



County of Santa Cruz

HOUSING ADVISORY COMMISSION

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HOUSING ADVISORY COMMISSION MEETING

Commissioner Comments on Draft Housing Element

WEDNESDAY, SEPTEMBER 02, 2009 3:30 – 5:00 P.M.

1. On page 4-5 - The narrative description of explaining Area Median Income is confusing. It would be helpful to put in parentheses for above, moderate, low and extremely low income so that the reader can easily see where they fit based on average income of the grouping. (Alternatively, include Income Limits chart).
2. On page 4-36 – states there are 4249 mobile homes and on page 4-41 states there are 4279 mobile homes. The number should be – 4249.
3. On page 4-62 states there are four expiring at risk projects. The table in 4-60 lists 3 at-risk projects. There are three at-risks projects. There was a fourth project in Freedom that was annexed by Watsonville (Pajaro Vista).
4. On page 4-71, Last sentence, second paragraph. Does this mean that affordable housing has no restriction on the number of building permits that could be issued in any one year? Also, has the Board ever carried over building permit allocations?
5. Suggestions:
 - a. The County should establish a Housing rehabilitation low interest loan program to fight off blight.
 - b. The County should seriously consider a Rent Control program for apartment rentals.