

HOUSING ADVISORY COMMISSION

DRAFT MINUTES

Wednesday, December 6, 2006

4:00 – 5:30 p.m.

**Aptos – La Selva Fire protection District,
First Floor Conference Room
6934 Soquel Drive, Aptos**

The meeting was called to order by Vice-Chairperson Sprague at 4:32 p.m.

1. ROLL CALL:
Commissioners Present: Averill, Damon, Davis, Carney, Sprague, Sweet, Taylor-Selling
Commissioners Excused: Schiffrin
Commissioners Absent: Guth
Staff Present: Carlos Landaverry, Erik Schapiro, Glenda Hill, Planning Dept.
Public Present: Mary James & Pam Smith from Housing Authority
2. ADDITIONS/CORRECTIONS TO AGENDA: None
3. ORAL COMMUNICATIONS
Mary James, Executive Director of the Housing Authority of Santa Cruz County announced her retirement and introduced Pam Smith, her successor. Commissioners spoke eloquently about Ms. James' involvement with HAC and her dedication to affordable housing in Santa Cruz County. Vice-Chair Sprague suggested HAC write a Thank-you letter to Mary James.
4. STAFF REPORT
Staff reported that Chairperson Schiffrin has resigned from the Commission effective January 1, 2007.

CONSENT AGENDA

5. APPROVAL OF MINUTES
It was moved, seconded and passed unanimously to approve the Minutes of the October 4, 2006 HAC meeting.

SCHEDULED AGENDA

6. MEASURE J INVESTOR-OWNED (RENTAL) UNITS
Housing Program Chief, Erik Schapiro, updated the Commission regarding the use of Measure J rental units. Staff is concerned about the increased number of ownership units converting to investor-owned rental units, and the number of concerns related to the loss of units from the ownership inventory, and administrative and monitoring difficulties.

Commissioners asked several questions from staff and indicated their support for the approach outlined by staff. In addition, the Commissioners recommended that staff include a more aggressive monitoring and enforcement component of the program.

It was move, seconded and passed unanimously to approve staff recommendation to develop an appropriate ordinance amendment for consideration by the Board of Supervisors.

7. VACATION RENTAL POLICY DISTRICT

It was moved, seconded and passed unanimously to bring this item back in the future in order to give interested commissioners time to participate in the discussion, and to invite County Principal Planner, Glenda Hill, to attend a future HAC meeting for further discussion, if needed.

8. ENVIRONMENTAL REVIEW OF ACREAGE IDENTIFIED FOR AFFORDABLE HOUSING

County Principal Planner, Glenda Hill, gave the Commission a summary of the site selection for affordable housing under the County's Housing Element. The Commission discussed the following items:

- 1) HAC involvement in selection process
- 2) No EIR needed on selected sites but County can look at the design
- 3) High density housing in District 1
- 4) Disproportionate spread of affordable housing among the Districts (need to distribute affordable housing in the entire community)
- 5) Physical constraints for developing housing and need to be creative
- 6) Next Housing Element starts in 2008

It was moved, seconded and passed unanimously to bring this item back after the Board of Supervisors review the affordability requirements in January, 2007.

9. FEE SCHEDULE FOR SECOND UNITS

Commissioners received the County's handout: Typical Fees for a Second Unit (update 9/06) for informational purposes. No action taken.

ANNOUNCEMENTS: NONE

REQUEST FOR FUTURE AGENDA ITEMS: NONE.

10. MEETING WAS ADJOURNED AT 5:30 P.M.