprofit Public Benefit Corp and affiliate of HACSC.

9.) Close Out Information

Upon completion of the conversion, the Housing Authority will close out the Low Income Public Housing program in exchange for Tenant Protection Vouchers that will be used at the existing LIPH sites.

Timeline and Next Steps

The Housing Authority is currently in the process of conducting outreach with the Public Housing Authority residents and interested community members to provide additional information, answer questions, and solicit feedback. All public housing residents will receive information about the proposed plan, and the Housing Authority will conduct a meeting with residents on November 20, 2019. Feedback received through this process will be provided to the Board of Commissioners and will be considered in the final draft of the Conversion Plan. The Housing Authority may submit the Conversion Plan Application to HUD in December 2019. Conversion from public housing to voucher based assistance would be implemented as quickly as possible following HUD approval in 2020.

Section 22 Streamlined Voluntary Conversion (SVC) of Public Housing Units to Tenant Protection Voucher Conversion Plan for Resident Involvement

La HUD recientemente anunció una nueva oportunidad para las Autoridades de Vivienda Pública (PHAs por su sigla en inglés) que tienen programas de vivienda pública pequeños (250 unidades o menos) para que conviertan esas unidades de vivienda pública a Comprobantes de Protección del Inquilino. En base a nuestro análisis, la conversión sería de gran beneficio para nuestros residentes de vivienda pública, nuestra agencia y la comunidad. Por lo tanto, la Autoridad de Vivienda está planeando solicitar al HUD (Departamento de Vivienda y Desarrollo Urbano) poder convertir nuestras 234 unidades de vivienda pública a Comprobantes de Protección del Inquilino. Esta conversión simplificada y voluntaria retiene el derecho de todos los residentes de permanecer en sus unidades después de la conversión y de seguir pagando una renta asequible. A los residentes actuales se les redeterminaría su elegibilidad en el momento de la conversión. Los residentes de bajos ingresos que son elegibles para recibir un comprobante (menos del 80% de ingresos medios del área, o AMI por su sigla en inglés) recibirán un Comprobante de Protección del Inquilino y tendrán la opción de permanecer en su unidad o usar su comprobante y mudarse con un comprobante común de la Sección 8. Los residentes con ingresos que superan el 80% AMI podrán permanecer en su unidad por lo menos dos años y seguir pagando una renta asequible basada en el 30% de sus ingresos, pero no serían elegibles para recibir el Comprobante de Protección del Inquilino a menos que pasen a ser no-elegibles en ese período de dos años.

Componentes del Plan de Conversión

La solicitud al HUD para la Conversión Voluntaria Simplificada incluye un plan de nueve componentes, resumido aquí.

1.) Plan de la Autoridad de Vivienda Pública

La conversión de vivienda pública a comprobantes es un cambio importante a los planes de la agencia. El plan anual de la Autoridad de Vivienda para el 2019 y el Plan Administrativo se enmiendan para describir la conversión. La Autoridad de Vivienda reunió todos los requisitos, incluso presentó al Consejo Asesor de Residentes (RAB por su sigla en inglés), completó un período de aviso al público, puso un aviso en los periódicos locales y llevó a cabo una audiencia pública.

2.) Participación de los Residentes

El plan de conversión incluye bastante participación de los residentes de viviendas públicas. La Autoridad de Vivienda los involucró de la siguiente manera: tuvo una reunión de RAB el 6 de septiembre 2019, envió una carta a cada residente de vivienda pública y fijó una reunión para residentes el 20 de noviembre, 2019, para hablar sobre el plan de conversión propuesto. Además, la carta a todos los residentes los invitaba a que pidieran reuniones individuales a una hora que les fuera conveniente. La Autoridad de Vivienda documentará estas reuniones y tomará en cuenta opiniones en la versión final del Plan de Conversión. Este componente del Plan de Conversión incluirá un resumen de comentarios de residentes y la respuesta de la Autoridad de Vivienda, inclusive todas las acciones tomadas como resultado de los comentarios.

3.)

Section 22 Streamlined Voluntary Conversion (SVC) of Public Housing Units to Tenant Protection Voucher Conversion Plan for Resident Involvement

Aprobación de la Junta

La Junta de Comisionados de la Autoridad de Vivienda se reunirá para analizar y aprobar el plan de conversión y sus componentes.

4.) Revisión del Gobierno Local

La Autoridad de Vivienda ha solicitado cartas de apoyo o certificación de que la conversión concuerda con el plan consolidado de la jurisdicción del Condado y de cada una de las ciudades incorporadas.

5.) Uso futuro

Todas las 234 unidades seguirán siendo asistidas por medio de Comprobantes de Protección del Inquilino. Todos los residentes actuales pueden permanecer en su unidad. La Autoridad de Vivienda cerrará la cartera de viviendas completa. Los hogares con ingresos elegibles recibirán un Comprobante de Protección del Inquilino (TPV por su sigla en inglés), y podrán elegir si quieren permanecer en su unidad existente con el comprobante o utilizar la movilidad del comprobante para transferir su asistencia a otra unidad en el mercado de rentas privado. No se desplazará a ningún hogar de bajos ingresos ni se les exigirá que se trasladen como resultado de la acción de conversión propuesta. La justificación para esto incluye:

1. La Autoridad de Vivienda del Condado de Santa Cruz se compromete a mantener el mismo número de unidades asistidas en las mismas comunidades. La Autoridad de Vivienda del Condado de Santa Cruz está respondiendo a la oportunidad del HUD de convertir las viviendas públicas a una fuente más estable de subvención para los beneficios de los residentes, la comunidad y la agencia.
2. La Autoridad de Vivienda del Condado de Santa Cruz tiene la capacidad de operar 234 unidades TPV adicionales. En la actualidad sirve a 4,700 familias con HCV (comprobante para seleccionar vivienda) inclusive algunas unidades Basadas en Proyectos. La Autoridad de Vivienda del Condado de Santa Cruz es una agencia SEMAP de alto rendimiento.
3. La propiedad de las unidades está siendo transferida a New Horizons Affordable Housing and Development (NHAHD), Inc., que es una corporación de beneficios de California sin fines de lucro y afiliada a La Autoridad de Vivienda del Condado de Santa Cruz. Esta entidad tendrá la capacidad de administrar la propiedad. NHAHD actuará como compañía administrativa para las localidades diseminadas y será una compañía administrativa de servicio completo. NHAHD entrará en un acuerdo con la La Autoridad de Vivienda para utilizar a personal de la La Autoridad de Vivienda para estos servicios, pero la compañía de administración de propiedades será manejada por medio de NHAHD.
4. Se planea que la propiedad de las unidades sea transferida en virtud de la Sección 22 Conversión Voluntaria Simplificada. Es una transferencia, no una venta; no habrá ganancias.
5. New Horizons Affordable Housing and Development, como Propietario, permitirá que los residentes existentes permanezcan en sus unidades después de la conversión. Los hogares de bajos ingresos elegibles para recibir un Comprobante de Protección del Inquilino podrán permanecer en su unidad con el Comprobante de Protección del Inquilino o pueden utilizar

Section 22 Streamlined Voluntary Conversion (SVC) of Public Housing Units to Tenant Protection Voucher Conversion Plan for Resident Involvement

la movilidad del comprobante para transferir su asistencia a otra unidad en el mercado de rentas privado.

6. NHAHD permitirá que los residentes existentes que excedan los límites de ingresos para el Comprobante de Protección del Inquilino permanezcan en su unidad, pagando una renta asequible, (sin subsidio federal) por dos años.
7. No se rehabilitará ninguna unidad excepto cuando sea necesario al traspasar.
8. No involucrará financiación.
9. A los solicitantes se les requiere “proporcionar pruebas creíbles de su capacidad de completar el uso futuro propuesto para la propiedad”. Por lo tanto, se provee la información a continuación.

A pesar de que la Autoridad de Vivienda es una entidad independiente y separada, la cooperación e interacción ocurre entre la Autoridad de Vivienda y el gobierno local. La Autoridad de Vivienda actúa como autoridad de vivienda para cada una de las localidades dentro del condado. Lo programas más grandes y más conocidos que opera la Autoridad de Vivienda son los programas de asistencia federal de renta: el Programa de Comprobante para la Selección de vivienda de La Sección 8 y el programa de Vivienda Pública de Bajos Ingresos, así como también el Programa de Vivienda de USDA para Trabajadores del Campo.

6.) Requisitos medioambientales

El Plan de Conversión recibirá el visto bueno medioambiental mediante una revisión conducida por la Entidad responsable, aunque no haya ningún plan de alterar físicamente a las propiedades. Por la Ley de Política nacional del Medio Ambiente (NEPA), se completará una revisión medioambiental de exclusión categórica (CEST) que trata de leyes y autoridades en sus Secciones 58.5 58.6 o 50.4.

5.) Análisis de Impacto

La conversión a Comprobante de Protección del Inquilino de la Sección 8 (TPV) mantendrá el impacto positivo que actualmente tienen las unidades de Viviendas Públicas de bajos ingresos sobre los vecindarios. Como las 234 unidades seguirán siendo viviendas asistidas con los mismos residentes, la disponibilidad de vivienda asequible y el impacto de concentración de pobreza seguirá igual. La información demográfica y de densidad mostrará que los 15 sitios diseminados no están ubicados en áreas de pobreza concentrada. No existe ningún otro impacto de importancia sobre los vecindarios. La justificación de esto incluye:

1. Los Comprobantes de Protección del Inquilino de la Sección 8 serán otorgados a todos los residentes con ingresos elegibles.
2. A los residentes con exceso de ingresos se les permitirá permanecer en su unidad pagando 30% de sus ingresos en renta. Todas las unidades están bien mantenidas y son modernas; pueden competir con el mercado de renta privado en cuanto a amenidades. Por lo tanto, la Autoridad de Vivienda proyecta que la mayoría de residentes se quedarán.

Section 22 Streamlined Voluntary Conversion (SVC) of Public Housing Units to Tenant Protection Voucher Conversion Plan for Resident Involvement

3. La Autoridad de Vivienda documentará la demografía de las unidades de Vivienda Pública de Bajos Ingresos. Un total de 638 residentes que están siendo asistidos y para las áreas que reciben servicio.
4. La Autoridad de Vivienda documentará la demografía de las áreas que reciben servicio.
5. La Autoridad de Vivienda proveerá información referente a otras viviendas asistidas en la jurisdicción.
6. La propiedad de las unidades será transferida a New Horizons Affordable Housing and Development (NHAHD), Inc. A California Nonprofit Public Benefit Corp y afiliado de la Autoridad de Vivienda del Condado de Santa Cruz. Esta entidad tendrá la capacidad de administración de propiedades. NHAHD actuará como la compañía de administración de propiedades para los 15 sitios diseminados y será un compañía administrativa de servicio completo. NHAHD entrará en un acuerdo con la Autoridad de Vivienda y usará personal de la Autoridad de Vivienda para esos servicios, pero la compañía de administración de propiedades será NHAHD. La conversión de unidades de Viviendas Públicas de Bajos Ingresos a Comprobantes de Protección del Inquilino de la Sección 8 seguirá proporcionando vivienda asequible para sus residentes.

6.) Actividades de reubicación

Esta conversión no requerirá reubicación . La justificación de esto incluye:

1. No se realizarán trabajos de rehabilitación a las unidades convertidas, por lo tanto todas las unidades seguirán estando activas y disponibles para los residentes existentes.
2. El nuevo propietario, New Horizons Affordable Housing Development, Inc. (NHAHD), seguirá rentándole a los residentes actuales que no sean elegibles por sus ingresos para recibir el Comprobante de Protección del Inquilino a una renta razonable (sin subsidio federal) por dos años como mínimo. Por lo tanto, no se requerirá que se reubiquen después de la conversión.
3. Las familias que escogen mudarse por su cuenta y seguir recibiendo asistencia en base al inquilino no son elegibles para recibir asistencia para la reubicación. Estas familias tendrán acceso a la información que la Autoridad de Vivienda ofrece a portadores del comprobante de la Sección 8 que buscan vivienda, incluso información sobre unidades asequibles, propietarios, Go Section 8 y más.
4. A pesar de que no hay reubicación ni desalojo de unidades, la Autoridad de Vivienda avisó por escrito acerca de la conversión de Vivienda Pública a Comprobantes de Protección del Inquilino de la Sección 8 a todos los residentes. Ningún residente será desplazado por la transferencia de propiedad de las unidades de la Autoridad de Vivienda a New Horizons Affordable Housing and Development (NHAHD), Inc. A California Nonprofit Public Benefit Corp. y afiliado de la Autoridad de Vivienda del Condado de Santa Cruz.

4.) Información sobre el cierre

Una vez completada la conversión, la Autoridad de Vivienda cerrará el programa de Vivienda Pública de Bajos Ingresos a cambio de Comprobantes de Protección del Inquilino que se usarán en los sitios existentes de Vivienda Pública de Bajos Ingresos.

Section 22 Streamlined Voluntary Conversion (SVC) of Public Housing Units to Tenant Protection Voucher Conversion Plan for Resident Involvement

Plazo y próximos pasos

En la actualidad la Autoridad de Vivienda está realizando esfuerzos por contactar a residentes de Autoridad de Vivienda Pública y miembros de la comunidad interesados para proveerles información adicional, contestar preguntas y pedir opiniones. Todos los residentes de viviendas públicas recibirán información acerca del plan propuesto y la Autoridad de Vivienda llevará a cabo una junta con residentes el 20 de noviembre, 2019. Opiniones recibidas mediante este proceso serán proporcionadas a la Junta de Comisionados y se tomarán en cuenta en la versión final del Plan de Conversión. La Autoridad de Vivienda podrá someter la solicitud para el Plan de Conversión al HUD en diciembre del 2019. La conversión de vivienda pública a asistencia basada en comprobante sería implementada lo antes posible después de la aprobación de HUD en el 2020.

Housing Authority of the County of Santa Cruz

Proposed Conversion from Public Housing to Tenant Protection Vouchers Program Comparison

HUD has announced a new opportunity for housing authorities to convert their Low Income Public Housing Units into Tenant Protection Section 8 Voucher units through a process called Streamlined Voluntary Conversion. We think this is a great opportunity for our residents, our agency, and our community! The proposed public housing conversion retains every low income residents' right to remain in their units, continuing to pay an affordable rent based on 30% of income. Low-income residents who are living in public housing units at the time of the program conversion would receive Tenant Protect Section 8 Vouchers. The Tenant Protection Section 8 Voucher gives you options. In addition to the option of remaining in your current unit, the voucher would give you the opportunity to move anywhere in the private rental market, in any unit where the landlord was willing to accept a voucher! A comparison of the current rules regarding the Tenant Protection Section 8 Voucher program and the existing Low Income Public Housing Program is below.

Question	Low Income Public Housing (current program)	Tenant Protection Voucher (proposed program)
Can I stay in my current unit?	Yes!	Yes! All existing residents may stay in their current unit upon conversion. The Housing Authority will conduct an income eligibility determination. Eligible low-income families will receive a Tenant Protection Voucher that allows them to choose to remain in their unit as long as they would like to, or to move to any unit in the private rental market! (Families who are <u>not</u> income eligible to receive the voucher will be allowed to remain in their unit for at least two years, and will continue to pay an affordable rent.)
How much will I pay in rent?	Generally, families pay 30% of their monthly adjusted income towards rent.* Slight differences between the rent calculations of both programs may exist. The Housing Authority can meet with you to review in greater detail.	Generally, families pay 30% of their monthly adjusted income towards rent.* Slight differences between the rent calculations of both programs may exist. The Housing Authority can meet with you to review in greater detail.
What happens if my income goes up?	The Housing Authority adjusts your portion of the rent, gives a 30-day notice and your rent goes up on the first day of the following month.	After your initial Voucher determination, the Housing Authority will not increase your rent until your next annual re-examination. Depending on the timing of your income increase, you may be receiving additional income for many months before your portion of rent increases.

Question	Low Income Public Housing (current program)	Tenant Protection Voucher (proposed program)
What happens if my income goes down?	The Housing Authority adjusts your portion of the rent, and your rent goes down on the first day of the following month.	The Housing Authority will conduct an interim re-examination to adjust your portion of the rent and your rent will go down on the first day of the month following that in which the change was reported by you.
What happens if I want to add people to my household?	The Housing Authority conducts an income and eligibility screening. New household members may only be allowed if they do not result in over-crowding of the unit.	The Housing Authority will conduct an income and eligibility screening. New household members may or may not increase your voucher size. If the new household members would result in over-crowding of the unit, you may request a transfer, look for rental housing, and move to any eligible unit with a landlord who will accept a voucher.
What happens if I want to move?	Transfers are not allowed except for a very limited set of circumstances. If you do qualify for a transfer, it is common for families to wait years before they may transfer or move. <u>Any transfers or moves are limited only to the 234 units of Low Income Public Housing.</u>	<u>With a Tenant Protection Voucher, you may move at any time.</u> You can move to any unit in the private rental market. You can even “port” your assistance to another county or another state. When you move from your existing unit, your Tenant Protection Voucher becomes a regular Section 8 Housing Choice Voucher.
How long do my benefits last?	You can continue living in the LIPH unit as long as you are qualified for the Program.	You can continue in the program as long as you are income qualified.

* Please note that while rent is generally calculated at 30% of monthly adjusted income in both the public housing and tenant protection section 8 voucher program, there may be exceptions such as families who may receive prorated assistance based on some members of the household with non-eligible status, or there may be some differences based on allowances and deductions. The Housing Authority can meet with you to review in greater detail.

We invite you call us or meet with us individually for more specific information about how the proposed change may impact you and your family. Please call Amy Gear at (831) 454-5928. We would be happy to speak with you!

Autoridad de Vivienda del Condado de Santa Cruz

Conversión propuesta de Vivienda pública a Comprobante de Protección al Inquilino

Comparación de los Programas

HUD ha anunciado una nueva oportunidad para que las autoridades de vivienda conviertan sus Unidades Públicas de Bajos Ingresos a unidades de Comprobante de la Sección 8 de Protección al Inquilino por medio de un proceso llamado Streamlined Voluntary Conversion (conversión voluntaria simplificada). ¡Creemos que esta es una gran oportunidad para nuestros residentes, nuestra agencia y nuestra comunidad! La conversión propuesta de las viviendas públicas conserva el derecho de todos los residentes de bajos ingresos de permanecer en sus unidades, seguir pagando una renta asequible, aproximadamente el 30% de sus ingresos. La Autoridad de Vivienda llevaría a cabo una nueva determinación de elegibilidad para todos los hogares. Todos los residentes de bajos ingresos (familias cuyos ingresos están a o por debajo del 80% de ingreso medio) recibirían Comprobantes de la Sección 8 de Protección al Inquilino. Este Comprobante de la Sección 8 de Protección al Inquilino le provee opciones. Además de la opción de permanecer en su unidad actual, ¡el comprobante le daría la oportunidad de mudarse a cualquier lado en el mercado privado de rentas, a cualquier unidad donde el propietario esté dispuesto a aceptar el comprobante! Se adjunta una comparación del programa de Comprobante de Protección al Inquilino y el programa de Vivienda Pública de Bajos Ingresos.

A continuación está una comparación de las reglas actuales referentes al Programa de Comprobante de la Sección 8 de Protección al Inquilino y el programa corriente de Viviendas Públicas de bajos ingresos.

Pregunta	Viviendas Públicas de Bajos Ingresos (programa actual)	Comprobante de Protección al Inquilino (programa propuesto)
¿Puedo permanecer en mi unidad actual?	¡Sí!	¡Sí! Todos los residentes actuales pueden permanecer en su unidad al hacerse la conversión. La Autoridad de Vivienda realizará una determinación de elegibilidad de ingresos. Las familias de bajos ingresos elegibles recibirán un Comprobante de Protección al Inquilino que les permite escoger entre permanecer en su unidad tanto tiempo como quieran o ¡mudarse a cualquier unidad del mercado privado de rentas! (Las familias que debido a sus ingresos <u>no</u> sean elegibles para recibir el comprobante, podrán permanecer en su unidad por lo menos dos años y seguir pagando una renta asequible.)
¿Cuánto pagaré de renta?	Generalmente, las familias pagan de renta el 30% de sus ingresos mensuales ajustados.* Puede que haya una diferencia leve en el cálculo de la renta de ambos programas. La	Generalmente, las familias pagan de renta el 30% de sus ingresos mensuales ajustados.* Puede que haya una diferencia leve en el cálculo de la renta de ambos programas. La Autoridad de Vivienda puede reunirse con

	Autoridad de Vivienda puede reunirse con Ud. para repasar esto con más detalle.	Ud. para repasar esto con más detalle.
¿Qué pasa si mis ingresos suben?	La Autoridad de Vivienda ajusta su porción de la renta, le da un aviso de 30 días de que su renta subirá el primer día del mes siguiente.	Después de su determinación inicial para el comprobante, la Autoridad de Vivienda no le aumentará la renta hasta su reexaminación anual siguiente. Según cuándo sea que suban sus ingresos, es posible que pueda seguir recibiendo ingresos adicionales por varios meses antes de que aumente su porción de la renta.
Pregunta	Viviendas Públicos de Bajos Ingresos (programa actual)	Comprobante de Protección al Inquilino (programa propuesto)
¿Qué pasa si mis ingresos bajan?	La Autoridad de Vivienda ajusta su porción de la renta y su renta baja el primer día del mes siguiente.	La Autoridad de Vivienda llevará a cabo una reexaminación interina para ajustar su porción de la renta y su renta bajará el primer día del mes que siga al mes en que Ud. reportó el cambio.
¿Qué pasa si quiero agregar personas a mi hogar?	La Autoridad de Vivienda realizará una investigación de ingresos y elegibilidad. Solamente se permiten nuevos miembros en un hogar si no resulta en un hacinamiento de la unidad.	La Autoridad de Vivienda realizará una investigación de ingresos y elegibilidad. Nuevos miembros del hogar pueden o no aumentar el tamaño de su comprobante. Si los nuevos miembros resultan en un hacinamiento de la unidad, Ud. puede solicitar una transferencia, buscar vivienda de renta y mudarse a cualquier unidad elegible con un propietario dispuesto a aceptar el comprobante.
¿Qué pasa si me quiero mudar?	Las transferencias no se permiten excepto en ciertas circunstancias muy limitadas. Si Ud. califica para una transferencia, es común que las familias esperen años antes de poder transferirse o mudarse. <u>Toda transferencia o mudanza está limitada a las 234 unidades de Vivienda Pública de Bajos Ingresos.</u>	<u>Con el Comprobante de Protección al Inquilino Ud. se puede mudar cuando quiera.</u> Puede mudarse a cualquier unidad del mercado privado de rentas. Puede incluso “portar” su asistencia a otro condado u otro estado. Cuando se muda de sus unidad actual, su Comprobante de Protección al Inquilino pasa a ser un comprobante para la selección de vivienda del la Sección 8.
¿Cuánto tiempo duran mis beneficios?	Ud. podrá seguir viviendo en su unidad LIPH mientras siga calificando para el programa.	Ud. puede seguir en el programa mientras siga calificando para el programa.

* Por favor tenga en cuenta que a pesar de que la renta se calcula generalmente al 30% de los ingresos mensuales ajustados, tanto en la vivienda pública y el programa de comprobante de protección al inquilino de la sección 8, hay excepciones, como familias que reciben asistencia prorata en base a algunos miembros del hogar con estatus no elegible, o puede haber diferencias basadas en prestaciones y deducciones. La Autoridad de Vivienda podrá reunirse con Ud. para repasar todo con más detalle.

Le invitamos a que nos llame o se reúna con nosotros individualmente para obtener información más específica acerca de cómo el cambio propuesto podrá impactar a usted y a su familia. Por favor llame a Amy Gear al (831) 454-5928. ¡Nos dará mucho gusto hablar con usted!

The Housing Authority of the County of Santa Cruz, Section 22 Streamlined Voluntary Conversion (SVC) Summary of Resident Comments

Remain in the Unit – This was the most common question as residents were concerned that they would have to vacate or move; residents appreciated learning that there will be no requirement to move, relocate or leave their units. The Housing Authority will apply for a conversion to Section 8 Tenant Protection Voucher, not to change the units in any other way. This is no demolition or rehabilitation planned. A resident said, “I love where I live and don’t want to move.”

Over-Housed families can remain in their unit until a right-sized unit becomes available. This is the same as Public Housing procedures. When a right-sized unit becomes available the family moves to that unit, or if they don’t move, the family will pay an additional amount for the larger bedroom size unit they are remaining in. The tenant could also take the voucher to seek another rental unit elsewhere.

Section 8 Vouchers Eligibility Determination – Residents wanted to know what they would need to get started with Section 8 voucher eligibility determination and when it would start. One asked if they would need to apply for the voucher. The Housing Authority explained that this stage is preparing to apply to HUD for conversion and at this time wants to discuss it with residents before applying. Discussed potential timeframe. The Housing Authority assured residents that it will provide residents with notice and with intake packets with appropriate time to complete them.

Will everyone receive a voucher? - Yes, if determined eligible. The Housing Authority went over the family’s income and deduction from last recertification whenever a family requested this to help them understanding of their eligibility in Section 8.

Income Limits – The Federal Income Limits are available; updated annually and posted on the Housing Authority website. The Housing Authority scheduled individual meeting with residents to review their situation whenever requested. If a family is over-income under Section 8, the Housing Authority will allow them to remain in their unit for up to two years. If their income decreases, the family can remain. If after two years, the family remains over-income, they will need to move to make the unit available for a low-income family. Families can have income up to 80% of the Area Median Income (AMI).

Special Circumstance – The Housing Authority plans to request a waiver from HUD to hold harmless any families with special circumstances that would be impacted by conversion. If the waiver isn’t approved, the nonprofit New Horizons could subsidize the difference for up to two years. Special Circumstances sin includes Earned Income Disregard, and Prorated Families – The Housing Authority reached out to families with special circumstances and invited them to meet individually with staff.

Mobility – The voucher can be used in any city, county, or state in the USA. Residents will need to request to ‘Port’ to another PHA jurisdiction. Section 8 Vouchers can be used for rental units where the landlord accepts Section 8 (passes inspection and reasonable rent). One resident said she had dreamed about it for a long time, as she would like to move to a different location.

A resident asked how much time will a family have to search for another rental with the voucher - After a family has given notice that they intent to search for another rental unit, and as long as the family remains in the unit, there is no time limit on how long they can search. If the family vacates the unit then there is a time limit for searching. If the family remains in the unit, the voucher doesn't expire.

Financial Questions

Voucher size - The size of the voucher is determined by the household's composition, while the portion of the rent a household will pay is determined by their income. There are limits to the amount of subsidy the Housing Authority can provide. These are the Payment Standards.

Rent- Residents had numerous questions about rent. The Housing Authority stated it will be based on 30% of the household's income. This is the same as public housing. There are some differences between the programs and the best way to get answers is to sign-up for an individual meeting with staff to go over income and deductions.

Another resident asked if a person works seasonally, will their portion of the rent decrease when they are unemployed? – The Housing Authority answered that Section 8 reviews the total income for the year. The resident can provide the tax return and the rent can be a level amount over the year. Or it can be raised and lowered as income changes.

A resident asked about Flat Rent – The Housing Authority answered that this is not an option in Section 8, and that a household's portion of the rent will be basically 30% of their income.

Utilities – Each landlord/owner determines which utilities are paid for by the tenant and which are paid for by the landlord/owner. In answer to a resident's question, the Housing Authority explained that if a resident currently receives a utility reimbursement that it would also be available under Section 8.

Role of New Horizons and the Housing Authority – Residents had a few questions about New Horizons. The Housing Authority explained that it is a nonprofit affiliate of the Housing Authority and will be the owner and property manager of all the units. New Horizons will contract with the Housing Authority for facility maintenance. The Housing Authority will be responsible for edibility determination, annual recertification for eligibility, unit transfer requests, and other Section 8 processes. There will not be new rules just because there is a new owner. New Horizons has been created and established to provide affordable housing. New Horizons and HUD funding – this conversion could potentially generate additional funding and more stable funding which might make it possible to provide more services. New Horizons could potentially build more apartments in the future – the Housing Authority hasn't been able to build more apartments for a long time but hopes it's possible in the future.

First Time Homebuyers Program –Yes, Section 8 has this feature and the Housing Authority will speak with residents individually about the program, but forewarned residents that the program has numerous complex requirements.



Resident Meeting on Conversion of Public Housing to Voucher Units

**Junta de residentes sobre la Conversión de Viviendas Públicas
a Unidades con comprobantes
de Protección de la Sección 8**

**NOVEMBER 20, 2019
20 DE NOVIEMBRE DE 2019**

Welcome

Bienvenidos



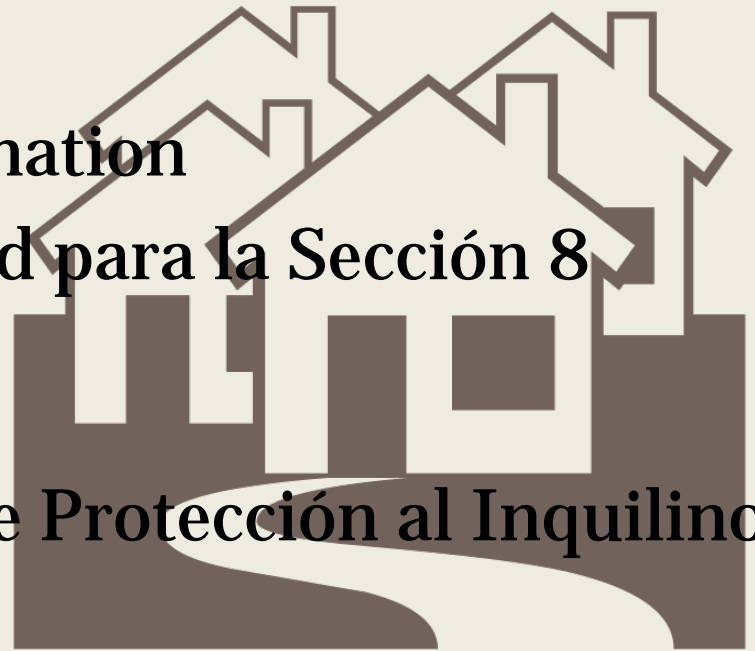
- Please sign in
- Por favor firme su nombre

- We're glad you're here
- Nos alegra que esten aqui

Overview of the Proposed Conversion

Descripción de la conversión propuesta

- Conversion to Vouchers Benefits Residents
- La conversión a comprobantes beneficia a los residentes
- Section 8 Eligibility Determination
- Determinación de elegibilidad para la Sección 8
- Tenant Protection Voucher
- Comprobante de Sección 8 de Protección al Inquilino



Benefits of Conversion

Beneficios de la conversión

- You can remain in your unit as long as you qualify
- Podrá permanecer en su unidad mientras que sigan cualificando
- All units will remain available for housing.
- Toda las unidades permenereran disponibles
- Mobility with a Section 8 Voucher
- Movilidad con los comprobantes

Rent Calculation

La calculación de la renta



Rent calculation almost exactly the same (30% income)

La calculación de la renta es casi exactamente igual

Exceptions and Special Circumstances

- Over-income families
- Over-housed families
- Other special circumstances

Excepciones y circunstancias especiales

- Familias con exceso de ingresos
- Familias con exceso de recámaras
- Otras circunstancias especiales



Maintenance and Repairs

Mantenimiento y reparaciones



- The properties will continue to be maintained and managed by familiar Housing Authority staff
- Las propiedades continuarán siendo mantenidas y administradas por el personal de la Autoridad de Viviendas quienes son familiarizados con las propiedades

Overview of Information Materials / Descripción de los materiales de información



- **Narrative Summary of Conversion Plan**
- **Resumen narrativo del plan de conversión**
- **Program Comparison**
- **Comparación de los Programas**



Questions and Next Steps

Preguntas y Pasos siguientes



- If you have specific questions you can sign-up for staff to call you on the 'Request a Call' sheet
- Regístrese en la hoja de Solicite una Llamada para recibir una llamada del personal si tiene preguntas específicas
- Plazo proyectado
- Projected timeframe
- Questions and Comments
- Preguntas y Comentarios

Thank you!

¡Gracias!



**Notification of Public Housing
Closeout or Future Development
HUD-5837**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

**OMB Approval No. 2577-0075
(exp. 01/31/2021)**

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This information is designed to supplement the HUD-52860 or RAD Application (both through the IMS/PIC application submission) for all inventory removal actions that will result in the removal of all ACC units from a Public Housing Authority's (PHA) inventory. HUD will use this information to provide targeted technical assistance, to identify potential issues, and to assess risk areas. Please refer to the instructions for guidance on completing this form. The information requested does not lend itself to confidentiality.

A. General PHA Information

PHA Identification Number and Name:	
PHA Fiscal Year End:	
Expected date of removal of last ACC unit:	
Does the PHA intend to closeout its public housing program or develop new ACC units in the future?	<input type="checkbox"/> Closeout public housing program <i>Fill out Section B & D only</i> <input type="checkbox"/> Develop new ACC Units <i>Fill out Section C & D only</i>

B. Public Housing Program Closeout Information

Does the PHA intend to closeout its public housing program through Consolidation/Voluntary Transfer as specified in Notice PIH 2014-24 (or subsequent guidance) or through ACC termination as specified in Notice PIH 2019-13?	<input type="checkbox"/> Consolidation/Voluntary Transfer (name of Receiving PHA if Transfer) <input type="checkbox"/> ACC Termination
Will the PHA have any Non-Dwelling Public Housing Real Property after it removes its last public housing unit? If yes, which removal action does the PHA intend to pursue to dispose of the remaining Public Housing Real Property?	<input type="checkbox"/> Yes <input type="checkbox"/> Section 18 Application <input type="checkbox"/> Retain under 2 CFR part 200.311 <input type="checkbox"/> Transfer to 3rd Party <input type="checkbox"/> Other <input type="checkbox"/> No
Does the PHA have (or reasonably anticipate) any outstanding public housing litigation, claims, compliance reviews, monitoring reviews, PHA or MTW Plan reviews, audits, and/or fair housing or other civil rights complaints to resolve?	<input type="checkbox"/> Yes – explain in Section D <input type="checkbox"/> No
Will the PHA comply with all applicable required closeout activities specified in Notice PIH 2019-13?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the PHA is eligible to receive Demolition and Disposition Transition Funding (DDTF) under 24 CFR 905.400(j)(4)(i), or Asset Repositioning Fee (ARF) under 24 CFR 990.190, does the PHA have any eligible uses of the such funds (i.e. close-out activities, MTW activities) after it removes all of its public housing units? <i>*Note that if the PHA is closing-out through Notice PIH 2014-24 (or subsequent guidance), HUD will automatically fund DDTF and ARF so that the funds can be provided to the new or receiving PHA</i>	<input type="checkbox"/> Yes – explain in Section D <input type="checkbox"/> No – the submission of this form constitutes the PHA's written rejection of DDTF in accordance with 24 CFR 905.400(j)(4)(i) and HUD will stop providing Operating Funds (including ARF) the funding cycle after the PHA removes the last of its public housing units

C. Future Development Information

How many new ACC units does the PHA intend to develop?	
Does the PHA have sufficient Faircloth limit authority to develop new ACC units See Notice PIH 2011-69 (or subsequent guidance)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
What is the PHA's proposed development method?	<input type="checkbox"/> Conventional

	<input type="checkbox"/> Turnkey <input type="checkbox"/> Acquisition With or Without Rehabilitation <input type="checkbox"/> Force Account Labor <input type="checkbox"/> Mixed-Finance <input type="checkbox"/> Other Methods
Does the PHA have a site(s) selected?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Anticipated date of development proposal submission:	

D. Identify any potential issues related to closeout or future development activities.

[Redacted area]

<p>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</p> <p>Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)</p>	
Name of Authorized Official	
Title	
Signature	
Date	

HUD-5837 Instructions

All PHAs who plan to remove the last of its public housing units from their public housing inventory must choose to either closeout from the public housing program or notify HUD of their intention to develop new public housing units. This form indicates the PHA's choice and provides HUD information regarding the PHA's future plans, in order to provide appropriate oversight and technical assistance. This form should be submitted to HUD as an attachment to the Inventory Removal Application (HUD-52860) or RAD Application and may request some information that already exists in the PIH Inventory Management System (IMS/PIC).

A. General PHA Information

Purpose: To provide HUD with information regarding the PHA and its intended unit removal method to facilitate effective communication.

Instructions: Complete the following questions regarding the PHA, the removal action, and the PHA's plan to closeout from the public housing program or develop new public housing units.

B. Public Housing Program Closeout Information

Purpose: To provide HUD with information regarding the PHA's outstanding assets, debts, and obligations that will require resolution prior to termination of the Public Housing ACC.

Instructions: PHAs should determine if they own any real property that remains subject to Public Housing requirements and the ACC. Note that Public Housing Real Property includes any real property that was acquired, maintained, or operated with 1937 Act funds. PHAs must identify legal issues and obligations that could be affected by removal – for further review by HUD. A removal action may not be used to relieve a PHA of legal liabilities arising from noncompliance with federal statutory or regulatory activities. Fair housing and civil rights matters may include charges, cause determinations, lawsuits, letters of findings, outstanding voluntary compliance agreements or consent decrees, and remedial orders or agreements with unfulfilled requirements. HUD will determine if actions to resolve the items listed above are sufficient to resolve the matter.

C. Future Development Information

Purpose: To provide HUD with information regarding the PHA's plans to develop new ACC units and to continue operating a Public Housing program.

Instructions: Complete the following questions regarding the development of new ACC units. PHAs must determine if they are eligible to develop any new public housing ACC units based on the Quality Housing and Work Responsibility Act of 1998 (QHWRA) imposition of a statutory limit on new construction of Public Housing units (Faircloth limit) in Section 9(g)(3)(A) of the 1937 Act. Please note that any units converted through RAD will reduce a PHA's Faircloth Limit. The information included should reflect the PHA's proposed plans; however, the information has no effect on the content of the PHA's development proposal submission to HUD.

D. Identify any potential issues related to closeout or future development activities.

Purpose: To alert HUD to any known issues or potential issues related to closeout or future development activities, in order to facilitate appropriate technical assistance.

Instructions: Provide a brief narrative that describes any known issues or potential issues related to closeout activities. For example, a PHA may wish to note that they are aware of existing long-term use restrictions on a prior Section 18 demolition/disposition approval and anticipate the need for an amendment to the approval or a revised use restriction. If the PHA is not aware of any issues or potential issues, the PHA may leave this section blank.