

**CITY OF HEALDSBURG
COMMUNITY HOUSING COMMITTEE
REGULAR MEETING AGENDA**

City Council Chambers
401 Grove Street, Healdsburg, CA 95448
Phone: 431-3317

Date: December 12, 2016
Time: 6:00 P.M.
Date Posted: December 9, 2016

1. Call Meeting to Order
2. Roll Call
3. Approval of December 12, 2016 Agenda
4. Approval of November 1, 2016 Special Meeting Minutes
5. **PUBLIC COMMENTS ON NON-AGENDA MATTERS**

This time is set aside to receive comments from the public regarding matters of general interest not on the agenda, but related to the Community Housing Committee. Pursuant to the Brown Act, however, the Committee cannot consider any issues or take action on any requests during this comment period. Speakers are encouraged to limit their comments to 3 minutes maximum so that all speakers have an opportunity to address the Committee. Members of the audience desiring to address the Committee please walk to the public speaker podium and, after receiving recognition from the Chair, please state your name and make your comments.

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

- a. Report out of housing related election results and update on Committee work plan

8. **DISCUSSION REGARDING CORRESPONDENCE FROM COMMITTEE MEMBERS**

9. **ADJOURNMENT**

SB 343 - DOCUMENTS RELATED TO OPEN SESSION AGENDAS: *Any writings or documents provided to a majority of the Community Housing Committee regarding any item on this agenda after the posting of this agenda and not otherwise exempt from disclosure, will be made available for public review in the City Clerk's Office located at City Hall, 401 Grove Street, Healdsburg, during normal business hours. If supplemental materials are made available to the members of the Community Housing Committee at the meeting, a copy will be available for public review at the City Hall Council Chamber, 401 Grove Street, Healdsburg, CA 95448.*

These writings will be made available in appropriate alternative formats upon request by a person with a disability, as required by the Americans with Disabilities Act.

DISABLED ACCOMMODATIONS: *The City of Healdsburg will make reasonable accommodations for persons having special needs due to disabilities. Please contact Maria Curiel, City Clerk, at Healdsburg City Hall, 401 Grove Street, Healdsburg, California, 431-3317, at least 72 hours prior to the meeting, to ensure the necessary accommodations are made.*



**Community Housing Committee
Special Meeting Minutes
November 1, 2016
6:00 pm**

Present Committee Members: Vice-Chair Burg, Chambers, Civian, Lickey, Madarus, Whisney and Chairperson Worden

Absent Committee Members: Abramson and Mansell

CALLED TO ORDER

Chairperson Worden called to order the regular meeting of the Community Housing Committee of the City of Healdsburg at **6:04 p.m.**

APPROVAL OF AGENDA

Committee Member Chambers made a motion, seconded by Vice-Chair Burg, to approve the November 1, 2016 special meeting agenda as submitted. The motion carried on a unanimous voice vote with Committee Members Abramson and Mansell noted as absent. (Ayes 7, Noes 0, Absent – Abramson and Mansell)

APPROVAL OF MINUTES

Committee Member Civian, seconded by Committee Member Lickey, made a motion to approve the July 11, 2016 regular meeting minutes as submitted. The motion carried on a unanimous voice vote with Committee Members Abramson and Mansell noted as absent. (Ayes 7, Noes 0, Absent – Abramson and Mansell)

PUBLIC COMMENT

Michael Miller – Opined on historical districts in relation to the design guidelines update.

OLD BUSINESS

None.

APPOINTING A CHAIR AND VICE-CHAIR

On a motion by Committee member Civian, seconded by Committee member Chambers, nominated Jon Worden to continue as Chair for an additional term. On a motion by Committee member Chambers, seconded by Committee member Lickey, nominated Richard Burg to continue as Vice-Chair for an additional term. The motions carried on a unanimous voice vote with Committee Members Abramson and Mansell noted as absent. (Ayes 7, Noes 0, Absent – Abramson and Mansell)



WINTER AND COMPANY – DESIGN GUIDELINES UPDATE

Jon Worden introduced Nore Winter and Brad Johnson from Winter and Company. Nore Winter gave background information on Winter and Company, including different cities they have worked in.

Brad Johnson, Winter and Company, gave a presentation on the Design Guidelines Update objectives, the project overview, the approach they are going to take, and the design issues they will be addressing.

Discussion ensued amongst the Committee about accessory dwelling units as they relate to updating the design guidelines, community participation, the unique challenges of working in a city like Healdsburg, the intersection of the Zoning Ordinance and design guidelines, the design guidelines relative to the Housing Action Plan and the challenges of the existing design guidelines. Further discussion ensued about explaining the current design guidelines to the public at outreach events.

Chair Worden opened up the discussion for public comment.

Michael Miller – Inquired if the consultant will be looking at Historical Districts specifically when updating the design guidelines.

Phil Luks – Reiterated the idea of explaining previous design guidelines to the public and looking at hill side development.

John Diniakos – Opined on community member participation in the staff working process and what the education process for the community would be on design guidelines.

Chair Worden closed the public comment portion of the meeting.

Further discussion ensued among the Committee about the number of neighborhood characters the consultants have identified thus far, how there are a mix of characteristics within each neighborhood, and the opportunities for the public to participate through different forms of media and communication.

DISCUSSION REGARDING CORRESPONDENCE FROM COMMITTEE MEMBERS

None.



ADJOURNMENT

There being no other Community Housing Committee business to discuss the meeting was adjourned at approximately **7:10 p.m.**

APPROVED:

ATTEST:

Jon Worden, Chair

Karen Massey, Community Housing &
Development Director



**CITY OF HEALDSBURG
COMMUNITY HOUSING COMMITTEE
STAFF REPORT**

AGENDA ITEM: Report out of housing related election results and update on Committee work plan

MEETING DATE: December 12, 2016

PREPARED BY: Karen Massey, Community Housing & Development Director

REQUESTED ACTION: Receive presentation from Staff

SUMMARY:

On November 8th, voters considered two local housing initiatives: Measure R and Measure S. In December the City received the official election results from the Sonoma County Elections Office. Measure R, the initiative to amend the Growth Management Ordinance, failed with 59.3% voting no and 40.7% voting yes. Measure S, the initiative to increase the transient occupancy tax by 2% to fund affordable housing services and programs, passed with 68.4% voting yes and 31.6% voting no. The City Council will certify the final election results at the December 19th Council meeting.

In advance of the election, the City prepared a Housing Action Plan which is a strategic plan for creating more affordable and diverse housing in Healdsburg over the next six years. Implementation of the Housing Action Plan was tied to the successful passage of Measure R with an effective date of January 1, 2017. The Housing Action Plan includes several recommendations that were tied to the two housing initiatives voters considered in November.

While much of the Housing Action Plan remains relevant, in light of the election results, the Housing Action Plan needs to be revised to reflect the current Growth Management Ordinance staying in place. In addition, the Housing Action Plan also makes recommendations regarding revisions to the Inclusionary Housing Ordinance which will also need to be reconsidered to reflect current conditions. Finally, the Plan includes a recommendation to evaluate the City's Accessory (Secondary) Dwelling Unit (ADU) Ordinance and adopt revisions needed to accelerate construction of additional ADUs. The Planning and Building Department is currently in the process of revising the ADU Ordinance to reflect recent changes in State law which become effective January 1st; however, the City may wish to consider other local revisions in order to further encourage ADUs.

Beginning in January, the focus of the Committee will be to revise the Housing Action Plan for recommendation to the City Council, recommend revisions to the Inclusionary Housing Ordinance and recommend further local revisions to the ADU Ordinance.