



County of Santa Cruz 0155

BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069
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JANET K. BEAUTZ
FIRST DISTRICT

WALTER J. SYMONS
SECOND DISTRICT

MARDI WORMHOUDT
THIRD DISTRICT

TONY CAMPOS
FOURTH DISTRICT

JEFF ALMQUIST
FIFTH DISTRICT

AGENDA: 3/7/00

February 23, 2000

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 1999. I recommend that the Board accept and file this report and direct the Chair to thank the members of the Commission for their efforts on the County's behalf.

Sincerely,,

MARDI WORMHOUDT, Chair
Board of Supervisors

MW:ted

cc: Housing Advisory Commission

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County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060-4000

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

January 18, 2000

Terry Dorsey
Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

re: Housing Advisory Commission Annual Report and Work Program

Dear Ms. Dorsey:

At its January 5, 2000 meeting, the Santa Cruz County Housing Advisory Commission adopted its Annual Report for 1999 and Work Program for the year 2000.

Copies of the Report and Work Program are attached to this letter. They are is being provided as information for the Board.

Sincerely,

ALVIN D. JAMES
Planning Director

attachments

1. HAC 1999 Annual Report
2. HAC Year 2000 Work Program



County of Santa Cruz

HOUSING ADVISORY COMMISSION

701 OCEAN STREET, 4th FLOOR, SANTA CRUZ, CA 95060-4000
 (831) 454-3146 FAX: (831) 454-2131 TDD: (831) 454-2123

1999 ANNUAL REPORT TO THE BOARD OF SUPERVISORS

I. Role of the Housing Advisory Commission

The duties of the Housing Advisory Commission are listed in Section 2.94.050 of the Santa Cruz County Codes. These duties specifically include:

- assessing the housing needs of Santa Cruz County and making recommendations on public programs designed to meet those needs;
- advising the board of supervisors on housing policy;
- advising the board of supervisors and planning commission on matters related to the housing element of the general plan; and
- conducting public hearings on housing problems and potential solutions.

II. Meeting Dates, Time and Location

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

III. Commission Structure

The Commission is composed of ten County residents, appointed by the Board of Supervisors. 'A list of the members' of the Housing Advisory Commission during 1999 and their terms of office is included in the table on the following page. At its June 3, 1999 meeting, the Commission elected Mr. Gary McNeil as its Chairperson and Ms. Katherine Sweet as its Vice-Chairperson. Mr. Owen Lawlor chaired the Commission from January through the expiration of his appointment on April 1, 1999 and Ms. Donna Stewman served as Vice-Chairperson from January through the election in June.

IV. Commission Staff

Ms. Glenda Hill, a member of the Planning Department staff, served as Commission Secretary and provided technical support to the Commission through August 1999. Mr. Gerald L. Rioux assumed these responsibilities for the remainder of the year.

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HAC Membership and Terms of Office

District	Commissioner and Office	Date(s) Appointed	Term Expires
First	Katherine Sweet, V. Chair (from 6/99)	5/6/97	4/1/01
First	vacant		
Second	Doug Silvera	5/6/97	4/1/01
Second	Carlos Lopez	3/23/93; 4/8/97	4/1/01
Third	David Foster	3/23/99	4/1/03
Third	Ann Pomper	10/20/97; 3/23/99	4/1/03
Fourth	Owen Lawlor, Chairperson (to 3/99)		4/1/99
Fourth	Jess Tabasa		4/1/99
Fourth	Kathy Bernard	5/4/99	4/1/03
Fourth	Carl Sprague	5/18/99	4/1/03
Fifth	Donna Stewman, Vice Chair (to 5/99)	4/8/97	4/1/01
Fifth	Gary McNeil, Chairperson (from 6/99)	3/20/90; 3/23/93; 4/8/97	4/1/01

V. Attendance

Attendance at Commission meetings during 1999 is shown in the following table. During 1999, one meeting of the Commission was replaced with a field trip, one meeting was canceled, and two additional meetings did not have a quorum to conduct business. The Commission also held two continued meetings during the year.

Member	116	2/3	3/3	4/14	5/5	6/2	7/7	8/4	9/1	9/15	10/6	10/21	11/3	12/1
Sweet	C	X	X	E	Q	x	C	x	X	X	Q	X	A	X
vacant														
Silvera	C	E	A	E	Q	X	C	A	E	A	Q	A	X	A
Lopez	C	X	X	E	Q	E	C	X	X	A	Q	A	X	X
Foster	C	X	X	X	Q	X	C	X	X	A	Q	X	X	X
Pomper	C	X	X	X	Q	X	C	X	X	X	Q	X	X	X
Lawlor	C	X	X											
Tabasa	C	E	X											
Bernard					Q	X	C	X	X	X	Q	X	X	X
Sprague					Q	X	C	X	X	X	Q	X	X	X
Stewman	c	x	x	x	Q	X	C	X	X	X	Q	X	X	X
McNeil	C	X	X	E	Q	A	C	X	X	X	Q	X	E	X
X	Present	A	Absent	E	Excused	C	Meeting Canceled	Q	No Quorum	X	Not Serving			

1999 ANNUAL REPORT

VI. 1999 Goals and Accomplishments

The Housing Advisory Commission's activities were guided by the work program that the Commission adopted for 1999. These activities can be divided into the following four categories:

- Providing Input and Oversight for County Housing Policies;
- Monitoring Housing Programs, Projects and Activities;
- Seeking Information to Help Address Housing Problems and Needs; and
- Facilitating Public Participation Related to Housing Programs and Policies.

The Commission's activities within each of these categories is summarized below.

A. County Housing Policies

During 1999, the Commission monitored the status of the Housing Element of the County's General Plan and followed efforts to amend the Housing Element in order to secure State certification so that the County could qualify for certain State housing funds.

The Commission also discussed and evaluated a proposed ordinance to allow the conversion of transient occupancy recreational vehicle and/or trailer parks to permanent occupancy. On October 21, 1999, the Commission recommended that the Board of Supervisors adopt the proposed ordinance with specific modifications.

B. Housing Programs, Projects and Activities

During 1999, the Commission monitored the status of three problem properties and the progress of County agencies and others who are working to correct the problems at the properties. One of these properties is the San Andreas farm labor camp, which will soon be redeveloped by a nonprofit housing development corporation to provide decent housing for farm workers in the future.

The other two properties are recreational vehicle parks that have been used illegally to provide permanent housing. The Commission made official visits during 1999 to these properties -- Golden Torch and Marmo's Pinto Lake Resort -- to better understand the conditions under which many very low income households must live. The condition of these parks and the problems that enforcement agencies faced in dealing with the problems led to the development of the County's proposed RV Park Conversion Ordinance, which is discussed in the Housing Policies section, above.

C. Information Seeking

The Commission reviews various reports to assist its members to understand the nature of housing markets, trends, problems and needs and to identify programs and

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policies that can be used to improve the quality, availability and affordability of housing for County residents and employees. The Commission also invites guest speakers to inform them on housing-related matter. *

During 1999, Tom Burns, the Administrator of the County Redevelopment Agency (RDA) provided the Commission information on the RDA and its housing funds and activities. Roger M. Barr, Acting Director of Una Nueva Esperanza, Inc. in Salinas gave a presentation on the Community Land Trust (CLT) model and how the CLT model is used to create permanently affordable housing. A representative from Karsten Homes also gave the Commission a presentation on manufactured housing.

D. Public Participation

Over the course of the year, the Commission heard from a number of County residents about their housing needs and concerns. In addition, the Commission held a public hearing to solicit input for the proposed RV Park Conversion Ordinance.

VII. Future Goals: Year 2000 Work Program

The Commission began considering its work program for the year 2000 at its December 1999 meeting and adopted it at its January 2000 meeting.

VIII. Approval

Housing Advisory Commission approved and adopted this 1999 Annual Report on January 5, 2000.



 Gary McNeil, Chairperson

HAC 1999 Annual Report.wpd



County of Santa Cruz⁰¹⁶¹

HOUSING ADVISORY COMMISSION

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060-4000
(831) 454-3146 FAX: (831) 454-2131 TDD: (831) 454-2123

YEAR 2000 WORK PROGRAM

I. Role of the Housing Advisory Commission

The duties of the Housing Advisory Commission are listed in Section 2.94.050 of the Santa Cruz County Codes. These duties specifically include:

- assessing the housing needs of Santa Cruz County and making recommendations on public programs designed to meet those needs;
- advising the board of supervisors on housing policy;
- advising the board of supervisors and planning commission on matters related to the housing element of the general plan; and
- conducting public hearings on housing problems and potential solutions.

II. Meeting Dates, Time and Location

The Housing Advisory Commission meets at the Aptos-La Selva Fire Protection District's first floor conference room located at 6934 Soquel Drive, Aptos.' Meetings are scheduled for the first Wednesday of each month from 4:00 to 5:30 p.m. The Commission plans to hold a retreat during the first quarter of the year. The meeting dates for the year 2000 are listed below.

January 5, 2000	May 3, 2000	September 6, 2000
February 2, 2000	June 7, 2000	October 4, 2000
March 1, 2000	July 5, 2000	November 1, 2000
April 5, 2000	August 2, 2000	December 6, 2000

The Commission may cancel one or more of its scheduled meetings during the year due to budgetary considerations, date conflicts, the size of the agenda and/or other factors.

III. Planned Activities for the Year 2000

During the Year 2000, the Commission will continue to divide its activities into four inter-

related categories. These categories are:

- Providing Input and Oversight for County Housing Policies;
- Monitoring Housing Programs, Projects and Activities;
- Seeking Information to Help Address Housing Problems and Needs; and
- Facilitating Public Participation Related to Housing Programs and Policies.

The Commission plans to focus its activities within each of these categories as follows:

A. County Housing Policies

The Commission will continue to monitor the status of the existing Housing Element of the County General Plan and participate in any efforts to amend the Housing Element. The Commission will also participate in the plans for developing the new Housing Element that must be adopted by June 30, 2002.

The Commission also intends to discuss and evaluate the need for changes in County housing policies and/or amendments to County ordinances that impact the availability and affordability of housing, especially for low and moderate income households. Policy areas that the Commission will consider exploring during the year 2000 include:

- Housing Impacts of and Mitigation Measures for Non-Residential Development
- Farm-Labor Housing
- Agricultural Zoning and its Impact on Farm Worker Housing
- Multifamily Housing
- Measure J Affordable Housing Program
- Second Unit Program

B. Monitoring Housing Programs, Projects and Activities

The Commission will continue to monitor the status of the San Andreas farm labor camp, Golden Torch and Marmo's Pinto Lake Resort during the year.2000. Monitoring the continued-development and implementation of the County's proposed RV Park Conversion Ordinance is also a priority for the Commission. Another priority area for the Commission is housing for special populations, including transitional housing.

In addition, the Commission intends to advise the Planning Department concerning its compliance monitoring and evaluation of the County's second unit program. Depending upon the results of this effort, the Commission may encourage a similar monitoring and evaluation of the Measure J Affordable Housing Program.

C. information Seeking

In an effort to assist its members to better understand the nature of housing markets; trends, problems and needs and to-identify programs and policies that can be used to



Year 2000 Work Program

improve the quality, availability and affordability of housing, the Commission will invite speakers and show videos such as those listed below at its meetings during the coming year. Other speakers and topics will be considered based on the needs and interests of the Commissioners.

Presentations from County Organizations

Agricultural Worker Housing Task Force Welfare to Work Task Force

Presentations from Nonprofit Organizations

Mercy Housing	CHISPA
Pajaro Valley Housing Corporation	Families in Transition
South County Housing	United Way
Mid-Peninsula Housing	

Presentations on Types of Housing/Housing Programs

Housing Rehabilitation	Single Room Occupancy
First time home buyers	(SRO)/Residential Hotels
Rental construction	Mutual Housing Associations
Second units	Cooperative Housing
In-Fill housing	Co-Housing
Resident Owned Mobile Home Parks	Green Housing

Video Tapes

Community Land Trust by Institute for Community Economics

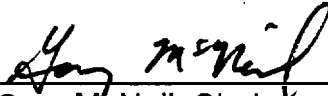
Affordable Family Housing: A Bay Area Tour by Northern California Association for Nonprofit Housing

D. Public Participation

The Commission will continue to encourage public comments at its meetings and will hold public hearings related on policies and ordinances it considers during the year.

IV. Approval

Housing Advisory Commission approved and adopted this 2000 Work Program on January 5, 2000.



 Gary McNeil, Chairperson