



# County of Santa Cruz

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## HOUSING ADVISORY COMMISSION

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## APPROVED MINUTES

### HOUSING ADVISORY COMMISSION MEETING AGENDA

**September 5, 2018 1:00 p.m.**

The meeting was called to order by Chair Brown at 1:00 pm.

1. ROLL CALL:

Commissioners Present: J.M. Brown (Chair), Anthony J. "Bud" Carney, Bryan Chambers (Vice-Chair), Reed Geisreiter, Dean Lundholm, Kent Washburn  
Commissioners Excused: Tom Honig  
Commissioners Absent: Juan Salas, Linda Haines  
Vacancy: 1 seat  
Staff Present: Julie Conway, Housing Manager  
Suzanne Isé, Principal Planner

2. Corrections to Agenda: Due to the lack of quorum at the beginning of the meeting, Item 6 was heard before Items 4 and 5, which required action by the Commission.
3. Oral Communications: None

### CONSENT AGENDA

4. Approval of July 11, 2018 HAC Minutes **Action:** Approve Minutes as Presented

**Motion:** Washburn **Second:** Geisreiter **Motion Passed: 6 – 0 – 4** (3 absences, 1 vacancy)

### SCHEDULED AGENDA

5. Public Hearing: First Set of Near-Term Code Amendments to Support Affordable Housing

*Staff provided a brief slide presentation on the proposed code amendments and answered Commissioners' questions. The Chair opened the public hearing. Five members of the public commented on the proposal, expressing various viewpoints: Ricardo de la Cruz, Jane Barr, Tim Willoughby, Rose McNair, and Becky Steinbruner. The Chair closed the public hearing.*

*Following a brief discussion, Commissioner Washburn made a motion that the Commission should recommend that the Board direct County Counsel to provide an*

*opinion on written comments submitted by Mr. de la Cruz. After further discussion, the motion was rescinded, and no vote was taken.*

**Motion:** Washburn    **Second:** Carney    **Motion Rescinded**

*Commissioners concluded their discussion of this agenda item and voted 6-0 to recommend that the Board of Supervisors implement the initiatives described in the staff report [excerpt below] to support affordable housing.*

**Motion:** Carney    **Second:** Washburn    **Motion Passed: 6 – 0 – 4** (3 absences, 1 vacancy)

Three initiatives [excerpt from staff report]:

1. Provide an Enhanced Density Bonus Option, which also addresses Mixed Use Projects on commercial sites;
  2. Modify process for initiating rezoning into the Regional Housing Needs R-Combining District; and
  3. Modify inclusionary housing program to require projects of seven or more homes to obtain approval of the project's Approving Body [Board or Planning Commission] for affordable housing impact fee payment option; and to allow deferral of impact fee payments to final building inspection or issuance of occupancy certificate.
6. Housing Activities Update (Oral Presentation) – No Action

*Housing Manager Julie Conway updated the Commission on the current status of various Housing Section projects and programs.*

7. Adjournment

*The meeting was adjourned by Chair Brown at 2:50 pm.*