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# Growth limit will cut housing starts

The practical result of the adoption of a 2.2 percent overall growth rate in Santa Cruz County's unincorporated areas will be a drop of about 30 percent in the construction of individual housing units next year.

The county planning staff has estimated that 1,300 permits for individual housing units will have been issued in 1978 when the year is over. If the supervisors decide to use the issuance of building permits as the mechanism to control the growth rate — a near certainty — there will be only 950 such permits issued next year.

Not only that, under the terms of measure J, 15 percent of all new housing units built "must be capable of purchase" by average and below average income persons. Assuming that all 950 units will be built, that means that 140 of them must be for averaged or below average income families.

Measure J is silent, however, on how this is to be accomplished and the supervisors made it clear last night they consider it a problem of formidable proportions. In the words of Supervisor Pat Liberty: "The biggest problem we have is to find a way to build low and moderate income housing."

But Mrs. Liberty was certain of one thing: "I don't believe in government doing it."

The San Lorenzo Valley supervisor was highly critical of the report of the Housing Task Force appointed by the board to come up with recommendations on how to meet Measure J's housing mandate. The task force's report, in fact, was not so much a recommendation as it was a list of alternative ways in which the county could meet the 15 percent quota.

Mrs. Liberty didn't like any of the alternatives because she felt they ignored the possibility that private contractors could provide the necessary low income housing if given the proper encouragement. Among the alternatives contained in the task force report were a land acquisition program by the county, the establishing of a Housing Development Fund and the collection of "in lieu fees" from developers who didn't build low income housing.

"I don't want (the county) to become a loan company and a construction company and a collection agency for fees," she said.

The other supervisors agreed that the best solution would be to let private builders meet the 15 percent quota, but they questioned whether it could be done

without subsidies or other public assistance.

In the end the board instructed the planning staff to meet with a committee of private contractors to see what might be worked out with them, as well as to devise methods of implementing the suggestions in the task force report if any of them become necessary.

Just when the decisions made by the board last night become effective is not clear.

Planning staffer Chris Schenk said that the County Counsel's office had ruled that Measure J's regulations should take effect on Jan. 15. But the planning staff has informed the board that it would probably not be possible to have the mechanisms to implement the growth management system operative before March.

Consequently, the planning staff suggested the board adopt a policy that any building permit applicants as of Jan. 15 be in "substantial compliance" with the regulations adopted by the board, even though the machinery for enforcement might not be in place until March 1. The board has so far not acted on the proposal, although Supervisor Gary Patton has suggested that a

moratorium on issuance of any permits be placed in effect from Jan. 15 to March 1.

The supervisors also accepted the recommendations of the

Agricultural Task Force last night as to how to meet Measure J's mandate on preserving agricultural land, but delayed until next week action on other portions of the growth management system.



## HEALTH

Lawrence E. Lamb, M.D.

### Carbon monoxide poisoning

DEAR DR. LAMB — I would like to know about carbon monoxide. Recently I rode in a car that had an odor from the exhaust. When I got out of the car, I had trouble walking. I was dizzy and my throat, lungs and nose burned. I was real weak. I called my doctor and he said I shouldn't ride in a car like that. It needed fixing to be safe.

I would like to know what carbon monoxide does to the body. Does the body repair the damage or whatever happens to it? How many days or how much time does it take to repair if it does? What condition can one expect as the side effects from this? I don't seem to feel up to par yet.

DEAR READER — That bad odor you are describing didn't come from carbon monoxide. Actually, carbon monoxide is an odorless, colorless gas. Of course, it can

I in severity. The tendency towards fainting may progress to frank unconsciousness.

If it's mild and relieved quickly, it may not cause any permanent damage. If it's severe, meaning that the person has lost consciousness, or is in a shock-like state, then the longer this persists, the more likely it is that a person will have some brain damage. This is not likely to occur in people who have mild exposure to carbon monoxide for short periods of time that do not produce actual fainting.

If a person breathes room air, he would clear about 50 percent of the carbon monoxide within four to five hours. If he breathes 100 percent oxygen, he will clear the same amount in less than two hours. When the equipment is available and oxygen is