



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

701 OCEAN ST, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2224 FAX: (831) 454-2131 TDD: (831) 454-2123

Draft 2009 ANNUAL REPORT TO THE BOARD OF SUPERVISORS

I. Role of the Housing Advisory Commission

The duties of the Housing Advisory Commission are listed in Section 2.94.050 of the Santa Cruz County Code. These duties specifically include:

- Assessing the housing needs of Santa Cruz County residents and making recommendations on public programs designed to meet those needs;
- Advising the Board of Supervisors on housing policy;
- Advising the Board of Supervisors and Planning Commission on matters related to the Housing Element of the General Plan; and
- Conducting public hearings on housing problems and potential solutions to them.

II. Meeting Dates, Time and Location

The Housing Advisory Commission meets at the Aptos-La Selva Fire Protection District Office, in the first floor conference room, located at 6934 Soquel Drive, Aptos. Regular meetings are held on the first Wednesday of each month from 3:30 p.m. to 5:00 p.m.

III. Commission Membership and Structure

The Commission is composed of ten or fewer County residents, depending on vacancies. Two commissioners are appointed by each County Supervisor to represent their supervisorial district. A list of the members of the Housing Advisory Commission during 2009 and their terms of office is included in Table 1 on the following page. At its May 6, 2009 meeting, the Commission elected Commissioner Carney as its Chairperson and elected Commissioner Lawlor as its Vice-Chairperson.

Table 1. HAC Membership and Terms of Office

District	Commissioner and Office	Date Appointed	Term Expires
First	Michael Guth	12/10/02	3/04/09
First	Katherine Sweet	5/06/97	12/03/08
First	Marsha Keeffer	3/24/09	04/01/13
First	Dean Lundholm	3/24/09	04/01/13
Second	Sheri Damon	10/07/03	04/01/13
Second	Anthony J. "Bud" Carney	09/14/04	04/01/13
Third	Adeline Davis	11/1/05	3/29/09
Third	Taylor Dial	6/09/09	04/01/11
Third	Owen Lawlor	06/06/07	04/01/11
Fourth	Daniel Dodge, Jr.	8/12/08	4/1/2011
Fourth	Raeid Farhat	3/24/09	4/01/11
Fifth	Don Dietrich	08/28/07	04/01/13
Fifth	Liz Taylor-Selling	09/13/05	04/01/13

IV. Attendance

Attendance at Regular (1st Weds of Month) Commission meetings during 2009 is shown in the following table.

Table 2a. 2009 HAC Regular (1st Wed of Month) Meeting Attendance

Member	Jan	Feb	Mar	Apr	May	Jun	Jul*	Aug	Sep	Oct	Nov	Dec
Keeffer	NS	NS	NS	P	P	P		P	P			
Lundholm	NS	NS	NS	P	P	P		P	P			
Guth	P	P	P	Resigned March 4, 2009								
Damon	E	P	P	P	E	E		P	E			
Carney	P	P	P	P	P	P		P	E			
Davis	P	P	P	Resigned March 29, 2009								
Lawlor	P	P	P	P	P	P		P	P			
Dial	NS	NS	NS	NS	NS	P		P	P			
Dodge, Jr.	P	E	P	E	E	A		A	A			
Farhat	NS	NS	NS	P	P	P		E	P			
Dietrich	P	P	P	P	P	P		P	P			
Taylor-Selling	P	P	P	E	P	E		P	P			

P: Present A: Absent E: Excused NS: Not Serving C: Meeting Cancelled *: No Quorum

Table 2b. 2009 HAC Housing Element Meeting Attendance

Member	April 14	April 16	April 20
Keeffer	Present	Excused	Present
Lundholm	Present	Present	Present
Damon	Present	Present	Excused
Taylor-Selling	Present	Present	Present
Dietrich	Present	Excused	Present
Carney	Present	Present	Present
Lawlor	Excused	Excused	Present
Dodge	Excused	Present	Excused
Farhat	Excused	Present	Excused

V. Commission Staff

Robert Seelig, Housing Analyst in the Planning Department of the County of Santa Cruz, served as Secretary to the Commission from September 2008 through the present.

VI. 2009 Goals

In 2009, the Housing Advisory Commission focused on the following main areas of activity:

- Providing input to and oversight of County housing policies, including holding three public meetings held throughout the County to solicit public input on the draft 2009 Housing Element;
- Monitoring housing programs, projects and activities;
- Seeking information to help address housing problems and needs; and
- Facilitating public participation related to housing programs and policies.

The Commission's activities within each of these categories are summarized below.

A. County Housing Policies

During 2009, the Commission continued to be dedicated to policy issues relating to housing.

The Commission was kept informed of the status of the Housing Element through presentations by County staff, and continued to be involved in the implementation of its programs and policies.

The Commission was provided updates regarding the rezoning process of designated affordable housing sites as part of the County Housing Rezoning Program. The Commission also explored avenues for increasing affordable housing opportunities for lower income households in the County. The Commission discussed regulatory reform for small-scale residential projects; foreclosures issues in the County; changes to the affordable housing program guidelines; affordable housing preservation program; mobile home change-out program; and held the required public hearings on CDBG reporting requirements.

B. Housing Programs, Projects and Activities

The Commission was kept informed of planned and proposed housing projects in the County, including market-rate and affordable housing developments. The Commission became more familiar with the variety of affordable housing programs the County facilitates through presentations by staff.

The Commission: 1) discussed Vacation Housing Policy; 2) reviewed the County's Affordable Housing programs and 3) discussed the draft 2009 Housing Element.

C. Information Seeking

The Commission continued to stay informed of new state and local housing legislation that affects the provision of affordable housing in the County or otherwise affect local housing supply, demand and/or the development process.

The Commission requested information from the Policy Section of the Planning Department and from the Housing Section of the Planning Department regarding housing affordability and policy, and the draft 2009 Housing Element.

D. Public Participation

The Commission meetings were open to the public and served as a forum for public discussion of many housing issues.

The Commission often had guest speakers from different sections of the Planning Department to help address housing issues in the community as well as the draft 2009 Housing Element.

VII. Future Goals: Year 2010 Work Program

The Housing Advisory Commission approved and adopted the 2010 Work Program on _____, 2009.

VIII. Approval

The Housing Advisory Commission approved and adopted the HAC 2009 Annual Report on _____

Anthony Carney, Chairperson



County of Santa Cruz

HOUSING ADVISORY COMMISSION

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060

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Draft HOUSING ADVISORY COMMISSION 2010 WORK PROGRAM

I. Role of the Housing Advisory Commission

The duties of the Housing Advisory Commission are listed in Section 2.94.050 of the Santa Cruz County Code. These duties specifically include:

1. Assessing the housing needs of Santa Cruz County residents and making recommendations on public programs designed to meet those needs;
2. Advising the Board of Supervisors on housing policy;
3. Advising the Board of Supervisors and Planning Commission on matters related to the Housing Element of the General Plan; and
4. Conducting public hearing on housing problems and potential solutions to them.

II. Meeting Dates, Time and Location

The Housing Advisory Commission meets at the Aptos-La Selva Fire Protection District's first floor conference room located at 6934 Soquel Drive, Aptos. Meetings are held from 3:30 p.m. to 5:00 p.m. on the first Wednesday of each month, or the second Wednesday in case of a holiday. The scheduled meeting dates for 2010 are as follows:

January 13, 2010	May 5, 2010	September 1, 2010
February 3, 2010	June 2, 2010	October 6, 2010
March 3, 2010	July – Summer recess	November 3, 2010
April 7, 2010	August – Summer recess	December 1, 2010
January 12, 2011		

In the past, the Commission has elected to cancel the July and/or August meetings for a Summer hiatus. Should the Commission elect to cancel the July/August meetings, notice will be given in the prior month's Agenda.

III. Planned Activities for 2010

The Housing Advisory Commission plans to focus on the following areas of activity:

1. Providing input to and oversight of county housing policies, and monitoring housing programs, projects and Activities;
2. Keeping informed of any housing legislation and other housing actions related to the County of Santa Cruz;
3. *Facilitating required public participation related to adoption of 2009 Housing Element and funding applications for housing programs and policies, as appropriate.*

The Commission plans to focus on activities within each of these categories as summarized below:

1. Housing programs, projects and activities:
 - The Commission will be informed by Planning staff of planned and proposed housing projects in the County, including market-rate and affordable housing developments.
 - The Commission will be informed by Planning staff of County housing programs.
 - The Commission plans to continue to provide input on the sale and resale process for Measure J units.
 - The Commission also plans to explore ways to encourage the construction of more multi-family housing (i.e., attached dwellings such as townhomes, apartments, four-plexes, etc.) to meet local needs.
 - The Commission will be informed by Planning staff regarding foreclosures and mortgage default issues in the County.
 - Other housing issues identified by the Commission throughout the year.

2. Housing Legislation and Information

- The Commission plans to stay informed of new state and local housing legislation that may affect the provision of affordable housing in the County or otherwise affect local housing supply, demand and/or the development process.
- The Commission will seek information related to the creation of adequate housing for agricultural workers and their families, and for other groups with special housing needs.
- In order to remain well informed, as appropriate, the Commission may invite speakers from various housing organizations, public agencies, etc. to make presentations on current housing topics of interest. In addition the Commission plans to continue to communicate regularly with other housing groups.

3. Public Participation

- The Commission will continue to serve as a forum for public discussion of any housing issues, sponsor or conduct public hearings, as required by law, and to hear public comments related to local housing issues, needs and developments.

4. Implementation of the Housing Element and its programs.

- The Housing Element indicates that the Commission is involved in implementing certain policies and programs. The Commission will prioritize the policies and programs and focus on their implementation.

IV. Approval

The Housing Advisory Commission approved and adopted this 2010 Work Program on _____.

Anthony Carney, Chairperson