



County of Santa Cruz

HOUSING ADVISORY COMMISSION

701 OCEAN STREET • 4TH FLOOR, SANTA CRUZ, CA 95060
(831)454-2580 FAX: (831)454-2131 TDD: (831) 454-2123

December 22, 2005

TO: HOUSING ADVISORY COMMISSION

FROM: Carolyn Watanabe, Housing Program Manager

Subject: Discussion of increasing affordable housing opportunities for lower income households

Attached is an item presented by Commissioner Averill for discussion.

Proposed Agenda Topic

New ideas to bring low income residence into the housing market.

My initial request to be a ~~part~~ of the Housing Advisory Commission was driven by a desire to ~~find~~ ways to help people of lower income (~~particularly~~ those in the public service sector) to own their own home. Over the past few months ~~as~~ we have been busy with the Housing Element I have some what lost sight of that goal.

It is my proposal that we ~~turn~~ a portion of our attention not only to expanding and perfecting existing programs but also to the exploration of new ideas and new programs.

Perhaps the exploration can be broken into two parts.

1. Process: The who, what and how of a program and
2. Finance: Where does the funding come ~~from~~.

My initial thoughts have leaned toward ~~financial aid(s)~~ to purchase ~~market~~ rate homes (the First Time Home Buyer Program being an example) as I feel much more thought has gone into providing low cost physical space (such ~~as~~ Measure J). However I feel that any idea that puts someone into a home they may not otherwise be able to **afford** is worth discussion.

I also feel that if ~~at~~ all possible a program should be self funding in ~~that~~ once started, ~~as~~ people grow out of, or otherwise leave, there first homes, that a larger portion of aid is returned to the program ~~than~~ was taken out.

Some thoughts.

1. Loan **guarantees** (on the limes of FHA loans) to reduce interest rates so ~~that~~ lower incomes qualify for purchase. Explore sources of guarantors private and public.
2. Expansion/creation of silent 2nd, type programs funded from new sources.
3. Bond issues to fund programs for public service employees who have been employed in the county for more than ? (5years, **10** years). Include private sector employees?
3. County funded reverse mortgages to acquire properties for section 8, measure J or resale to fund other housing needs.
4. ~~Property tax~~ relief to individuals ~~willing~~ to leave their properties to the public.
5. Tax the sale of properties to those who relocate here from outside the area.

There are surely better ideas and I ~~would~~ like to see this body spend some time searching for them.

Jay Averill
HAC Commissioner, 5th district



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December 22, 2005

TO: HOUSING ADVISORY COMMISSION

FROM: Carolyn Watanabe, Housing Program Manager

Subject: HAC Goals for 2006: Consideration of action items brought in by Commissioners and adopt the 2006 Work Program

County Code Section 2.38.170 requires County Commissions, advisory boards and technical advisory groups to submit an annual report prior to January 31, 2006. The Annual Report includes the HAC's Work Program for 2006.

It is requested that, along with the discussion of the HAC goals, the HAC adopt the Work Program for 2006.



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HOUSING ADVISORY COMMISSION 2006 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:

1. Assessing the housing needs of Santa Cruz County residents and making recommendations on public programs designed to meet those needs;
2. Advising the Board of Supervisors on housing policy;
3. Advising the Board of Supervisors and Planning Commission on matters related to the Housing Element of the General Plan; and
4. Conducting public hearing 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 are held from 4:00 p.m. to 5:30 p.m. on the first Wednesday of each month, or the second Wednesday in case of a holiday. The scheduled meeting dates for 2005 are as follows:

January 11, 2005	May 3, 2005	September 6, 2005
February 1, 2005	June 7, 2005	October 4, 2005
March 1, 2005	July - Summer recess	November 1, 2005
April 5, 2005	August - Summer recess	December 6, 2005

The Commission may elect to cancel the July and/or August meetings for a summer hiatus. If so, notice will be given in the prior month's Agenda.

III. Planned Activities for 2006

The Housing Advisory Commission plans to focus on the following areas of activity:

1. Providing Input to and Oversight of County Housing Policies, and Monitoring Housing Programs, Projects and Activities;
2. Keeping Abreast of Housing Legislation and Receiving Information Affecting Housing In the County;

3. Facilitating Required Public Participation Related to Funding Applications for Housing Programs and Policies, As Appropriate
4. Implementation of Housing Element and its programs

The Commission's planned activities within each of these categories are summarized below:

1. 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 strives to be informed of County housing programs
- The Commission plans to provide input on the sale and resale process for Measure J units.
- The Commission also plans to explore ways to encourage the construction of more multifamily housing (i.e., attached dwellings such as townhomes, apartments, four-plexes, etc.) to meet local needs.
- The Commission plans to consider expanding financial options to seniors, first time home buyer and home ownership programs.
- Other housing issues identified by the Commission throughout the year.

2. Housing Legislation and Information

- The Commission intends to stay abreast of new state and local housing legislation that 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.

3. Public Participation

- The Commission 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 2006 Work Program on January 11, 2006.

Sheri Damon, Chairperson



County of Santa Cruz

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December 22, 2005

TO: HOUSING ADVISORY COMMISSION

FROM: Carolyn Watanabe, Housing Program Manager

Subject: Approve the Housing Advisory Commission 2005 Annual Report

County Code Section 2.38.170 requires County Commissions, advisory boards and technical advisory groups to submit an annual report prior to January 31, 2006. The annual report highlights the HAC's activities and accomplishments for the previous year. A copy of the code section is attached. The Annual Report includes the HAC's Work Program for 2006.

It is requested that the HAC approve the 2005 Annual Report.

Title 2 ADMINISTRATION AND PERSONNEL

Chapter 2 38 BOARDS, COMMISSIONS, COMMITTEES AND DEPARTMENT ADVISORY GROUPS
GENERALLY**2.38.170 Reports.**

A. An annual report shall be submitted by each board or commission to the board of supervisors and to the county administrative office on or before January 31st of each year and subsequently filed with the clerk of the board of supervisors. The annual report shall highlight the activities, accomplishments and future goals of the board or commission and shall utilize the following report format:

1. Role(s) of the board or commission;
2. Meeting dates, time and location;
3. Board or commission structure;
4. Board or commission staff (designated staff or staff assigned through department);
5. Attendance;
6. Annual goals and accomplishments (reporting year goals and attainment of those goals; summary of reporting year activities including special projects and workshops or seminars that members have attended, if applicable);
7. Future goals; and
8. Recommendations (public and/or private sector actions to advance the goals of the board or commission).

B. A final report, containing a summary of activities and projects undertaken by the committee, any final committee recommendations to the board of supervisors, and any other information requested by the board, shall be submitted by each committee to the board and the county administrative office before expiration of the committee's life, and subsequently filed with the clerk of the board.

C. An annual report shall be submitted by each department advisory group to the agency or department head on or before January 1st of each year of the group's existence. The agency or department head shall transmit the annual report to the board of supervisors and the county administrative office by January 31st of each year, and said report shall be filed with the clerk of the board. The annual report shall highlight the activities, accomplishments and future goals of the group and shall utilize the following report format:

1. Role(s) of the department advisory group;
2. Meeting dates, time and location;
3. Attendance;
4. Annual goals and accomplishments (reporting year goals and attainment of these goals; summary of reporting year activities including special projects and workshops or seminars that members have attended, if applicable); and
5. Future goals.

D. In addition to the annual report, any commission or committee may submit progress reports and recommendations to the board of supervisors and the county administrative office at any time. (Ord. 4573 § 1 (part), 1999; Ord. 3989, 1989; prior code § 3.01.080(h); Ord. 2078, 12/17/74; Ord. 2271, 4/6/76; Ord. 2733, 8/7/79)



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

701 OCEAN ST, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2322 FAX: (831) 454-2131 TDD: (831) 454-2123

2005 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 Office, in the first floor conference room, located at 6934 Soquel Drive, Aptos. Regular meetings are held on the first Wednesday of each month from 4:00 p.m. to 5:30 p.m.

III. Commission Membership and Structure

The Commission is composed of ten or fewer County residents, depending on vacancies. **Two** commissioners are appointed by each County Supervisor to represent their supervisorial district. **A** list of the members of the Housing Advisory Commission during 2005 and their terms of office is included in Table 1 on the following page. At its April 5th meeting, the Commission elected Ms. Sheri Damon as its Chairperson and elected Mr. Andy Schiffrin as its Vice-Chairperson.

Housing Advisory Commission
2005 Annual Report to the Board of Supervisors

Table 1. HAC Membership and Terms of Office

District	Commissioner and Office	Date Appointed	Term Expires
First	Katherine Sweet	4/01/01	4/01/09
First	Michael Guth	12/02	4/01/09
Second	Sheri Damon	10/07/03	4/01/09
Second	Anthony J. "Bud" Carney	9/14/04	4/01/09
Third	Andrew Schiffrin	3/25/03	4/01/07
Third	Ann Pomper	3/25/03	Resigned 5/05
Third	Adeline Davis	11/01/05	4/01/07
Fourth	Yolanda Melgoza	3/25/03	4/01/07
Fourth	Carl Sprague	3/25/03	4/01/07
Fifth	Donna Stewman, Chairperson	4/01/01	Resigned 6/05
Fifth	Jay Averill	8/07/01	4/01/09
Fifth	Liz Taylor-Selling	9/13/05	4/01/09

IV. Attendance

Attendance at Commission meetings during 2005 is shown in the following table.

Table 2. 2005 HAC Meeting Attendance

Member	Jan	Feb	Mar*	Apr	May	Jun	Jul	Aug	Sep*	Oct	Nov*	Dec
Sweet	A	P	*	P	P	C	C	C	*	A	*	P
Guth	A	P	*	E	E	C	C	C	*	A	*	P
Bud Carney	P	P	*	P	P	C	C	C	*	P	*	P
Damon	A	A	*	A	P	C	C	C	*	P	*	A
Schiffrin	P	P	*	P	P	C	C	C	*	P	*	P
Pomper	P	A	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Davis	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	P
Melgoza	E	P	*	P	P	C	C	C	*	P	*	P
Sprague	P	P	*	E	P	C	C	C	*	P	*	P
Stewman	P	P	*	E	P	NS	NS	NS	NS	NS	NS	NS
Averill	P	P	*	A	A	C	C	C	*	A	*	P
Taylor-Selling	NS	NS	NS	NS	NS	NS	NS	NS	NS	P	*	P

P: Present A: Absent E: Excused NS: Not Serving C: Meeting Cancelled *No Quorum

V. Commission Staff

Carolyn Watanabe, Planning Housing Project Manager, served as Secretary to the Commission.

VI. 2005 Goals and Accomplishments

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 activities within each of these categories is summarized below

A. County Housing Policies

During 2005, the Commission has continued to be dedicated to policy issues relating to housing.

The Commission was kept apprised of the status of the Housing Element, and will continue to be involved in the implementation of its programs and policies.

B. Housing Programs, Projects and Activities

The Commission was informed of planned and proposed housing projects in the County, including market-rate and affordable housing developments. The Commission became more familiar with the variety of affordable housing programs the County facilitates through presentations by staff.

The Commission was given a tour of recently completed affordable housing projects in the South County area.

The Commission reviewed the process for the sale and resale of Measure J units.

The Commission reviewed the Farmworker Housing Program.

The Commission was informed about the County Continuum of Care Consortium which prioritizes emergency/homeless housing projects for funding by the Department of Housing and Urban Development.

C. Information Seeking

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

D. Public Participation

The Commission meetings were open to the public and served as a forum for public discussion of many housing issues.

VII. Future Goals: Year 2005 Work Program

The Commission considered its work program for the year 2006 at its January 2006 meeting and adopted it on January 11, 2006.

**Housing Advisory Commission
2005 Annual Report to the Board of Supervisors**

VIII. Approval

Housing Advisory Commission approved and adopted this 2005 Annual Report on _____
2005.

Sheri Damon, Chairperson