

were first to reach the spot where the biplane crashed and disappeared.

County Housing Permits Decline

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For the first time in four years in Santa Cruz County, housing permits declined (slightly) and the monetary valuation of all permits dropped by \$4 million in 1978.

Total housing permits issued for the unincorporated area and the four cities was for 2,329 units, down from 1977's 2,580 total units, according to The Sentinel's unofficial year-end tally.

Permit valuation for last year was \$133,930,821, compared to 1977's total of \$137,308,864.

It was not until 1976 that the \$100 million mark was topside with a valu-

ation of \$119,170,750.

The unincorporated area's portion of the total housing was 52.7 percent, falling off during the last quarter from its three-quarter 56.7 percent.

The percentage factor came into importance last year as the county Board of Supervisors used a 56 percentage figure in determining how many permits will be issued in 1979 under its new growth management plan mandated by the passage of Measure J in last June's primary.

The 56 percent was taken from early 1978 statistics and was projected to produce 1,300 building units in the 1978. That mark was not reached by the 1,277 units permitted.

Going into 1979, county supervisors will restrict permits to allow only 930 units of which 140 must be in low and moderate income housing. That's a drop of 297 units from last year and 370 units from the projected 1,300 units of this year in the unincorporated area which is being allowed a 2.2 percent population growth rate.

While the last quarter at county fell off with only 253 units issued, part of the cause may be the time element slowdown in getting permits because of the increasing backlog at county planning, according to a staff member there.

The breakdown of the 2,329 housing units (with 1977 figures in parentheses)

shows that 1,298 single-family home permits were issued at \$64,422,098 (1,986 at \$85,620,861) and 1,031 multiple dwellings at \$29,148,219 (594 at \$17,369,845). Commercial and other non-residential was \$24,326,444.

The unincorporated area issued by county government was \$70,653,928 (\$85,327,016). Of the 1,227 housing units at \$56,160,274 (1,630 at \$70,753,165) 961 were singles at \$49,173,673 (1,374 at \$63,471,964) and 266 were multiples at \$6,986,601 (256 at \$7,281,201).

The city of Santa Cruz had a 60 percent increase over 1977 and a heavy fourth-quarter. Total valuation was

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\$32,277,436 (\$20,950,661) and it issued permits for 579 units at \$20,393,100 (387 at \$14,551,902) of which 182 were singles at \$8,508,600 (298 at \$10,816,902) and 397 were multiples at \$11,884,500 (89 at \$3,735,000).

Its fourth-quarter figures were \$14,436,468, 261 units at \$9,051,900 with 32 singles at \$1,854,800 and 229 multiples at \$7,197,100. Commercial was \$8,918,021.

Capitola dropped in its total valuation issuance from the 1977 high of \$10,479,667 to \$6,202,459.

In 1978, it issued permits for 146 units at \$4,311,944 (216 at \$5,346,259) with 25 of them singles at \$1,239,392 (98 at \$3,312,936) and 121 multiples at \$3,072,552 (118 at \$2,033,323). Commercial was \$1,336,619.

Capitola's fourth-quarter: Total valuation at \$2,430,232, 43 units at \$99,983, three singles at \$170,182 and

40 multiples at \$1,429,801.

Watsonville was over \$2 million short of its 1977 valuation. Total valuation for 1978 was \$14,850,261 (\$17,122,461); 282 units at \$8,564,270 (301 at \$9,846,443), 84 singles at \$3,086,346 (186 at \$6,100,139), 198 multiples at \$5,447,924 (115 at \$3,746,304). Commercial was \$4,546,110.

The south county's fourth-quarter showed: Total valuation at \$3,645,323; 47 units at \$1,334,685 of which 27 were singles at \$1,110,925 and 20 were multiples at \$223,760.

Scotts Valley increased its total valuation nearly three times over the 1977 mark. It issued \$9,946,737 total valuation (\$3,429,056); 95 units at \$4,140,729 (46 at \$2,492,937), with 46 singles at \$2,414,087 (30 at \$1,918,920) and 49 multiples at \$1,726,642 (16 at \$574,017). Commercial and other non-residential was \$3,965,763.

Its fourth-quarter report shows total

valuation at \$3,583,004, with seven singles at \$535,300.

The fourth-quarter report for all permits, county and cities, shows total valuation at \$39,371,182; 611 units at \$24,275,073; 265 singles at \$13,913,337 and 346 multiples at \$10,361,736. Commercial was \$10,672,066.

Valuation is set on a formula of \$23.50 per square foot, an amount that is well below the actual cost of today's building.

According to last year's statistics, a single family house cost an average \$49,632 and multiples (duplexes to condominiums) cost an average \$28,272.

To reach a cost price to the home owner who is having the house built, the price of land and non-house improvements must be added, and at least a 20 percent increase in the government valuation to reflect a more realistic cost of construction.

A breakdown of the 1,227 housing

units issued by county governments shows the following building pattern:

— Live Oak area which includes the territory from the Santa Cruz City limits to Capitola and south of Highway 1, 90 singles (20 in multiples; Soquel, 88 (58), Aptos, 179 (41); Rio Del Mar, 15 (8); La Selva Beach, 26 (2).

— The summit area, 108; Corralitos, 16; Bonny Doon, 45; Watsonville area, 102 (105); Seaciff, 4; Pasatiempo, 3.

— Scotts Valley, 56; Felton, 55; Ben Lomond, 36; Boulder Creek, 56; Brookdale, 3; Mt. Hermon, 9; Zayante, 3; Lompico, 1.

— Seascape, 5 (7); Soquel Valley, 8; Freedom, 5; Davenport, 5; No. Santa Cruz area, 4; Branciforte, 6; Pajaro Dunes, 4 (10); Pajaro Valley, 1; Glen Canyon, 3 and Happy Valley, 1.

A total of 24 permits could not be identified by area as they have addresses of new streets that are not yet mapped.