

Frequently Asked Questions

Question 1: How do I know if I qualify for a Measure J Home?

- Please click on our [Qualification Criteria](#) Form which lists the eligibility requirements. You may also click on our [Affordable Housing Guidelines](#) for a more detailed explanation of the Program.

Question 2: How do I find a Measure J home to purchase?

- You can click on this link [Units for Sale](#) to review our periodically updated list of Measure J homes that are currently for sale.
- You can work with a real estate agent and have him/her check their Multiple Listing Service (MLS) database for Measure J homes for sale.
- You can contact developers, or their sales agents, for new Measure J units.

Question 3: If I qualify under the Program's eligibility requirements, how do I go about actually buying a Measure J home?

- Initially, you will go to a lender – a bank, credit union or mortgage broker (and become pre-qualified for a home loan). Be sure to follow County financing requirements which are specified in the Affordable Housing Guidelines link. Next, you and the seller must agree to the terms of the sale by signing a Purchase Contract.
- With a Purchase Contract in hand signed by all parties, ask the seller to provide you with the Certification Checklist or [click here](#) to view it now. This Certification Checklist will inform you of exactly what documents you will need to make copies of and bring to the interview to verify your residency, household size, income, assets, financing requirements and first time home buyer status (call the Measure J Program at 831-454-2336 to make an appointment to verify your Program eligibility). The in-person interview takes about 45 minutes to complete. All adults who will occupy the home must be present for the interview.
- If it is determined that you qualify for the program and you brought all items from the checklist, you can be approved at the meeting. At this same appointment, you will go through a disclosure presentation regarding the Measure J Program.

Question 4: What other steps do I need to take to purchase a Measure J home?

- You or the seller will open escrow with a local title company. Most people have their Realtor do this. The final certification will not be complete until we have an escrow number. The escrow officer will need to contact the Measure J Staff at 831-454-2336 for the Planning Department's documents and escrow instructions.
- The County will prepare the Measure J documents and the Planning Department's escrow instructions for the escrow officer so that you may complete the transaction. There is a fee paid by the seller or buyer for this service. Please be sure to notify the County at least 4 business days before signing so County Staff can be present with all necessary documents.

Question 5: How do I find information on Measure J units for rent?

- Please see pages 3-9 of our [Affordable Housing Guidelines](#) for information regarding Measure J rentals.
- There are a limited number of Measure J units that are rented. The units are subject to County rules.
- If you are a senior citizen, 62 years of age or older, please contact managers of the following projects who rent to seniors at Measure J rent levels:
 - Dominican Oaks, 3400 Paul Sweet Road, Santa Cruz. Contact Brenda Barber, Manager, at 462-6257
 - Paloma Del Mar Apartments, 2030 Pajaro Lane, Freedom. Contact Elizabeth Lanier, Manager, at 763-2030

Question 6: Who manages the initial sale, resale, rent, refinance and monitoring of existing Measure J units?

- The County of Santa Cruz Planning Department oversees the sale, rent or refinance of all Measure J units. Contact the Measure J Program Staff, at 831-454-2336 for more information.
- Note that the County monitors compliance with Measure J Program requirements.