



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

701 OCEAN ST, 4TH FLOOR, SANTA CRUZ, CA 95060
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2008 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 Code. 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 supervisory district. A list of the members of the Housing Advisory Commission during 2008 and their terms of office is included in Table 1 on the following page. At its June 4, 2008 meeting, the Commission elected Commissioner Guth as its Chairperson and elected Commissioner Carney as its Vice-Chairperson. On August 5, 2008 Daniel Dodge, Jr. was appointed to the Housing Advisory Commission for a term to expire April 1, 2011.

Table 1. HAC Membership and Terms of Office

Distric	Commissioner and Office	Date Appointed	Term Expires
First	Katherine Sweet	04/01/97	04/01/09
First	Michael Guth	12/02	04/01/09
Second	Sheri Damon	10/07/03	04/01/09
Second	Anthony J. "Bud" Carney	09/14/04	04/01/09
Third	Adeline Davis	11/01/05	04/01/11
Third	Owen Lawlor	06/06/07	04/01/11
Fourth	Daniel Dodge, Jr.	8/5/2008	4/1/2011
Fourth	Vacant		
Fifth	Don Dietrich	08/28/07	04/01/09
Fifth	Liz Taylor-Selling	09/13/05	04/01/09

IV. Attendance

Attendance at Commission meetings during 2008 is shown in the following table.

Table 2. 2008 HAC Meeting Attendance

Member	Jan	Feb	Mar*	Apr*	May*	Jun	Jul	Aug	Sep*	Oct	Nov	Dec
Sweet	P	P	P	C	E	P	C	C	P	P	P	
Guth	A	E	P	C	P	P	C	C	E	P	P	
Damon	P	P	E	C	E	P	C	C	P	E	P	
Carney	P	E	E	C	P	P	C	C	P	P	P	
Davis	P	P	P	C	E	P	C	C	A	E	P	
Lawlor	P	E	A	C	E	P	C	C	E	P	P	
Dodge, Jr.	NS	NS	NS	C	NS	NS	NS	NS	E	P	P	
Vacant												
Dietrich	E	P	P	C	P	P	C	C	P	P	P	
Taylor-Selling	E	P	P	C	P	P	C	C	E	P	P	

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

V. Commission Staff

Carlos Landaverry, Housing Planner in the Planning Department of the County of Santa Cruz, served as Secretary to the Commission in 2008 through August 2008. Robert Seelig, Housing Analyst in the Planning Department of the County of Santa Cruz, served as Secretary to the Commission from September 2008 through the remainder of the year.

VI. 2008 Goals

In 2008, the Housing Advisory Commission focused on the following 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 are summarized below.

A. County Housing Policies

During 2008, the Commission continued to be dedicated to policy issues relating to housing.

The Commission was kept informed of the status of the Housing Element through presentations by County staff, and continued to be involved in the implementation of its programs and policies.

The Commission was provided updates regarding the rezoning process of designated affordable housing sites as part of the County Housing Rezoning Program. The Commission also explored avenues for increasing affordable housing opportunities for lower income households in the County. The Commission discussed regulatory reform for small-scale residential projects; foreclosures issues in the County; changes to the affordable housing program guidelines; affordable housing preservation program; mobile home change-out program; and held the required public hearings on CDBG reporting requirements.

B. Housing Programs, Projects and Activities

The Commission was kept 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 County's Measure J Program and the Affordable Housing Guidelines and made recommendations to staff regarding modifications to the County's Measure J Program and the Affordable Housing Guidelines to help improve program administration.

The Commission reviewed, discussed and approved staff recommendations for changes to the Affordable Housing Guidelines and modifications to the Measure J Program.

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.

The Commission requested information from the Policy Section of the Planning Department and from the Housing Section of the Planning Department regarding housing affordability and policy, and the proposed affordable housing sites in the new rezoning plan in the Housing Element.

D. Public Participation

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

The Commission often had guest speakers from different sections of the Planning Department to help address housing issues in the community as well as the proposed amendments to the General Plan and the Affordable Housing Ordinance, including the new rezoning plan in the Housing Element.

VII. Future Goals: Year 2009 Work Program

The Housing Advisory Commission approved and adopted the 2009 Work Program on January 14, 2009.

VIII. Approval

The Housing Advisory Commission approved and adopted the HAC 2008 Annual Report on January 14, 2009.

Chairperson