County of Santa Cruz

BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069

(831) 454-2200 FAX: (831) 454-3262 TDD: (831) 454-2123

JANET K. BEAUTZ	ELLEN PIRIE	NEAL COONERTY	TONY CAMPOS	MARK W. STONE
FIRST DISTRICT	SECOND DISTRICT	THIRD DISTRICT	FOURTH DISTRICT	FIFTH DISTRICT

AGENDA: 2/12/08

January 30, 2008

BOARD OF SUPERVISORS
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

RE: ANNUAL REPORT OF THE HOUSING ADVISORY COMMISSION

Dear Members of the Board:

Attached is the 2007 Annual Report of the Housing Advisory Commission. I recommend that the Board accept and file this report and direct the Chairperson to thank the members of the Commission for their efforts on behalf of the County.

Sincerely,

ELLEN PIRIE, Chairperson
Board of Supervisors

EP:pmp
Attachment

cc: Housing Advisory Commission

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COUNTY OF SANTA CRUZ

HOUSING ADVISORY COMMISSION
701 OCEAN ST, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2523 FAX: (831) 454-2131 TDD: **(831) 454-2123**

2007 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 4:00 p.m. to 5:30 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 2007 and their terms of office is included in Table 1 on the following page. At its February 8, 2007 meeting, the Commission elected Commissioner Liz Taylor-Selling as its Chairperson and elected Commissioner Katherine Sweet as its Vice-Chairperson.

District	Commissioner and Office	Date Appointed	Term Expires
First	Katherine Sweet	04/01/97	04/01/09
First	Michael Guth	12/02	04/01/09
Second	Sheri Damon	10/07/03	04/01/09
Second	Anthony J. "Bud" Carney	09/14/04	04/01/09
Third	Adeline Davis	11/01/05	04/01/11
Third	Owen Lawlor	06/06/07	04/01/11
Fourth	VACANT		
Fourth	Carl Sprague/VACANT	03/25/99	04/01/07
Fifth	Jay Averill	08/07/01	Resigned 04/07
Fifth	Don Dietrich	08/28/07	04/01/09
Fifth	Liz Taylor-Selling	09/13/05	04/01/09

IV. Attendance

Attendance at Commission meetings during 2007 is shown in the following table.

Member	Jan	Feb	Mar*	Apr*	May	Jun*	Jul	Aug	Sep	Oct*	Nov*	Dec
Sweet	P	P	P	P	C	P	C	C	P	P	P	P
Guth	A	A	P	E	C	P	C	C	P	P	P	P
Damon	A	P	A	P	C	E	C	C	P	E	E	E
Carney	P	P	E	P	C	P	C	C	P	E	P	P
Davis	P	P	E	P	C	P	C	C	A	E	E	P
Lawlor	NS	NS	NS	NS	NS	NS	C	C	P	E	P	P
Sprague	P	P	P	NS	NS	NS	NS	NS	NS	NS	NS	NS
Averill	A	A	A	NS	NS	NS	NS	NS	NS	NS	NS	NS
Dietrich	NS	NS	NS	NS	NS	NS	NS	NS	E	P	P	P
Taylor-Selling	P	P	P	P	C	P	C	C	P	P	P	P

P: Present A: Absent E: Excused NS: Not Serving C: Meeting Cancelled

V. Commission Staff

Carlos Landaverry, Housing Planner in the Planning Department of the County of Santa Cruz, served as Secretary to the Commission in 2007.

VI. 2007 Goals

In 2007, the Housing Advisory Commission focused on the following main areas of activity:

- Providing input to and oversight of County housing policies;

- 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 2007, 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 reviewed the Housing Element and selected certain portions for further discussion, including analysis of designation of 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.

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 reviewed the County's Measure J Program and the Affordable Housing Guidelines and made recommendations to staff regarding modifications to the County's Measure J Program and the Affordable Housing Guidelines to help improve program administration.

The Commission reviewed, discussed and approved staff recommendations for changes to the Affordable Housing Guidelines and modifications to the Measure J Program relating to the financing requirements with initial acquisition of Measure J homes, and In-Lieu Fees for rental projects.

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 proposed affordable housing sites in the new rezoning plan in the 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 proposed amendments to the General Plan and the Affordable Housing Ordinance, including the new rezoning plan in the Housing Element.

VII. Future Goals: Year 2008 Work Program

The Housing Advisory Commission approved and adopted the 2008 Work Program on January 9, 2008.

VIII. Approval

The Housing Advisory Commission approved and adopted the HAC 2007 Annual Report on January 9, 2008.

Liz Taylor-Selling, Chairperson

County of Santa Cruz

HOUSING ADVISORY COMMISSION

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

(831) 454-2523 FAX: (831) 454-2131 TDD: (831) 454-2123

HOUSING ADVISORY COMMISSION
2008 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 4:00 p.m. to 5:30 p.m. on the first Wednesday of each month, or the second Wednesday in case of a holiday. The scheduled meeting dates for 2008 are as follows:

January 9,2008	May 7,2008	September 3,2008
February 6,2008	June 4,2008	October 1,2008
March 5,2008	July – Summer recess	November 5,2008
April 2, 2008	August – Summer recess	December 3,2008

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 2008

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

1. Providing input to and oversight of county housing policies, and the Affordable Housing Program, and keep informed of major housing projects and related activities;

2. Keeping informed of housing legislation and receiving information affecting housing in the County;

3. Facilitating required public participation related to funding applications for housing programs and policies, as appropriate;

4. Follow through on HAC's role in implementing the Housing Element and its programs.

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

I - 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 plans to make recommendations to expand financial options to seniors, first time homebuyers, and home ownership programs.

- The Commission will request information and presentations from homeless service providers regarding their programs and their effectiveness.

- The Commission will be informed by Planning staff regarding foreclosures and mortgage default issues in the County, and any programs available to members of the community to relief mortgage defaults, and the impact on rental housing.

- 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, the Commission plans to invite speakers from various housing organizations, public agencies, and others 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, to conduct public hearings on proposed County housing legislation and plans, 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 certain policies and programs. The Commission will prioritize the policies and programs and will make recommendations regarding their implementation.

IV. Approval

The Housing Advisory Commission approved and adopted this 2008 Work Program on January 9,2008.

Liz Taylor-Selling, Chairperson