



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
(831)454-3290 FAX: (831)454-2131 TDD: (831)454-2123
TOM BURNS, DIRECTOR

HOUSING ADVISORY COMMISSION

DRAFT MINUTES

Wednesday, October 5, 2005

4:00 - 5:30 p.m.

Aptos - La Selva Fire protection District,
Downstairs Conference Room
6934 Soquel Drive, Aptos

1. CALL TO ORDER, ROLL CALL, AGENDA CHANGES

The meeting was called to order by Chairperson Damon at 4:10 p.m.

Commissioners Present:	Damon, Sprague, Melgoza, Schiffrin, Taylor-Selling, Averill and Carney
Commissioners Excused:	None
Commissioners Absent:	Guth
Staff Present:	Erik Schapiro, Carolyn Watanabe, Julie Conway
Public Present:	None
Agenda Changes:	None

2. ORAL COMMUNICATIONS

A. Public Comment - None

B. Announcements

1) Commissioner Liz Taylor-Selling was welcomed as a newly appointed member of the Housing Advisory Commission from the 5th District.

C. Request for Future Agenda Items:

1) Consider requesting that the Board of Supervisors change the voting requirements for County Commissions from "the majority of voting members" to the "majority of seated members" on a Commission.

3. CONSENT AGENDA

It was moved by Chairperson Damon, seconded by Commissioner Carney and voted, 5 ayes and one abstention, to approve the Minutes for the May 5, 2005 meeting with a request to correct the attendance to show Commissioner Schiffrin as excused. (The June 5, 2005 meeting was canceled due to lack of a quorum).

HOUSING ADVISORY COMMISSION MEETING MINUTES

October 27, 2005

Page 2 of 3

It was moved by Commissioner Schiffrin, seconded by Chairperson Damon to accept the Housing Element Update, with a request from the Chair to keep the HAC informed as information becomes available.

4. REGULAR AGENDA

- A. Report on the Continuum of Care Rating and Ranking meeting. The Commission was asked to participate in the annual ranking meeting of the Continuum of Care. At the May 5, 2005 meeting the Commissioners asked that Housing send a representative to the meeting and report back to the Commission. Julie Conway, Housing Project Manager, attended the meeting and provided a brief history of the Continuum of Care and report on this year's funding priorities.

The Continuum of Care represents the homeless service agencies operating in the County. The County Human Resources Agency coordinates the Continuum of Care. An example project is Barson Street, a single room occupancy facility (SRO) for 11 homeless persons. The Santa Cruz County Homeless Action Partnership sponsored the Ten-Year Plan to End Homelessness which has been forwarded to Commissioners electronically at their request.

- B. Discussion of Second Unit Program. The Commissioners discussed a problem that has arisen for seniors who own and occupy a single family dwelling with a second unit on the property. The discussion involved seniors who may want to down-size by moving into the second unit and renting out the main unit. According to the existing program requirements, seniors might not qualify to live in the second unit because they would exceed the assets limitation by owning their property and renting out the larger house. Staff handed out copies of County Code 13.10.681, Second Units; and the Affordable Housing Guidelines which shows the assets requirements.

It was moved by Commissioner Schiffrin, seconded by Commissioner Carney and unanimously voted to continue this item to the next meeting, include copies of the County Code and Affordable Housing Guidelines and recommend to the Board of Supervisors that the following sentence be added to Paragraph 4(b), Household assets Limits, of the Affordable Housing Guidelines:

"In addition, for the Second Unit Program, the equity in the property occupied by the senior household shall not be counted in the asset calculations."

5. ITEMS INITIATED BY THE HOUSING ADVISORY COMMISSION FUTURE MEETINGS

- A. A discussion of the Commission's goals will be on the next Agenda.

6. MEETING WAS ADJOURNED AT 5:15 P.M