



**Community Housing Committee
Regular Meeting Minutes
February 8, 2016
6:00 pm**

Present Committee Members: Abramson, Vice Chair Burg, 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 **6:07 p.m.**

APPROVAL OF AGENDA

Vice Chair Burg made a motion, seconded by Committee Member Chambers, to approve the February 8, 2016 meeting agenda as submitted. The motion carried on a unanimous voice vote. (Ayes 8, Noes 0, Absent – None)

APPROVAL OF MINUTES

Committee Member Civian, seconded by Committee Member Lickey, made a motion to approve the January 11, 2016 regular meeting minutes as submitted. The motion carried on a voice vote. (Ayes 8, Noes 0, Absent – None)

PUBLIC COMMENTS ON NON-AGENDA MATTERS

John Diniakos - Commented on the robust granny unit program the City of Santa Cruz has; and opined that the City of Healdsburg should also consider a robust granny unit program.

Pam Wunderlich – Opined that the City consider a contest between developers to come up with a plan for affordable housing in Healdsburg.

Laura Tietz – Commented on the number of tasting rooms downtown, and opined that the small town feel should be kept intact.

Ben Forrest – Commented on the low income housing application process and opined that there should be ways for people who live in the community to be able to continue to live and work in the community.

OLD BUSINESS

None.



UPDATE ON THE PUBLIC OPINION POLL

Community Housing and Development Director Massey gave a summary update on the highlights of the Public Opinion Poll of Healdsburg residents regarding amendments to the existing Growth Management Ordinance (GMO). Director Massey discussed how the survey was conducted and summarized the results of the survey.

Director Massey noted after receiving public comments on the survey results, the City Council directed the proposed GMO amendments be returned to the Committee for further discussion and a recommendation on how future allocations might be divided and included in the ballot measure language.

Discussion ensued amongst Committee Members about the further direction provided by Council. Individual Committee Members expressed their ideas about putting a cap on the ballot language.

Chair Worden opened up the discussion for public comment.

Jim Winston – Spoke in favor of adding numbers or percentages in the ballot language; he opined that the Public Opinion Poll was misleading in some ways.

Warren Watkins – Commented on the survey, the confusion surrounding the word affordable, and the percentages and numbers in regards to the missing middle.

Michael Miller – Opined there are a lot of people who do not want to see the original GMO changed. He inquired about 80-120% of the area median income being exempt from the GMO.

In response to the comments above; discussion further ensued amongst Committee Members about what is the definition of affordable housing, the missing middle as well as the types of projects that are considered affordable.

Member of the public – Opined that there is a need for market rate housing to offset the cost of affordable housing and inclusionary housing.

John Diniakos – Commented on the survey and the confidence level it puts back on the citizens to vote.

Jim Winston – Stated Healdsburg Citizens for Responsible Growth strongly supports the allocations be divided with 60% dedication for the missing middle and 40% for market rate housing; he commented on granny units and allocation numbers.



In response to Jim Winston; Chair Worden explained how granny units are defined under state law and how they are utilized for affordable housing.

Merrilyn Joyce – Opined about granny units, how they will correlate with the Housing Action Plan and affordable units.

Robert Nuese – Commented on the cost of affordable housing to the City and the funding the City could provide to build affordable housing.

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 income limits would be for the Dry Creek property.

After discussion, it was the Committee's consensus to add percentages to the ballot language.

WORK SESSION TOPICS

Jim Heid, Urban Green, gave a presentation on work completed to date, outlined the timeline and process for completion of the Housing Action Plan, including public outreach opportunities.

Mr. Heid further discussed what the goals and objectives are for the Housing Action Plan, the homework assignment the Committee Members were asked to complete, and introduced how the breakout session would work, what the breakout session the Committee would be completing consisted of, and invited the public to join in with the Committee on the breakout session.

Discussion ensued amongst the Committee Members about questions surrounding the homework assignment, the Housing Action Plan Objectives breakout session, and the developer forum.

The Committee Recessed to the Work Session at **7:45 p.m.**

The Committee Reconvened to the Regular Meeting at **8:52 p.m.**

Discussion ensued about the results of the breakout session and the Saggio Hills project. Further discussion ensued on the Housing Action Plan Public Outreach Schedule.

DISCUSSION REGARDING CORRESPONDENCE FROM COMMITTEE MEMBERS

None.



ADJOURNMENT

There being no other Community Housing Committee business to discuss the meeting was adjourned at approximately **9:07 p.m.**

APPROVED:

ATTEST:

Jon Worden, Chair

Karen Massey, Community Housing &
Development Director