



Community Housing Committee
Regular Meeting Minutes
January 11, 2016
6:00 pm

Present Committee Members: Abramson, Burg, Butler, Chambers, Civian, Lickey, Madarus, Mansell and Chairperson Worden

Absent Committee Members: None

CALLED TO ORDER

Chairperson Worden called to order the regular meeting of the Community Housing Committee of the City of Healdsburg at **6:01 p.m.**

INTRODUCTION OF NEW COMMITTEE MEMBERS

Chairperson Worden introduced the two new Community Housing Committee Members; Councilmembers Brigette Mansell and Tom Chambers.

ELECTION OF VICE-CHAIRPERSON

Chairperson Worden gave an overview on the process to elect a Vice-Chairperson. Committee Member Abramson made a motion, seconded by Committee Member Butler, to nominate Richard Burg as Vice Chair. The motion carried on a unanimous voice vote. (Ayes 9, Noes, 0, Absent – None)

APPROVAL OF AGENDA

Committee Member Civian made a motion, seconded by Committee Member Lickey, to approve the January 11, 2016 meeting agenda as submitted. The motion carried on a unanimous voice vote. (Ayes 9, Noes 0, Absent – None)

APPROVAL OF MINUTES

Committee Member Civian, seconded by Committee Member Lickey, made a motion to approve the December 10, 2015 regular meeting minutes as submitted. The motion carried on a voice vote. (Ayes 7, Noes 0, Absent – None, Abstentions – 2)

PUBLIC COMMENTS ON NON-AGENDA MATTERS

Michael Miller- Commented on different mechanisms and case studies done on subsidizing affordable housing.



OLD BUSINESS

None.

UPDATE ON THE CITY'S HOUSING PROGRAMS

Community Housing and Development Director Massey gave an update on the City's current housing programs including rent stabilization programs, transitional housing services, and affordable housing projects in the City. Director Massey also described the City's partnerships with experienced housing service providers including North Sonoma County Services, Fair Housing Sonoma County, Housing Land Trust of Sonoma County, and Community on the Shelterless. Director Massey described the City's housing program accomplishments to date as well as new programs the City is currently working to put in place.

Discussion ensued among Committee members about density, land use, and the maximum allowed units on the properties purchased with Redevelopment funds.

Chair Worden called for public comments.

Member of the public – Inquired about the process to identify developers for each property.

Director Massey described the request for qualifications process to identify developers.

Discussion ensued among Committee members about the services provided by North Sonoma County Services; criteria to qualify for services they provide, how the community finds out about the services; and the length of stay at the Victory apartments.

Jim Winston- Inquired about what the area median income would be for the Dry Creek property.

Director Massey stated the property was purchased with Redevelopment funds and therefore would be developed for low and moderate housing.

WORK SESSION TOPICS

Jim Heid, Urban Green, gave a presentation on work completed to date on the Growth Management Ordinance (GMO) amendments and outlined the preliminary timeline and process for completion of the Housing Action Plan, including public outreach opportunities. Mr. Heid facilitated a discussion of the proposed vision, goals and metrics to be included in the Plan.

Discussion ensued among Committee members about the policies and procedures for the Housing Action Plan, the timeline for preparation of the Plan, the vision statement, and the goals to be included in the Housing Action Plan.



Mr. Heid facilitated an exercise with the Committee Members and the public regarding the goals for the Plan.

Discussion ensued amongst the Committee Members and the public about the Housing Action Plan, including a discussion about density, Walk Score, types of housing, and zoning. It was requested that the number of units that could be built in Healdsburg be provided to cross check the number of units being proposed by the Committee.

The discussion concluded with a review of the next steps to be completed at the February meeting.

CORRESPONDENCE FROM COMMITTEE MEMBERS

Chair Worden distributed a handout from Warren Watkins to the Committee.

Discussion ensued about Committee Member Burg’s correspondence regarding the Growth Management Ordinance survey.

ADJOURNMENT

There being no other Community Housing Committee business to discuss the meeting was adjourned at approximately **7:57 p.m.**

APPROVED:

ATTEST:

Jon Worden, Chair

Karen Massey, Community Housing &
Development Director