



# County of Santa Cruz

## BOARD OF SUPERVISORS

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AGENDA: 2/23/99

February 8, 1999

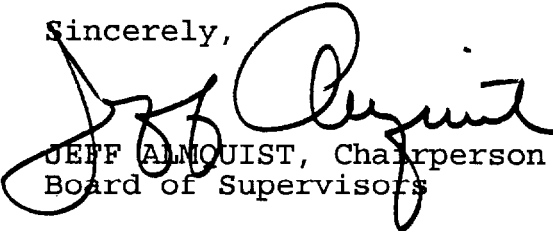
BOARD OF SUPERVISORS  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

RE: ANNUAL REPORT OF THE HOUSING ADVISORY COMMISSION

Dear Members' of the Board:

Attached is the Annual Report of the Housing Advisory Commission for calendar year 1998. I recommend that the Board accept and file this report and direct the Chairperson to thank the members of the Commission for their efforts on the County's behalf.

Sincerely,



JEFF ALMQUIST, Chairperson  
Board of Supervisors

JA:ted

cc: Housing Advisory Commission

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# County of Santa Cruz

## HOUSING ADVISORY COMMISSION

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 96090  
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### COUNTY OF SANTA CRUZ HOUSING ADVISORY COMMISSION ANNUAL REPORT TO THE BOARD OF SUPERVISORS FOR 1998

#### 1. Role of the Housing Advisory Commission

The role of the Housing Advisory Commission is to represent the County in matters pertaining to the creation and protection of affordable, sound housing in Santa Cruz County. and to advise the Board of Supervisors on housing policy and program issues.

#### 2. Meeting Dates, Time and Location

The Housing Advisory Commission meets at the Aptos-La Selva Fire Protection District's conference room located at 6934 Soquel Drive, Aptos. Meetings are normally scheduled for the first Wednesday of the month from 4:00 to 5:30 p.m., except for the months of January and July.

#### 3. Commission Structure

The Commission is composed of ten County residents, appointed by the Board of Supervisors. In 1998, the Commission Chairperson was Owen Lawlor and the Vice-Chairperson was Donna Stewman.

During 1998, the Housing Advisory Commission was composed of the following members:

First District:	Katherine Sweet Vacant all year
Second District:	Doug Silveira Carlos Lopez
Third District:	Ann Pomper Suzanne MacLean (resigned 10/25/98) David Foster (appointed 11/24/98)
Fourth District:	Jess Tabasa Owen Lawlor
Fifth District:	Donna Stewman Gary McNeil

4. Commission Staff

John Warren, a member of the Planning Department staff, served as Commission Secretary until his retirement in February, 1998. He was replaced by Glenda Hill, who has provided technical support to the Commission during the balance of the year.

5. Attendance

Commissioner attendance at meetings during 1998 is shown in the attached roster. During 1998, two meetings were not scheduled, in keeping with Board of Supervisors direction. One additional meeting did not have a quorum to conduct business.

6. 1998 Goals and Accomplishments

The Housing Advisory Commission's activities have been guided by the Commission's adopted work program for 1998. The following summary indicates the work program objectives and what actions the Commission took during 1998 towards meeting those objectives in the Commission's adopted work program.

Commission Sponsored Activities

Short Term:

1. Initiate meetings with **affordable** housing managers in the County to become better familiar with the impediments and opportunities to facilitate the maintenance of affordable housing stock (e.g. Villa San Carlos, Elizabeth Oaks, Sunny Acres, etc.).

The Commission invited managers of the following housing projects to attend Commission meetings: Villa San Carlos, Casa Linda, Casa de **Exito**, Stepping Out, Sunny Meadows. These managers discussed the population of their projects, the affordability of the units, rental subsidies, and status of their HUD contracts. They related their accomplishments and their problems, including those they have with County departments. The Commission imparted their support and interest.

2. Pursue coalition building efforts with other housing organizations and the cities to **advocate** and **facilitate** affordable housing construction (e.g. the review of proposed multifamily housing).

The Commission heard a presentation from **Affordable** Quality Homes, a dealer providing manufactured housing. Affordable Quality Homes is providing housing for affordable housing projects in Monterey County.

Mid-Term:

1. **Develop** recommendations to provide incentives and reduce impediments for the **development**, upgrading, and maintenance of affordable housing (e.g. public education, public **improvement** standards, fee structures, changes to affordable housing regulations, etc.).

(No action taken)

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Long Term:

1. **Develop** and implement public education and outreach programs to promote increased **development** of affordable housing throughout the County (e.g. speakers bureau, informational handouts, housing forums, etc.).

(No action taken)

2. **Study** and **develop** recommendations to assure that all housing in Santa Cruz County, **whether** public or **private**, is safe, conforms to the County building codes, and is adequate for our County's population according to our General Plan.

(No action taken)

**County Housing Program Oversight**

1. **Review** and comment on proposed changes to the County's Nonconforming Uses ordinance (**County Code Section 13.10.260**).

The Commission **reviewed** and commented on the ordinance at their February, March, and April meetings.

2. **Review** and comment on changes to the County's Housing Element.

(No action taken)

3. Monitor the implementation of proposed changes to the County's Affordable Housing Requirements (**County Code Chapter 17.10**) and implementing Income, Asset and Unit Price Guidelines.

The Commission **reviewed** and commented on the changes to Chapter 17.10 at their July meeting.

4. Monitor the implementation of the recommendations of the Farm Worker Housing Study.

(No action taken)

5. Monitor implementation of the County's Second Unit regulations.

Staff **advised** the Commission on the status of the Second Unit **program** at their October meeting.

6. **Review** and respond to **referrals** from the Planning Department and Board of Supervisors as requested.

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The Commission **reviewed** and commented on proposed ordinance changes to Chapter 12.06 (reconstruction of affordable housing) at their July and September meetings.

The Commission reviewed and commented on proposed ordinance changes to Chapter 8.45 (extending existing protections to mobile homes and certain travel trailers) at their **November** meeting.

The Commission **reviewed** a report on the status of Assisted Living Housing at their March and April meetings.

7. Monitor the status of all housing in Santa **Cruz** County.

The Commission **reviewed** project plans for the proposed **DeBernardo** Apartments and the San Andreas Farm Worker housing projects.

The Commission initiated a study of the contract expiration dates of HUD subsidized **projects** and discussed their status at their June and July meetings.

The Commission requested and received monthly, updates on the status of the Golden Torch **travel** trailer park and Marmo's mobile home park, including a presentation by staff of the **County Administrative Office**

The Commission **received** a status report on the extent of building activity and Growth Rate setting issues.

7. Future Goals: 1999 Commission Work Program

The Commission will consider a work program for 1999 at their first meeting of the year.

Attachment: Commission Attendance Roster for 1998

APPROVED BY THE HOUSING ADVISORY COMMISSION ON FEBRUARY 3, 1999

## HOUSING ADVISORY COMMISSION 1998 ATTENDANCE ROSTER

SUPERVISORIAL DISTRICT	COMMISSIONER	JAN	FEB	MAR*	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	Katherine Sweet	C	X	X	X	X	X	X	C	X	E	X	X
1	Vacant												
2	Doug Silveira	C	X	A	A	X	A	X	C	A	X	A	X
2	Carlos Lopez	C	X	A	X	X	A	X	C	X	X	X	E
3	Suzanne MacLean	C	X	X	E	X	X	A	C	E	A	R	
3	David Foster												X
3	Ann Pomper	C	X	E	X	X	X	X	C	X	X	X	X
4	Owen Lawlor	CX	KEA		X	X		C	X	E		X	E
4	Jess Tabasa		C	X	X	X	E	X	X	C	X	X	X
5	Gary McNeil		C	X	X	X	X	E	X	C	X	X	E
5	Donna Stewman	C	E	E	X	E	X	X	C	X	X	E	X

X Present  
 A Absent  
 E Excused  
 R Resigned  
 C Meeting Canceled  
 \* No Quorum