



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

701 OCEAN ST, 4TH FLOOR, SANTA CRUZ, CA 95060
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2014 and 2015 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 County of Santa Cruz Government Building, in the fifth floor conference room, located at 701 Ocean Street, Santa Cruz unless noted otherwise on the Agenda. Regular meetings were held from 3:30 pm to 5:00 pm on the first Wednesday of every other month.

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 2014 and 2015, and their terms of office is included in Table 1 on the following page. At its meeting on May 6, 2015, the Commission elected Commissioner Washburn as its Chairperson and elected Commissioner Chambers 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 Re-appointed 03/19/13	04/01/17
First	Dean Lundholm	03/24/09 Re-appointed 03/19/13	04/01/17
Second	Anthony J. "Bud" Carney	09/14/04 Re-appointed 03/19/13	04/01/17
Second	Tom Honig	04/09/13	04/01/17
Third	Taylor Dial	06/09/09 Re-appointed 03/22/11	04/01/15
Third	Owen Lawlor	06/06/07 Re-appointed 03/22/11	04/01/15
Third	Reed Geisreiter	04/14/15	04/01/19
Third	J.M. Brown	04/21/15	04/01/19
Fourth	Mary Benitez	05/15/12	08/01/15
Fourth	Rick Danna	05/08/12	12/01/15
Fourth	Juan Salas	09/01/15	04/01/19
Fifth	Kent Washburn	04/01/13	04/01/17
Fifth	Bryan Chambers	09/24/13	04/01/17

IV. Attendance

Attendance at Regular (1st Wednesday of every other month, unless noted on Agenda) Commission meetings during 2014 is shown in the following table.

District	Commissioner	J	F	M	A	M	J	J	A	S	O	N	D
1	Marsha Keeffer	A	-	A	-	P	-	A	-	A	-	P	-
1	Dean Lundholm	P	-	P	-	P	-	P	-	P	-	P	-
2	Bud Carney	P	-	P	-	P	-	P	-	E	-	P	-
2	Tom Honig	P	-	E	-	E	-	P	-	P	-	P	-
3	Owen Lawlor	P	-	P	-	P	-	P	-	E	-	P	-
3	Taylor Dial	P	-	P	-	P	-	E	-	E	-	E	-
4	Mary Benitez	E	-	E	-	E	-	A	-	A	-	E	-
4	Rick Danna	P	-	P	-	P	-	E	-	E	-	E	-
5	Kent Washburn	P	-	P	-	P	-	P	-	P	-	P	-
5	Bryan Chambers	P	-	P	-	E	-	P	-	P	-	E	-

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

Attendance at Regular (1st Wednesday of every other month, unless noted otherwise on Agenda) Commission meetings during 2015 is shown in the following table.

District	Commissioner	J	F	M	A	M	J	J*	A	S	O	N	D
1	Marsha Keeffer	P	-	P	-	E	-	A	-	A	-	-	E
1	Dean Lundholm	P	-	P	-	P	-	E	-	P	-	-	P
2	Bud Carney	P	-	P	-	P	-	P	-	P	-	-	P
2	Tom Honig	E	-	P	-	P	-	E	-	P	-	-	E
3	Owen Lawlor	E	-	P	-	P	-	NS	-	NS	-	-	NS
3	Taylor Dial	P	-	E	-	NS	-	NS	-	NS	-	-	NS
3	Reed Geisreiter	NS	-	NS	-	P	-	P	-	P	-	-	P
3	J.M. Brown	NS	-	NS	-	P	-	P	-	P	-	-	P
4	Mary Benitez	E	-	E	-	A	-	A	-	A	-	-	NS
4	Rick Danna	E	-	E	-	P	-	A	-	P	-	-	NS
4	Juan Salas	NS	-	NS	-	NS	-	NS	-	NS	-	-	P
5	Kent Washburn	P	-	P	-	P	-	E	-	P	-	-	P
5	Bryan Chambers	P	-	P	-	P	-	P	-	P	-	-	P

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

V. Commission Staff

Carlos Landaverry, Housing Specialist in the Planning Department of the County of Santa Cruz is currently serving as the Secretary to the Commission.

VI. 2014 and 2015 Goals

In 2014 and 2015, the HAC focused on the following main areas of activity:

- Providing input to and oversight of County housing policies and ordinance, including changes to Chapter 17.10;
- 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 2014 and 2015, 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 changes to Chapter 17.10 relating to the Affordable Housing Impact Fees, the required Housing Element update, and Affordable Housing programs. The Commissioners were kept informed through presentations by County staff, public meetings, 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 commercial and residential projects; foreclosures issues in the County; changes to the affordable housing program; affordable housing preservation program; mobile home change-out program; funding availability for housing programs and projects, including implementation of grant-funded projects; and held the required public hearings on CDBG reporting requirements.

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 Chapter 17.10, held public hearings, and provided recommendations to the Board of Supervisors regarding changes to the affordable housing impact fees and the 2015 County's Housing Element update.

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 Policy Section of the Planning Department informed the HAC regarding the Sustainable Santa Cruz Plan. 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.

The HAC was also informed on homeless programs underway in the County through the Homeless Action Partnership.

D. Public Participation

The HAC meetings were open to the public and served as a forum for public discussion of many housing issues, and specifically to solicit public input regarding the affordable housing impact fees and the Housing Element update.

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

The HAC meetings were scaled back to no more than six (6) per year as requested by the Board of Supervisors.

VII. Future Goals: Year 2016-17 Work Program

The Housing Advisory Commission approved and adopted the 2016-17 Work Program on December 2, 2015.

VIII. Approval

The Housing Advisory Commission approved and adopted the HAC 2014-15 Annual Report on January 6, 2016.

Kent Washburn, Chairperson