



Santa Cruz County Commission on Disabilities

701 Ocean Street, Room 510, Santa Cruz, CA 95060
P: (831) 454-2772 F: (831) 454-2411 TTY/TDD 711
commissions@santacruzcountyca.gov
www.scccod.net

Notice of Public Meeting and Agenda

DATE: Thursday, August 14, 2025
TIME: 12:30 PM to 2:00 PM
LOCATION: Santa Cruz County Building, Coastlines Conference Room
701 Ocean Street, Santa Cruz, CA 95060

****As a courtesy to those who are affected, kindly attend the meeting *scent-free* and *smoke-free*.****

AGENDA

1. Call to Order/Roll Call
2. Agenda Review
3. Approve *June 12, 2025 Minutes*
4. Public Comment: *Any person may address the Commission for a period not to exceed three minutes on any issue within the jurisdiction of the Commission.*
5. New/Continuing Business/Action Items:
 - 5.1. 2025 Kudos Debrief and Follow Up
 - 5.2. Santa Cruz City Affordable Housing Measures
6. Commission Reports
 - 6.1. Cabrillo College Accessibility Center Advisory Committee Report – Gutierrez Baeza
 - 6.2. Ad Hoc Collaborative Event Subcommittee Report
 - 6.3. Ad Hoc Legislative Priorities Subcommittee Report
7. Commission Priority Reports
 - 7.1. Accessibility Awareness Report
 - 7.2. Accessible Recreation Report
 - 7.3. Affordable Accessible Housing Report
 - 7.4. Affordable Accessible Transportation Report
8. Correspondence
9. Staff Report
10. Announcements/Emerging Matters
11. Adjournment

Next Regular Meeting: Thursday, September 11, 2025, from 12:30 – 2:00 PM

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. If you have a disability and require assistance to participate, please contact 454-2772 or TDD/711 at least 72 hours in advance to make arrangements.



Santa Cruz County Commission on Disabilities

701 Ocean Street, Room 510, Santa Cruz, CA 95060
P: (831) 454-2772 F: (831) 454-2411 TTY/TDD 711

commissions@santacruzcountyca.gov

www.scccod.net

Meeting Minutes

DATE: Thursday, June 12, 2025
TIME: 12:30 PM to 2:00 PM
LOCATION: Santa Cruz County Building, Fifth Floor – Coastlines Conference Room
701 Ocean Street, Santa Cruz, CA 95060
PRESENT: John Daugherty (1st District), Tymothie Hale (2nd District), Becky Taylor (3rd District),
Richard Gubash (3rd District), Jessica Liddy Hayford (4th District), David Molina (5th
District Co-Chair), Mitali Weiglein (5th District)
EXCUSED: Jonathan Zinnanti (2nd District), Brenda Gutierrez Baeza (4th District Co-Chair)
ABSENT: None
STAFF: Kaite McGrew (Commissions Manager), Tiffany Avila (EEO Officer)
GUESTS: Gina De Martini Kuhns (CEO Analyst) was present.

1. Call to Order/Roll Call

Meeting convened at 12:37 PM.

Commission welcomed Commissioner Weiglein (5th District).

2. Agenda Review

3. Approve May 8, 2025 Minutes

Motion to approve minutes as written

Motion/Second: Molina/Taylor

Motion passed unanimously.

4. Public Comment

5. New/Continuing Business/Action Items:

5.1. Consider 2025 Kudos Nominees

Motion to approve the 2025 Kudos Nominees

Motion/Second: Taylor/Molina

Motion passed unanimously.

Daugherty arrived.

5.2. 2025 Kudos Planning

Commission discussed logistics for the virtual Kudos Awards on Saturday, July 26th.

Commissioners will draft speeches and coordinate with awardees for photos and testimonials. Staff will mail awards, prepare a Crip Camp excerpt, and release publicity materials.

6. Commission Reports

6.1. Cabrillo College Accessibility Center Advisory Committee Report:

Gubash reported that Gutierrez Baeza attended a meeting with updates on the Cabrillo College Cultural Center (including disability culture) and funding challenges for the

Accessibility Center. Gubash will invite Cabrillo's Dean of Equity to a future Commission meeting to discuss disability culture at the Cultural Center.

6.2. Ad Hoc Collaborative Event Subcommittee Update

Commission discussed possibly working with De Martini Kuhns on a project related to the removing barriers to employment for neurodivergent candidates.

Motion to re-establish the Ad Hoc Collaborative Subcommittee to develop a proposal for a collaborative event or project.

Motion/Second: Molina/Gubash

Motion passed unanimously.

Molina appointed Molina, Gutierrez Baeza, and Liddy Hayford to the subcommittee.

6.3. Ad Hoc Kudos Planning Subcommittee Report: No Report

6.4. Ad Hoc Legislative Priorities Subcommittee Report: No Report

7. Commission Priority Reports:

7.1. Accessibility Awareness Priority Report: No Report

7.2. Accessible Recreation Priority Report:

Molina reported attending an *Acing Autism* event that teaches tennis to children with autism. The group will return at the beginning of the school year to host another event with Shared Adventures. Weiglein recommended promoting the event on several Facebook groups for parents of children with autism. Molina expressed concern about the lack of accessible sports included in the County Parks program. Liddy Hayford suggested they might want to promote local events with SARC.

7.3. Affordable Accessible Housing Report

Daugherty reported that Santa Cruz City has two affordable housing measures on the November ballot. Item will be added to the August agenda for discussion on potential advocacy opportunities related to affordable accessible housing.

7.4. Affordable Accessible Transportation Report:

Staff reported connecting with Paracruz to schedule a presentation on the new eligibility procedures for an upcoming meeting.

8. Correspondence: None

9. Staff Report: None

10. Announcements/Emerging Matters:

Molina, in his capacity as Chair of the State's Office of Administrative Hearings Commission activities, reported that the State Commission has expressed concern regarding the extent to which its recommendations are being implemented. Molina noted that he has two meetings remaining before the conclusion of his term. Daugherty shared some concerns about artificial intelligence and potential job losses.

11. Adjournment

Meeting adjourned at 2:05 PM.

Respectfully submitted by:

Kaite McGrew, *Commissions Manager*

[Background](#) [FAQs](#) [News](#)[Endorsements](#)[English](#) [DON/](#)[Get Involved](#)

PRESS RELEASE: WORKFORCE HOUSING AFFORDABILITY ACT ADVOCATES LAUNCH SIGNATURE-GATHERING EFFORT FOR CITY OF SANTA CRUZ BALLOT INITIATIVE

Jan 16

Measure aims to increase the supply of workforce housing, prevent evictions, preserve senior housing, establish shelters and gain new access to state and federal housing funds

SANTA CRUZ, Calif. — Responding to the ongoing and acute housing crisis in Santa Cruz, a broad coalition of local housing, education, labor and business advocates and leaders convened by nonprofit Housing Santa Cruz County today launched the signature-gathering effort for the Workforce Housing Affordability Act, a measure planned for the November 2025 ballot in the city of Santa Cruz. The Workforce Housing Affordability Act will deliver needed community benefits, including:

- Investment to construct new homes for lower-income workers, especially downtown and in transit-rich areas in the city of Santa Cruz.
- Funding to prevent evictions, preserve senior housing and establish housing-focused shelters.
- Greater access to state and federal workforce housing and supportive housing funds.
- Reduction in vehicle miles traveled by workers by locating housing closer to jobs, which helps reduce production of greenhouse gases by motor vehicles – the leading contributor to climate change in Santa Cruz County.

The measure will raise approximately \$5 million annually for a period of 20 years through an innovative hybrid tax model that includes a real estate transfer tax that will apply to property sales of \$1.8 million or more, and a modest parcel tax.

Funds raised by the measure will be managed through the City of Santa Cruz's Affordable Housing Trust Fund, which has an outstanding track record of creating and preserving housing for Santa Cruz residents who have a lower-than-average income. In the past five years, the fund has helped create approximately 400 affordable apartments.

Speakers at the launch event included:

- Fred Keeley, Santa Cruz Mayor
- Elaine Johnson, Executive Director, Housing Santa Cruz County
- Kyle Kelley, Trustee, Santa Cruz City Schools
- Barbara Meister, COPA
- Marv Christie, Owner/President, Anderson Christie Real Estate
- Elizabeth Madrigal, Policy Manager, Midpen Housing
- Liam McLaughlin, Lead Organizer, SEIU 521
- Jorian Wilkins, Executive Director, Downtown Association of Santa Cruz

ADDITIONAL BACKGROUND

The parcel tax will be \$96 per parcel annually (\$8 per month) in the city of Santa Cruz.

The real property transfer tax will apply to transaction prices of \$1.8 million or more:

- 0.5% tax will apply to the price paid over \$1.8 million, but less than \$2.5 million
- 1% tax will apply for the price paid over \$2.5 million, but less than \$3.5 million
- 1.5% tax will apply for the price paid over \$3.5 million, but less than \$4.5 million
- 2% tax would apply for the value paid over \$4.5 million, subject to a cap of \$200,000
- Annually, the thresholds will be increased by the change in the consumer price index for the prior year

Nearly 90% of revenue will be allocated to affordable housing projects and programs, with 10% to be allocated to programs and facilities to prevent and address homelessness.

Revenue from the real estate transfer tax will represent approximately two-thirds of funds raised, with the remainder coming from the parcel tax.

The Workforce Housing Affordability Act will include parcel tax exemptions for seniors and low-income homeowners, as well as real estate transfer tax exemptions for families transferring ownership of property within an immediate family.

Learn more at www.workforcehousingnow.net.

###

SANTA CRUZ SENTINEL:

< **SIGNATURE-GATHERING CAMPAIGN LAUNCHES FOR SANTA CRUZ WORKFORCE HOUSING INITIATIVE**



CONTACT US

PO Box 84
Santa Cruz, CA 95063

team@workforcehousingnow.net



Yes to Affordable Housing FPPC # 1477413



A PROPOSED AMENDMENT TO THE CITY OF SANTA CRUZ MUNICIPAL CODE ENACTING “THE CITY OF SANTA CRUZ WORKFORCE HOUSING AFFORDABILITY ACT OF 2025” SUPPORTED BY A NEW 20-YEAR PARCEL TAX AND REAL PROPERTY TRANSFER TAX

This measure would amend the City of Santa Cruz Municipal Code to add Chapter 3.34, “The City of Santa Cruz Workforce Housing Affordability Act of 2025” and would authorize two new special taxes, a parcel tax and a real property transfer tax, to fund it for twenty years before expiring. The use of revenue from both taxes would be restricted to the purposes specified in the measure, which include the following:

- 87% for affordable housing programs and projects;
- 10% for programs and facilities to address and prevent homelessness; and
- a maximum of 3% for community oversight, accountability and administrative expenses in implementing the measure.

The proposed parcel tax would be imposed annually upon all parcels of real property in the City in the amount of \$96 per parcel. Exemptions would be available to qualifying low-income households, low-income senior households, affordable housing projects, schools, religious institutions and other entities that are otherwise exempt from property taxes.

The proposed real property transfer tax would be levied on the value of property transferred or sold in excess of \$1.8 million, as follows: A 0.5% tax (\$5/\$1,000) on the price paid in excess of \$1.8 million but less than \$2.5 million; a 1% tax (\$10/\$1,000) on the price paid in excess of \$2.5 million but less than \$3.5 million; a 1.5% tax (\$15/\$1,000) on the price paid in excess of \$3.5 million but less than \$4.5 million; and a 2% tax (\$20/\$1,000) on the price paid in excess of \$4.5 million, subject to a cap of \$200,000. No tax would be imposed on the price paid for property transferred that is under \$1.8 million.

These thresholds would be increased annually by the change in CPI for the prior year. Thus, for example, if the CPI for Fiscal Year 2026-2027 is 3%, then commencing July 1, 2027, the exemption threshold for the tax would increase to \$1,854,000. The \$200,000 transfer tax cap would be adjusted annually by CPI up to 3%.

A variety of real property transactions would be exempt from the proposed tax including, but not limited to transfers: by inter-vivos gift or inheritance; from a public agency to a non-profit corporation; to or from exempt public entities; of marital property; of restricted affordable units; of certain partnership property; made as part of bankruptcy proceedings; and deeds in lieu of foreclosure.

Both taxes imposed by this measure would expire after the 2046-2047 fiscal year, and the City Council would be prohibited from placing a measure on the ballot to increase transfer tax rate or extend the tax while it is in effect.

As a citizen-led special tax measure, passage requires simple majority (50% +1) of voters who cast ballots to pass. A “yes” vote is a vote to approve the taxes; a “no” vote is a vote to reject the taxes.

s/ANTHONY P. CONDOTTI
City Attorney



Santa Cruz County Commission on Disabilities

701 Ocean Street, Room 510, Santa Cruz, CA 95060

P: (831) 454-2772 F: (831) 454-2411 TDD 711

commissions@santacruzcountyca.gov

www.scccod.net

Scheduled Meetings

Unless otherwise specified below, regularly scheduled Commission on Disability meetings are generally held as follows:

DAY: Second (2nd) Thursday*
MONTH: Every month except July and December
TIME: 12:30 PM – 2:00 PM
LOCATION: Santa Cruz County Building, Fifth Floor – Board Chambers or Redwood Room*
701 Ocean Street, Santa Cruz, CA 95060

***Meetings will be held in either of these rooms unless noted otherwise below**

Changes to the schedule, including special meetings, changes of location, or meeting cancellations, will be listed on the website at www.scccod.net as soon as information becomes available.

2025 MEETING DATES		
DATE	TIME	LOCATION
January 9, 2025	12:30 – 2:00 PM	Redwood Room
February 13, 2025	12:30 – 2:00 PM	Redwood Room
March 13, 2025	12:30 – 2:00 PM	Coastlines Room
April 10, 2025	12:30 – 2:00 PM	Coastlines Room
May 8, 2025	12:30 – 2:00 PM	Coastlines Room
June 12, 2025	12:30 – 2:00 PM	Coastlines Room
August 14, 2025	12:30 – 2:00 PM	Coastlines Room
September 11, 2025	12:30 – 2:00 PM	Coastlines Room
October 9, 2025	12:30 – 2:00 PM	Coastlines Room
November 13, 2025	12:30 – 2:00 PM	Coastlines Room

Public Participation

- Please check the meeting agenda to learn details about how to participate in the commission meeting.
- If you need special accommodations, please call 454-2935 or TDD: 711 (California Relay Service) at least 48 hours before the meeting.