



COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
(831) 454-2224 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, DIRECTOR

Draft Minutes HOUSING ADVISORY COMMISSION

Wednesday, December 2, 2009

District

First Floor Conference Room

6934 Soquel Drive

Aptos, CA 95003

The meeting was called to order by Vice Chairperson Lawlor at 3:40 p.m.

1. ROLL CALL:

Commissioners Present:

Owen Lawlor, Dean Lundholm, Marsha Keeffer,
Taylor Dial, Bud Carney, Don Dietrich, Liz Taylor-
Selling, Raeid Farhat

Commissioners Excused:

Sheri Damon

Commissioners Absent:

Daniel Dodge, Jr.,

Staff Present:

Robert Seelig

2. ADDITIONS/CORRECTIONS TO AGENDA: NONE

3. ORAL COMMUNICATIONS: NONE

CONSENT AGENDA

4. APPROVAL OF MINUTES

It was moved by Commissioner Lundholm and seconded by Commissioner Keeffer to approve the November 4, 2009 meeting minutes. Motion passed unanimously.

SCHEDULED AGENDA

5. HOME FUNDING AWARD – information only

6. APPROVED REVISED ANNUAL REPORT AND WORK PLAN Commissioners accepted 2009 Annual Report and 2010 HAC Work Plan with no changes. No motion necessary, as the work plan and annual report were conditionally approved during the November 4, 2009 HAC meeting.

7. HAC Commissioners recommended that Bud Carney represent the HAC at the Planning Commission and Board of Supervisors meetings to express the HAC's support for the draft October 13, 2009 Housing Element.

8. NEXT HOUSING ADVISORY COMMISSION MEETING – January 13, 2010 3:30pm – 5:00pm

9. COMMISSIONERS DISCUSSED TOPICS FOR NEXT CALENDAR YEAR (Attachment A)

10 . ADJOURNMENT

Chairperson Carney adjourned the meeting at 4:50 pm.



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2009 ANNUAL REPORT TO THE BOARD OF SUPERVISORS

I. Role of the Housing Advisory Commission

The duties of the Housing Advisory Commission ("HAC") 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 were held from 4:00pm to 5:30pm on the first Wednesday of each month from January through August 2009. It was decided by a unanimous vote at the August 5, 2009 meeting to change the meeting time to begin at 3:30pm and end at 5:00pm.

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	P	P	P
Lundholm	NS	NS	NS	P	P	P		P	P	P	P	P
Guth	P	P	P	Resigned March 4, 2009								
Damon	E	P	P	P	E	E		P	E	P	P	E
Carney	P	P	P	P	P	P		P	E	P	P	P
Davis	P	P	P	Resigned March 29, 2009								
Lawlor	P	P	P	P	P	P		P	P	P	P	P
Dial	NS	NS	NS	NS	NS	P		P	P	P	P	P
Dodge, Jr.	P	E	P	E	E	A		A	A	A	A	A
Farhat	NS	NS	NS	P	P	P		E	P	P	E	P
Dietrich	P	P	P	P	P	P		P	P	E	E	P
Taylor-Selling	P	P	P	E	P	E		P	P	P	E	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

The HAC held three special community meetings in April 2009 to solicit public input about the draft 2009 Housing Element being prepared for review to the State Department of Housing and Community Development (HCD). The meetings were held throughout the County: the first at the County building, the second in mid-county and third in the southern part of the County. All meetings had bi-lingual services available. Staff prepared a Power Point presentation to explain the Housing Element process. Tom Burns, Erik Schapiro, Julie Conway, Sarah Neuse, Robert Seelig and Carlos Landaverry were in attendance at all meetings. Staff participated in the discussion, and answered questions from the public, and the HAC.

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

A. County Housing Policies

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

The HAC was kept informed by staff and Commissioners were actively involved in providing input about the draft 2009 Housing Element; Vacation Rental Housing policy, and County Affordable Housing programs. The Commissioners were kept informed through presentations by County staff, tour of completed projects, discussion of the implementation of its programs and policies.

The HAC also explored avenues for increasing affordable housing opportunities for lower income households in the County. The HAC 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.

Examples of the HAC's role in public policy matters included 1) serving as the central coordinating body to solicit public input for the new 2009 Housing Element; 2) holding three additional meetings to solicit public input on the proposed 2009 Housing Element; and 3) reviewing current policy and discussing neighborhood concerns about vacation rental house policy in residential neighborhoods.

B. Housing Programs, Projects and Activities

The HAC was kept informed of major affordable housing projects in the County. The HAC became more familiar with the variety of affordable housing programs the County facilitates through presentations by staff and a tour of completed projects throughout the County. Individual Commissioners on their own time, visited additional housing projects to become better informed about design, density, special needs housing and various housing programs.

C. Information Seeking

The HAC 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 HAC requested information from the Policy Section of the Planning Department and from the Housing Section of the Planning Department regarding housing affordability and policy, the draft 2009 Housing Element and Vacation Rental Housing policy. The HAC requested information from the Housing section of the Planning Department on the extent of foreclosures in the County and plans to discuss foreclosure issues in our County.

D. Public Participation

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

The HAC 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.

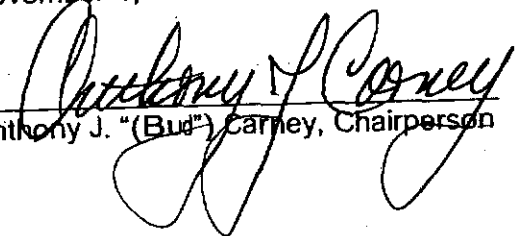
The HAC did not recess for its typical summer recess in July and August 2009; in addition, three additional meetings were held in April 2009 to solicit input from the public regarding the draft 2009 Housing Element.

VII. Future Goals: Year 2010 Work Program

The Housing Advisory Commission approved and adopted the 2010 Work Program on November 4, 2009.

VIII. Approval

The Housing Advisory Commission approved and adopted the HAC 2009 Annual Report on November 4, 2009.


Anthony J. "Bud" Carney, Chairperson



County of Santa Cruz

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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:

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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
February 3, 2010
March 3, 2010
April 7, 2010
January 12, 2011

May 5, 2010
June 2, 2010
July - Summer recess
August - Summer recess

September 1, 2010
October 6, 2010
November 3, 2010
December 1, 2010

In most years, except for this past year, 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 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; interested purchasers list, and marketing issues, etc.
 - 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.) and other initiatives to address a wide range of special housing needs in the community.
 - 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

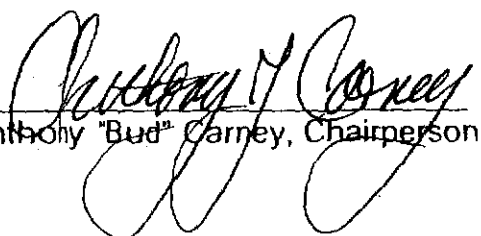
- The Commission will continue to serve as a forum for public discussion of any housing issues, sponsor or conduct public hearings, as required by law, and to hear public comments related to local housing issues, needs and developments.

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 November 4, 2010.


Anthony "Bud" Carney, Chairperson

Attachment A
Proposed Topics for Discussion
For January 2010 through December 2010

- 1) Legislative updates effecting affordable housing
- 2) Lawsuit re: Mobile Homes – implications on rental control in mobile home parks
- 3) Relationship of HAC/Mobile Home Commission
- 4) Education on Mobile Home Law
- 5) Status of housing achievements with regard to RDA Implementation Plan
- 6) Field Trip – focus on less sites, possibly meet with property management of affordable housing projects (Taylor Dial offered to arrange tour of Santa Cruz Counseling Center sites)
- 7) Discussion of holding HAC meeting throughout County – to allow for increased accessibility regarding both time of meetings and locations
- 8) Learn what other commissions are discussing housing issues – invite other commissioners to HAC and visit other commissions
- 9) Status of Foreclosures in County and what programs and policies are being implemented in County to address foreclosure issues
- 10) Learn about what funding is available to finance affordable housing in the County of Santa Cruz
- 11) Tour of the Tannery project and learn about financing for the Tannery
- 12) Discussion of HUD at-risk housing projects – where are the projects and what plans are being implemented to extend the expiring use contracts
- 13) Learn about the mechanics of the tax credit program (what community amenities are requirement for successful tax credit applications)