



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

701 OCEAN ST, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2217 FAX: (831) 454-2131 TDD: (831) 454-2123

2010 and 2011 ANNUAL REPORT TO THE BOARD OF SUPERVISORS

I. Role of the Housing Advisory Commission

The duties of the Housing Advisory Commission ("HAC") 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 met at the Aptos-La Selva Fire Protection District Office, in the first floor conference room, located at 6934 Soquel Drive, Aptos unless noted otherwise on the Agenda. Regular meetings were held from 3:30 pm to 5:00pm on the first Wednesday of each month. Special meetings were held in Live Oak at Green Acres Elementary School and Live Oak Elementary School, and at the County Board Chambers for the proposed Vacation Rental Ordinance in the fall of 2010.

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 2010 and their terms of office is included in Table 1 on the following page. At its meeting on June 1, 2011, the Commission elected Commissioner Dietrich as its Chairperson and elected Commissioner Lundholm as its Vice-Chairperson.

Table 1. HAC Membership and Terms of Office

District	Commissioner and Office	Date Appointed	Term Expires
First	Marsha Keeffer	03/24/09	04/01/13
First	Dean Lundholm	03/24/09	04/01/13
Second	Sheri Damon	10/07/03	04/01/13
Second	Anthony J. "Bud" Carney	09/14/04	04/01/13
Third	Taylor Dial	06/09/09	04/01/15
Third	Owen Lawlor	06/06/07	04/01/15
Fourth	Carlos Rico	05/04/10	04/01/15
Fourth	Raeid Farhat	03/24/09	04/01/15
Fifth	Don Dietrich	08/28/07	04/01/13
Fifth	Michael Lussier	08/04/10	04/01/13

IV. Attendance

Attendance at Regular (1st Weds of Month) Commission meetings during 2010 is shown in the following table.

E = Excused; P = Present; A = Absent, NS=Not Serving; - =No meeting; *=Lack of quorum

District	Commissioner	J	F	M	A	M	J	J	A	S	O	N	D
1	Marsha Keeffer	P	P	P	A	P	P	-	-	P	P	P	-
1	Dean Lundholm	P	P	P	P	P	P	-	-	P	P	P	-
2	Bud Carney	P	P	P	P	P	P	-	-	P	P	P	-
2	Sheri Damon	E	P	A	A	P	P	-	-	P	P	P	-
3	Owen Lawlor	P	P	P	P	P	P	-	-	P	P	P	-
3	Taylor Dial	P	P	P	P	P	P	-	-	P	A	P	-
4	Raeid Farhat	P	P	P	P	A	P	-	-	P	P	P	-
4	Carlos Rico	NS	NS	NS	NS	NS	P	-	-	P	P	P	-
5	Don Dietrich	P	E	P	P	P	P	-	-	P	P	P	-
5	Michael Lussier	NS	NS	NS	NS	NS	NS	-	-	P	P	P	-
5	Liz Taylor-Selling	P	P	P	NS	NS	NS	-	-	NS	NS	NS	-
4	Daniel Dodge, Jr.	A	P	A	NS	NS	NS	-	-	NS	NS	NS	-

Attendance at Regular (1st Wednesday of Month, unless noted otherwise on Agenda) Commission meetings during 2011 is shown in the following table.

District	Commissioner	J	F	M	A	M	J	J	A	S	O	N	D
1	Marsha Keeffer	E	-	*	-	*	P	-	-	P	-	*	-
1	Dean Lundholm	P	-	*	-	*	P	-	-	P	-	*	-
2	Bud Carney	P	-	*	-	*	P	-	-	P	-	*	-
2	Sheri Damon	P	-	*	-	*	P	-	-	P	-	*	-
3	Owen Lawlor	P	-	*	-	*	P	-	-	P	-	*	-
3	Taylor Dial	P	-	*	-	*	P	-	-	P	-	*	-
4	Raeid Farhat	P	-	*	-	*	P	-	-	A	-	*	-
4	Carlos Rico	E	-	*	-	*	E	-	-	A	-	*	-
5	Don Dietrich	P	-	*	-	*	P	-	-	P	-	*	-
5	Michael Lussier	P	-	*	-	*	P	-	-	E	-	*	-

V. Commission Staff

Porcila Wilson, Housing Planner in the Planning Department of the County of Santa Cruz, served as Secretary to the Commission from September 2010 through the present. Robert Seeling, Housing Analyst served as Secretary to the Commission during the first half of 2010.

VI. 2012 Goals

In 2010 and 2011, the HAC focused on the following main areas of activity:

- Providing input to and oversight of County housing policies, including holding three public meetings in Live Oak regarding the proposed Vacation Rental Ordinance;
- 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 HAC's activities within each of these categories are summarized below.

A. County Housing Policies

During 2010 and 2011, the HAC continued to be dedicated to policy issues relating to housing.

The HAC was kept informed by staff and Commissioners were actively involved in providing input about the proposed Vacation Rental Ordinance, and County Affordable Housing programs. The Commissioners were kept informed through presentations by County staff, tour of completed projects, discussion of the implementation of its programs and policies.

The HAC also explored avenues for increasing affordable housing opportunities for lower income households in the County. The HAC 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.

Examples of the HAC's role in public policy matters included 1) reviewing current policy and discussing neighborhood concerns about vacation rental house policy in residential neighborhoods, and 2) holding three meetings to solicit public input on the proposed Vacation Rental Ordinance and making recommendations to the Board of Supervisors.

B. Housing Programs, Projects and Activities

The HAC was kept informed of major affordable housing projects in the County. The HAC became more familiar with the variety of affordable housing programs the County facilitates through presentations by staff and a tour of completed projects throughout the County. The HAC reviewed changes to the Measure J program and provided recommendations to the Board of Supervisors.

C. Information Seeking

The HAC 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 HAC 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 Vacation Rental Housing policy. The HAC requested information from the Housing section of the Planning Department on the extent of foreclosures in the County and plans to discuss foreclosure issues in our County.

D. Public Participation

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

The HAC had guest speakers from different sections of the Planning Department to help address housing issues in the community.

The HAC recessed for its typical summer recess in July and August of 2010 and 2011; in addition, due to budget constraints commission meetings were scaled back to no more than six (6) per year as requested by the Board of Supervisors. However, three special meetings were held in September, October and November 2010 to solicit input from the public regarding the proposed Vacation Rental Ordinance.

VII. Future Goals: Year 2011-12 Work Program

The Housing Advisory Commission approved and adopted the 2011-12 Work Program on September 7, 2011.

VIII. Approval

The Housing Advisory Commission approved and adopted the HAC 2010-11 Annual Report on January 11, 2012.

Don Dietrich, Chairperson