



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

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TOM BURNS, DIRECTOR

HOUSING ADVISORY COMMISSION

DRAFT MINUTES

Wednesday, February 2, 2005

4:00 - 5:30 p.m.

Aptos-La Selva Fire Protection District
Downstairs Conference Room
6934 Soquel Drive, Aptos, CA

1. CALL TO ORDER, ROLL CALL, AGENDA CHANGES

Acting Chairperson Guth formally called the meeting to order at 4:10 p.m

Commissioners Present:	Guth, Schiffrin, Sprague, Stewman, Averill, Sweet, Melgoza and Carney
Commissioners Excused:	None
Commissioners Absent:	Sweet and Damon
Staff Present:	Erik Schapiro and Carolyn Watanabe
Public Present:	Sam Finkelstein of Housing Choices Coalition
Agenda Changes:	None

2. ORAL COMMUNICATIONS

A. Public Comment - None

B. Announcements

- 1) The HAC agenda memo on the Measure J Sale and Resale of Units was corrected to show the Board of Supervisors' vote of 3-2 in favor of the item.
- 2) The Planning Commission approved the Golden Torch affordable housing project and it is going to the Board for approval on February 15, 2005.

3. CONSENT AGENDA

It was moved by Commissioner Schiffrin, seconded by Commissioner Averill and passed with two abstentions to approve the Consent Agenda with the following change to item 4A(5) of the Minutes to read: "the sale of a unit shall be made public unless the seller chooses not to post it on the Measure J website with buyers' names emailed to the seller. "

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4. REGULAR AGENDA

A. Housing Element Update

Erik Schapiro reported that on January 11, 2005 the Board unanimously approved the Revised Housing Element. A program to establish an affordable housing new overlay district was included in the Housing Element approval by the Board. A copy of the Revised Housing Element was sent to the State Department of Housing and Community Development (HCD), and the County is awaiting a response. Commissioners' comments included a question about the suitability of designated sites for higher density development: a comment that consideration be given to the location of overlay sites and that they should more evenly distributed throughout the County: and a comment about where development should occur, in urban or rural areas.

B. Update on Measure J Sale and Resale Process

The Commission discussed the Board's recent action concerning the sale or resale of Measure J units, and that after the one-year trial period staff would gather data, re-evaluate the process and report back to the Board. It was requested that staff submit the report to the HAC for review prior to submitting it to the Board.

5. ITEMS INITIATED BY THE HOUSING ADVISORY COMMISSION FUTURE MEETINGS

A. Farmworker Pilot Program – Set Date for Presentation

There was a discussion about some of the issues surrounding this program. No action was taken.

6. MEETING WAS ADJOURNED AT 5:17 P.M