



County of Santa Cruz

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BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069

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JANET K. BEAUTZ
FIRST DISTRICT

ELLEN PIRIE
SECOND DISTRICT

MARDI WORMHOUDT
THIRD DISTRICT

TONY CAMPOS
FOURTH DISTRICT

JEFF ALMQUIST
FIFTH DISTRICT

AGENDA: 4/9/02

March 20, 2002

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 2001. 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,

BEAUTZ, Chairperson
Board of Supervisors

JKB:ted

cc: Housing Advisory Commission

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COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

701 OCEAN ST, 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-3290 FAX: (831) 454-2131 TDD: (831) 454-2123

2001 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 residents 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 to them.

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 were initially scheduled from 3:30 p.m. to 5:00 p.m. on the first Wednesday of each month. Beginning in March 2001, regular meeting times were changed to begin at 4:00 p.m. and end at 5:30 p.m.

In addition to its regular meetings, the Commission held a planning retreat on July 11, 2001 at the Mental Health Building at the County's Emeline Street Medical Center. An extra meeting was held in January (on January 24) to hear public comments regarding the Seacliff Village Plan.

III. Commission Membership and Structure

The Commission is composed of nine County residents (one post is vacant), appointed by the Board of Supervisors. A list of the members of the Housing Advisory Commission during 2001 and their terms of office is included in Table 1 on the following page. At its May meeting, the Commission re-elected Mr. Carl Sprague as its Chairperson and elected Ms. Donna Stewman as its Vice-Chairperson. Ms. Ann Pomper served as Vice-Chairperson from January through the election of the new officers.

Table 1. HAC Membershi and Terms of Office

District	Commissioner and Office	Date(s) Appointed	Term Expires
First	Katherine Sweet	5/6/97; 4/1/01	4/1/05
First	Rachel Young	10/00; 4/1/01	4/1/05
Second	Anna Boken	8/7/01	4/1/05
Second	Mary Thuerwachter	5/22/01	4/1/05
Third	David Foster	3/23/99	4/1/03
Third	Ann Pomper, Vice Chair (through 4/01)	10/20/97; 3/23/99	4/1/03
Fourth	VACANT		
Fourth	Carl Sprague, Chairperson (from 6/00)	5/18/99	4/1/03
Fifth	Donna Stewman, Vice Chair (from 5/01)	4/8/97; 4/1/01	4/1/05
Fifth	Jay Averill	8/7/01	4/1/05
<i>Commissioners who served during the first Quarter of 2001</i>			
Second	Carlos Lopez	Retired 5/1/01	
Fourth	Kathy Bernard	Retired 4/5/01	
Second	Doug Silveira	Term Expired 4/1/01	
Fifth	Gary McNeil	Term Expired 4/1/01	

IV. Attendance

Attendance at Commission meetings during 2001 is shown in the following table.

Table 2. HAC Meeting Dates and Attendance

Member	1/10	1/24	2/7	3/7	4/4	5/2	6/6	7/11	8/1	9/5	10/3	11/7	12/5
Sweet	E	P	E	A	P	P	P	P	P	P	P	P	P
Young	P	P	P	P	P	P	A	P	P	P	E	E	P
Silveira/ Thuerwachter	A	A	A	A	NS	NS	P	P	P	P	E	P	P
Lopez/ Boken	P	P	P	A	P	A	NS	NS	NS	P	E	P	P
Foster	P	P	P	P	P	P	P	P	E	E	P	P	P
Pomper	P	P	P	P	P	P	P	P	P	P	P	E	P
Bernard	P	P	P	P	P	NS	NS	NS	NS	NS	NS	NS	NS
Sprague	E	E	P	P	P	P	P	P	P	P	P	P	P
Stewman	E	E	P	P	P	P	P	P	P	E	P	E	A
McNeil/ Averill	P	P	P	P	NS	NS	NS	NS	NS	P	P	P	P

P: Present A: Absent E: Excused NS: Not Serving

V. Commission Staff

Gerald Rioux, Housing Program Manager with the Planning Department, served as Commission Secretary through mid-March. In late March, Suzanne Ise, Housing Coordinator, replaced Mr. Rioux as Commission Secretary. Mark Deming, Principal Planner for Advance Planning, also works closely with the Commission on housing policy and advance planning projects such as the Housing Element Update.

VI. 2001 Goals and Accomplishments

The Housing Advisory Commission's activities were guided by the work program that the Commission adopted for 2001. 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 2001, the Commission closely followed the housing needs allocation process, which is the first phase in updating the Housing Element of the County's General Plan. The Commission familiarized itself with this process, in order to undertake the various reviews and public hearings required by the State for approval of the Housing Element Update. The reviews and hearings will begin in early 2002.

The Commission continued to monitor the proposed Seacliff Village Plan, and conducted several public hearings on the plan during meetings in 2001. The Commission made recommendations to prevent the potential displacement of low and very low income residents within the Plan area as a result of plan implementation. Most of the Commission's recommendations were incorporated into the final Plan which was adopted by the Board on November 20, 2001.

The Commission undertook a detailed study of the current Inclusionary Housing Requirements in County Code Chapter 17.10, in order to provide recommendations to the Board on the In-Lieu Fee Program. The Commission recommended making a number of significant changes to Chapter 17.10 in order to increase the number of affordable units produced. In addition, the Commission also made recommendations related to increasing the number of second units built.

B. Housing Programs, Projects and Activities

The Commission continually strives to keep abreast of new affordable housing projects under development. The Commission provides the County with input on the effectiveness of existing and proposed housing programs, and receives input from the public on various issues related to County and other housing programs. The Commission regularly receives input from the County Housing Authority on new developments, current issues, and ongoing programs. Other ongoing activities include monitoring of state and local housing legislation and participation in the Housing Element update process. The Commission held a retreat in July 2001 to discuss the County's inclusionary housing program (Measure J) in detail in order to make recommendations to improve the program's effectiveness.

C. Information Seeking

The Commission reviews various reports, articles, and correspondence on affordable housing issues and related topics in order to be informed on current issues and new developments which may relate to policy decisions the Commission is required to make. The Commission continually

seeks new ideas for producing more affordable housing to meet the needs of all County residents and employees. The Commission invites guest speakers from various agencies and organizations to make presentations on housing issues of interest. At its July meeting, staff from the Redevelopment Agency, with the assistance of Planning Department staff, made an in-depth presentation on the County's Affordable Housing Requirements, with a special focus on the In-Lieu Fee program. individual Commissioners also report to the Commission on the activities of other local housing organizations, developers, or groups in which they participate.

D. Public Participation

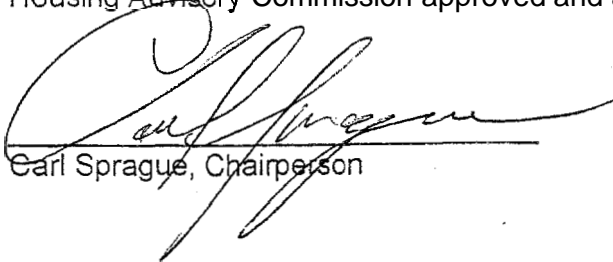
Over the course of the year, the Commission heard from a number of County residents about their housing needs and concerns during regular and specially scheduled meetings. Some Commissioners also participated along with numerous members of the public at public hearings on affordable housing held by the Board of Supervisors.

VII. Future Goals: **Year 2002 Work Program**

The Commission began considering its work program for the year 2002 at its January 2002 meeting and adopted it on Feb 6, 2002

VIII. Approval

Housing Advisory Commission approved and adopted this 2001 Annual Report on February 6, 2002.



Carl Sprague, Chairperson



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

701 OCEAN ST, 4TH FLOOR, SANTA CRUZ, CA 95060
 (831)454-3290 FAX: (831)454-2131 TDD: (831)454-2123

2002 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 residents and making recommendations on public programs designed to meet those needs;
- Advising the Board of Supervisors on housing policy;
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- Conducting public hearings on housing problems and potential solutions to them.

II. Meeting Dates, Time and Location

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January 9	May 1	September 4
February 6	June 5	October 2
March 6	July 10	November 6
April 3	August 7	December 4

The Commission may elect to cancel the July and/or August meetings for a summer hiatus. If so, notice will be given with distribution of the June Agenda.

III. Planned Activities for 2002

The Housing Advisory Commission plans to focus on four main areas of activity:

- Providing input to and Oversight of 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 planned activities within each of these categories is summarized below.

A. County Housing Policies

During 2002, the Commission will serve as a reviewing body for the development of the Housing Element Update. It will provide recommendations on the updated Element to the Board of Supervisors.

The Commission plans to identify policies and procedures related to the County's Affordable Housing Programs (Measure J and Second Units) which need modification in order to provide adequate housing for current and future residents, as determined by the community and in accordance with the Regional Housing Needs Allocation from AMBAG. The Commission may recommend changes such as higher density zoning, code revisions such as reduced setbacks, permission of three story multi-family development, modified parking requirements, increased design and size flexibility in standards for inclusionary units, etc. For second units, the Commission may consider modification of the occupancy and rent restrictions, and possible financial incentives and/or amnesty programs to encourage development of legal second units.

The Commission will also follow other proposed policy changes, such as the interim ordinance prohibiting two-story mobile homes and other housing-related policy changes, in order to provide timely recommendations to the Board on proposals which may impact the availability and affordability of housing, particularly housing for lower and moderate income households.

The Commission will also consider policies to increase the amount of housing provided to households with special needs, such as the disabled, mentally ill, and elderly. They also plan to continue their focus on housing for farmworkers and their families. The ongoing impact of the UCSC population on the local housing market will also be a focus of concern.

B. Housing Programs, Projects and Activities

The Commission strives to be informed of planned and proposed housing projects in the County, including market rate and affordable housing developments.

The Commission also plans to evaluate the housing impacts of proposed non-residential (i.e., commercial and industrial) developments, and to explore ways to encourage the construction of more multi-family housing (i.e., attached dwellings such as townhomes, apartments, four-plexes and so on) to meet local needs.

C. Information Seeking

The Commission aims to stay abreast of new state and local housing legislation which may affect the provision of affordable housing in the County or otherwise affect local housing supply, demand and/or the development process.

The Commission will seek information related to the creation of adequate housing for agricultural workers and their families, and for other groups with special housing needs.

In order to remain well-informed, the Commission plans to invite speakers from various housing organizations, public agencies, etc. to make presentations on current housing topics of interest. In addition, the Commission plans to continue to communicate regularly with other housing groups such as the Continuum of Care Coordinating Group.

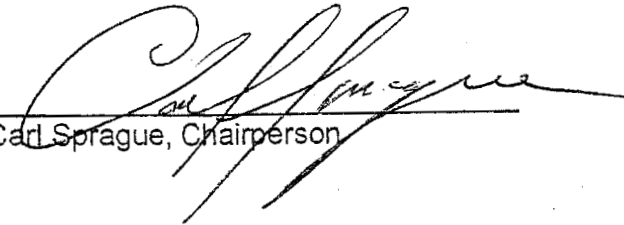
**Housing Advisory Commission
2002 Work Program**

D. Public Participation

The Commission will serve as one of the main forums for public discussion of the new Housing Element prior to its final adoption by the Board, in accordance with State law related to Housing Elements. It will continue to serve as a forum for public discussion of any housing issues, to conduct public hearings on proposed County housing legislation and plans, as required by law, and to hear public comments related to local housing issues, needs, and developments.

IV. Approval

The Housing Advisory Commission approved and adopted this 2002 Work Program on Feb 12, 2002.



Carl Sprague, Chairperson