



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

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Draft 2009 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 3:30 p.m. to 5:00 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 2009 and their terms of office is included in Table 1 on the following page. At its May 6, 2009 meeting, the Commission elected Commissioner Carney as its Chairperson and elected Commissioner Lawlor as its Vice-Chairperson.

Table 1. HAC Membership and Terms of Office

District	Commissioner and Office	Date Appointed	Term Expires
First	Michael Guth	12/10/02	3/04/09
First	Katherine Sweet	5/06/97	12/03/08
First	Marsha Keeffer	3/24/09	04/01/13
First	Dean Lundholm	3/24/09	04/01/13
Second	Sheri Damon	10/07/03	04/01/13
Second	Anthony J. "Bud" Carney	09/14/04	04/01/13
Third	Adeline Davis	11/1/05	3/29/09
Third	Taylor Dial	6/09/09	04/01/11
Third	Owen Lawlor	06/06/07	04/01/11
Fourth	Daniel Dodge, Jr.	8/12/08	4/1/2011
Fourth	Raeid Farhat	3/24/09	4/01/11
Fifth	Don Dietrich	08/28/07	04/01/13
Fifth	Liz Taylor-Selling	09/13/05	04/01/13

IV. Attendance

Attendance at Regular (1st Weds of Month) Commission meetings during 2009 is shown in the following table.

Table 2a. 2009 HAC Regular (1st Wed of Month) Meeting Attendance

Member	Jan	Feb	Mar	Apr	May	Jun	Jul*	Aug	Sep	Oct	Nov	Dec
Keeffer	NS	NS	NS	P	P	P		P	P			
Lundholm	NS	NS	NS	P	P	P		P	P			
Guth	P	P	P	Resigned March 4, 2009								
Damon	E	P	P	P	E	E		P	E			
Carney	P	P	P	P	P	P		P	E			
Davis	P	P	P	Resigned March 29, 2009								
Lawlor	P	P	P	P	P	P		P	P			
Dial	NS	NS	NS	NS	NS	P		P	P			
Dodge, Jr.	P	E	P	E	E	A		A	A			
Farhat	NS	NS	NS	P	P	P		E	P			
Dietrich	P	P	P	P	P	P		P	P			
Taylor-Selling	P	P	P	E	P	E		P	P			

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

Table 2b. 2009 HAC Housing Element Meeting Attendance

Member	April 14	April 16	April 20
Keeffer	Present	Excused	Present
Lundholm	Present	Present	Present
Damon	Present	Present	Excused
Taylor-Selling	Present	Present	Present
Dietrich	Present	Excused	Present
Carney	Present	Present	Present
Lawlor	Excused	Excused	Present
Dodge	Excused	Present	Excused
Farhat	Excused	Present	Excused

V. Commission Staff

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 present.

VI. 2009 Goals

In 2009, the Housing Advisory Commission focused on the following main areas of activity:

- Providing input to and oversight of County housing policies, including holding three public meetings held throughout the County to solicit public input on the draft 2009 Housing Element;
- 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 2009, 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: 1) discussed Vacation Housing Policy; 2) reviewed the County's Affordable Housing programs and 3) discussed the draft 2009 Housing Element.

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 draft 2009 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 draft 2009 Housing Element.

VII. Future Goals: Year 2010 Work Program

The Housing Advisory Commission approved and adopted the 2010 Work Program on _____, 2009.

VIII. Approval

The Housing Advisory Commission approved and adopted the HAC 2009 Annual Report on _____

Anthony Carney, Chairperson