

Subcommittee Report to SC County Housing Advisory Commission for 11/2/16 Mtg.

Our Chair, Reed Geisreiter, appointed a subcommittee to meet on how we might propose to the full committee a more effective role for the HAC in stimulating actual availability of more units. We met on 10/4/16. Bud Carney, Bryan Chambers, Dean Lundholm and Kent Washburn were present assisted by staff member Carlos Landaverry. Kent was asked to chair and report back.

Our discussion focused at first on the documents defining HAC scope and authority. We agreed the language of SC County Code 2.94.050, which reads "advise the Board of Supervisors on housing policy" and "conduct a continuous study of housing in Santa Cruz County" permits, and even directs, us to have such discussions as these and initiate proposals to the Board.

We agreed unanimously on 9 basic points to report back to the full HAC before the 11/2/16 mtg:

1. There is an affordable housing crisis in our county; we are falling further and further behind.
2. The only solution is to increase supply without unacceptable quality of life consequences.
3. We must recognize there is already a significant "black market" of unregulated units.
4. We do not want to pursue affordability by challenging CEQA or the Subdivision Map Act.
5. Our goal should be to recommend to HAC and Board a focus for efforts and action to take.
6. Carefully assembling objective available data on the unmet need should be part of our work.
7. Since public programs exist and do their best, we should focus on stimulating private ones.
8. We recommended concerted outreach to organizations with demonstrated commitment to addressing and solving this problem. (like COPA, AMBEC, CRLA, Housing Advocacy Ntwrk)
9. We are busy; our staff is maxed out with duties. We must figure out how to leverage efforts!

I have given some thought to how to follow up on some of these points, but since we did not have time to discuss, let alone agree on such ideas, in the subcommittee, I omit them here. I will be on vacation in NYC on the 2nd but "attend" the HAC by cell phone if you all O.K. it!

Respectfully submitted,

Kent Washburn
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