



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 27, 2006

TO: HOUSING ADVISORY COMMISSION

FROM: Carlos Landaverry, Housing Planner

Subject: Approve and adopt the HAC 2006 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, 2007. The Annual Report highlights the HAC's activities and accomplishments for the previous year. The Annual Report also includes the HAC's Work Program for 2007.

It is requested that, along with the discussion of the HAC goals, the HAC adopt the 2006 Annual Report.



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2006 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 2006 and their terms of office is included in Table 1 on the following page. At its October 4th meeting, the Commission elected Mr. Andy Schiffrin as its Chairperson and elected Mr. Carl Sprague as its Vice-Chairperson.

Table 1. HAC Membership and Terms of Office

District	Commissioner and Office	Date Appointed	Term Expires
First	Katherine Sweet	4/01/97	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	Resigned 12/06
Third	Adeline Davis	11/01/05	4/01/07
Fourth	Yolanda Melgoza	3/25/03	Resigned 4/06
Fourth	Carl Sprague	3/25/99	4/01/07
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 2006 is shown in the following table.

Table 2. 2006 HAC Meeting Attendance

Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep*	Oct	Nov*	Dec
Sweet	A	P	P	P	E	*	C	C	*	P	C	P
Guth	A	P	A	P	P	*	C	C	*	P	C	A
Bud Carney	P	P	P	P	P	*	C	C	*	P	C	P
Damon	A	E	P	P	E	*	C	C	*	P	C	P
Schiffrin	P	P	P	A	P	*	C	C	*	P	C	E
Davis	P	A	P	P	P	*	C	C	*	E	C	P
Melgoza	E	E	E	P	NS	NS	NS	NS	NS	NS	NS	NS
Sprague	P	P	E	P	E	*	C	C	*	E	C	P
Averill	P	A	A	A	P	*	C	C	*	P	C	P
Taylor-Selling	P	P	P	P	P	*	NS	NS	*	E	C	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 from January to August, 2006 and Carlos Landaverry, Housing Planner, served as Secretary to the Commission from September to December, 2006.

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 2006, 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 reviewed the process for the sale and resale of Measure J units.

The Commission reviewed the County's Measure J Program and minor changes to the Affordable Housing Guidelines.

C. Information Seeking

The Commission continued to stay informed 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 2007 Work Program

The Commission considered its work program for the year 2007 at its January 2007 meeting and adopted it on January 3, 2007.

VIII. Approval

Housing Advisory Commission approved and adopted this 2006 Annual Report on January 3, 2007.

Carl Sprague, Vice-Chairperson