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

MINUTES

SEPTEMBER 16, 2026

REGULAR MEETING

DATE: Wednesday, September 16, 2026

TIME: 1:00 PM to 2:30 PM

LOCATION: Community Room
701 Ocean St., Basement
Santa Cruz, CA 95060

REGULAR AGENDA

1. **Roll Call, Call to Order**

Commissioner Geisreiter called the meeting to order at 1:01 pm**.**

Commissioners Present: Chair Geisreiter (D1)
Vice-Chair Barr (D2)
McNair (D4) – *arrived after Item 4.*
Wells (D5)
Heritage (At-Large)
Flaniken (At-Large)
Graham (At-Large)
Jones (At-Large)

Commissioners Absent: Harris-Altice (D3).

Staff Present: Stephanie Hansen (Asst. Director); Suzanne Ise (Principal Planner); Porcila Wilson (Planner IV); Kai Kamehiro Stockwell (Housing Specialist III)

Presenters: Kathe Head (Keyser Marston)
Tim Bretz (Keyser Marston)

2. **Announcements**
Suzanne Ise retirement in October 2026. Recruitment for new Housing Manager to follow.

3. **Additions and Corrections to Agenda**
None

4. **Oral Communications**
None

CONSENT AGENDA

5. Minutes of the July 8, 2026 Regular Meeting (Attachment I)

Motion: Approve the July 8, 2026 Minutes as provided in Attachment I.

Motion: Barr **Second:** Flaniken

Motion Passed:

Ayes:	8
Nays:	0
Abstain:	0
Absent:	0

REGULAR AGENDA

6. Consider reports on the Affordable Housing Impact Fee Nexus Studies and Inclusionary Housing Feasibility Study and provide a recommendation to the Board on implementation of Housing Element Programs H-3H and H-3J (Attachment II)

Staff and Keyser Marston representatives presented an overview of the Affordable Housing Feasibility and Nexus Studies, including findings, staff recommendations, and proposed next steps. The Chair opened the floor for public comment. Two members of the public provided comments. The Commission considered staff recommendations in two parts:

Motion: Barr **Second:** Geisreiter

Motion: Advance staff recommendation 2-C to the Board of Supervisors, with a modification reducing the proposed non-residential floor area exemption threshold from 10,000 square feet to 5,000 square feet.

Motion Passed:
Ayes: 8
Nays: 0
Abstain: 0
Absent: 0

Additional Motions: Barr **Second:** Graham

Motion: Retain the existing AHIF fee structure for single-home projects, with increased fees for projects involving two or more homes based on project size and number of units, ranging from $4 to $40 per square foot. Maintain the existing $2 per-square-foot fee for rental projects.

Substitute Motion: Heritage **Second:** Flaniken

Motion: Accept staff recommendations 2-A and 2-B, but reduce the proposed fees from $15 to $10 per square foot for ownership projects and from $5 to $2 per square foot for rental projects

Substitute Motion Failed:
Ayes: 3
Nays: 4
Abstain: 1
Absent: 0

Original Motion Failed:
Ayes: 4
Nays: 4
Abstain: 0
Absent: 0

Following the votes, the Chair tabled further consideration of the item until the November 4, 2026, Housing Advisory Commission meeting.

7. **WRITTEN CORRESPONDENCE**

a. Mando Morlos, HAC Alternate Commissioner (September 9, 2026): Provided an update on the County Building Code Subcommittee's review of local building code amendments, identified areas warranting further review, and recommended disbanding the subcommittee. (**Attachment III**)

b. Jeff Wells and Luke Jones, HAC Commissioners (September 8, 2026): Summarized the Building Code Subcommittee's findings, identified priority code amendments for further review, and recommended disbanding the

subcommittee in favor of continued stakeholder engagement. (**Attachment IV**)

c. Santa Cruz YIMBY (September 15, 2026): Recommended reducing or eliminating residential Affordable Housing Impact Fees, easing inclusionary housing requirements, expanding development incentives, and supporting staff's proposed non-residential fee structure. (**Attachment V)**

ADJOURNMENT

8. Chair Geisreiter closed public hearing and adjourned the meeting at 3:02 pm. **Next Meeting Date:** November 4, 2026, at 1:00 pm.