



County of Santa Cruz

Housing Advisory Commission

Department of Community Development and Infrastructure

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DRAFT MINUTES

NOVEMBER 1, 2023

SPECIAL MEETING

DATE: Wednesday, November 1, 2023
TIME: 6:30 PM to 8:27 PM
LOCATION: Board Chambers
County Government Center
701 Ocean Street, 5th Floor, Room 525
Santa Cruz, CA 95060

REGULAR AGENDA

1. Roll Call, Call to Order

Chair Simon called the meeting to order at 6:30 pm.

Commissioners Present: Simon, Flaniken, Alvarez, Aucion, Carney, Chambers, Harris-Altice, Minott, McNair, and Washburn

Commissioners Absent: None

Staff Present: Mark Connolly, Principal Planner, Suzanne Isé, Principal Planner, Tracy Cunningham, Housing Specialist III, Porcila Wilson, Housing Specialist III

Public Present: Ellen Martinez, Dennis Randall, Becky Steinbruner, Tim Willoughby, Elaine Johnson, Bruce Matesso, Darius Mohsenin, and others who did not identify themselves in person and on Zoom.

2. Announcements

Introduction of newly appointed commissioners Bianca Alvarez for the Fourth District and Bo Aucion for the Third District.

3. Additions and Corrections to Agenda:

Commissioner Chair Simon pulled Item 6, Draft 2024-2025 HAC Work Program, from the Consent Agenda to the Regular Agenda, for discussion.

4. Oral Communications:

Becky Steinbruner commented about the Pure Water Soquel project undertaken by Soquel Creek Water District and the City of Santa Cruz.

CONSENT AGENDA

5. Minutes of the September 6, 2023 Regular Meeting (Attachment I)

Becky Steinbruner commented on the minutes.

Action: Approve September 6, 2023 Meeting Minutes as provided in Attachment I.

Motion: Washburn **Second:** Minott

Motion Passed:

Ayes: 7

Nays: 0

Abstain: 3 Alvarez, Aucoin, Carney

SCHEDULED ITEMS

6. Draft 2023 Housing Element: Public Hearing (Attachment III)

Principal Planners Connolly and Isé provided an overview of the Draft 2023 Housing Element, with the project timeline, community engagement process, sites inventory, including a list of sites proposed for rezoning in the first three years of the 6th Cycle, and remaining milestones before the Draft is submitted to the State. Commissioners asked questions and commented on the presentation. The Chair opened the public hearing on this item at 7:33 pm. Six members of the public commented in person: Ellen Martinez, Dennis Randall, Becky Steinbruner, Tim Willoughby, Elaine Johnson, and Bruce Matesso; and Darius Mohsenin commented via Zoom. The Chair closed the public hearing at approximately 8:05. Following the public hearing and some additional commission deliberation, the Chair called for a motion on this item.

Action: Motion to recommend approval of the Draft 2023 Housing Element as provided in Attachment III, with several additional programs added to pages 63-64 of the 2023 Housing Element, under Goal H3, as follows:

Goal H3: *Facilitate the Development of Affordable and Equal Opportunity Housing*

Program H-3I

In order to encourage additional affordable housing units and provide an incentive for density bonus projects, increase the inclusionary housing requirement for projects of 10 or more units to 20%. For projects seeking a 50% density bonus, the inclusionary requirement should be increased to 25%.

Program H-3J

Because of changes in the housing market regarding the financing of rental projects, making such developments more financially feasible, the inclusionary ordinance shall require the onsite provision of all inclusionary units unless impact fees are approved by the decision-making body as provided in section 17.10.034C.

Program H-3K

Replacement affordable housing units required to replace those demolished as a result of larger new developments shall not be counted toward any inclusionary housing required, but should be in addition to them, so we don't have a net loss of housing.

Motion: Harris-Altice **Second:** Aucoin

Motion Failed:

Ayes: 4 Aucoin, Carney, Harris-Altice, and Minott
Nays: 5 Chambers, Flaniken, McNair, Simon, and Washburn
Abstain: 1 Alvarez

Action: Motion to recommend approval of the 2023 Housing Element as recommended in the staff report, with additional direction to staff to share with the Board the public testimony provided at this meeting and all written public comments on this item, when this item goes to the Board.

Motion: Carney **Second:** Minott

Motion Passed:

Ayes: 9
Nays: 0
Abstain: 1 McNair

7. Draft 2024 - 2026 HAC Work Program

(Attachment II)

Pulled from Consent Agenda

Commissioners discussed several alternatives to canceling meetings due to lack of agenda items, such as asking certain commissioners to make presentations to the Commission about new housing legislation or other housing topics. Chair Simon then called for a motion.

Action: Motion to approve the 2024 - 2026 HAC Work Program as provided in Attachment II.

Motion: Simon **Second:** Washburn

Motion Passed:

Ayes: 10
Nays: 0
Abstain: 0

ADJOURNMENT

8. Chair Simon adjourned the meeting at 8:27 pm. Next Meeting Date is January 10, 2024.