



County of Santa Cruz

HOUSING ADVISORY COMMISSION

701 Ocean Street, Room 418, Santa Cruz, CA 95060

(831) 454-2332 TDD: 711

[https://cdi.santacruzcountyca.gov/Planning/Housing/HousingAdvisoryCommission\(HAC\).aspx](https://cdi.santacruzcountyca.gov/Planning/Housing/HousingAdvisoryCommission(HAC).aspx)

DRAFT MINUTES

MAY 6, 2026

REGULAR MEETING

DATE: Wednesday, May 6, 2026
TIME: 1:00 PM to 2:30 PM
LOCATION: Coastlines Meeting Room
County Government Center
701 Ocean Street, 5th Floor, Room 520
Santa Cruz, CA 95060

REGULAR AGENDA

1. Roll Call, Call to Order

Commissioner Geisreiter called the meeting to order at 1:05 pm.

Commissioners Present: Geisreiter (D1), Harris-Altice (D3), McNair (D4),* Wells (D5), Heritage (At-Large), Flaniken (At-Large)

** Commissioner McNair arrived late, after Item 5.*

Commissioners Absent: Barr (D2), Graham (At-Large)

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

Public Present: Mando Morlos, John Swift, Tim Willoughby

2. Announcements

None

3. Additions and Corrections to Agenda

None

4. Oral Communications

Mando Morlos, John Swift, and Tim Wiloughby made comments on items not on the agenda. Commissioner Geisreiter mentioned a recent Board direction regarding updates to the local building codes and sought to ensure that staff were aware of this direction.

CONSENT AGENDA

5. Minutes of the March 25, 2026, Special Meeting (Attachment I)

Motion: Approve the March 25, 2026 Minutes as provided in Attachment I.

Motion: Harris-Altice

Second: Heritage

Motion Passed:

Ayes: 4

Nays: 0

Abstain: 1

Absent: 3

REGULAR AGENDA

6. Accessory Dwelling Unit (ADU) Bonus Program Policy Recommendations
(continued from March 25, 2026, Special Meeting) (Attachment II)

Staff provided a brief presentation on San Diego's ADU Bonus Program.

Commissioners asked questions, then the Chair opened the floor for public comment.

Three members of the public commented on the item. Commissioners discussed the program, and the Chair called for a motion.

Motion: Flaniken **Second:** McNair

Motion: Recommend "Option A" as presented in Attachment II (below), but remove references to San Diego program and affordability requirements.

After some further discussion of potential modifications to Option A from Commissioner Wells and others, which were accepted by the Mover, the Commission voted to adopt Option A with the modifications underlined below, as follows:

Recommend that the Board direct CDI to add an item to its work program to draft an ordinance amending County Code to allow a Missing Middle Affordable Unit Bonus Program similar in scale, function, and outcomes to San Diego's Affordable ADU Bonus Program, but include rural areas of the County as well, and to implement CDI's standard community engagement process on the proposed ordinance before bringing it to the Board for adoption.

Motion Passed:

Ayes: 5
Nays: 0
Abstain: 0
Absent: 3

WRITTEN CORRESPONDENCE

7. 2026 & 2027 Work Program (Attachment III)
Staff noted that Attachment III includes the revisions to the 2026 and 2027 Work Program approved by the Commission at its March 25, 2026 Special Meeting. Commissioner Wells requested a correction of the final text to reference “lessons learned from the CZU Fire.” The final version has been posted to the HAC webpage.

ADJOURNMENT

8. Chair Geisreiter adjourned the meeting at 2:43 pm.
Next Meeting Date: Wednesday, July 8, 2026, at 1:00 pm.