



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

Present Committee Members: Abramson, Vice Chair Burg, Chambers, Civian, Lickey, Madarus, Mansell, Whisney 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 **6:00 p.m.**

**APPROVAL OF AGENDA**

Committee Member Chambers made a motion, seconded by Committee Member Lickey, to approve the April 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 Chambers, seconded by Committee Member Lickey, made a motion to approve the March 14, 2016 regular meeting minutes as submitted. The motion carried on a voice vote. (Ayes 9, Noes 0, Absent – None)

**PUBLIC COMMENTS ON NON-AGENDA MATTERS**

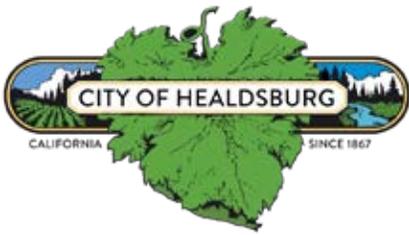
Pamela Wunderlich – Opined that the Developer Forum did not offer any new information and it lacked creativity. She further opined about the tiny house movement and suggested the need for a contest to create a tiny house village in Healdsburg.

**OLD BUSINESS**

Jim Heid, UrbanGreen, gave background information on the Growth Management Ordinance discussion to date; the current projects that are in the pipeline and their impact on future allocations. Mr. Heid also discussed the key takeaways from the Developer Forum.

Discussion ensued amongst the Committee Members about the Developer Forum, each of the Committee Members key takeaways and more information from the Developer Forum they would like to hear more about. Chairperson Worden addressed some of the key takeaways the Committee members had about the forum and discussion ensued about tiny homes, the movement, and the land required to build tiny homes.

Chair Worden opened up the discussion on the Developer Forum for public comment.



John Diniakos – Opined he would like to see two nights dedicated to creativity to really give the creative process its due diligence.

Merrilyn Joyce – Opined on the Developer Forum and how the financial representative seemed to be redeeming deed restrictions at the end of the forum; she further opined that more information about deed restrictions would have been helpful.

Jim Winston – Opined that the City needs to cater to local, small developers, stay away from national developers; he further opined that his vision for Healdsburg is apartments with smaller units and higher density scattered around town.

Scott Schadlich – Gave background information on his history with the City and his role in the Nu forest site. He opined on who purchased the Nu forest site and gave a scenario as to what could possibly be built on the Nu forest site. He further opined on the ballot language and what he thought the Housing Committee should recommend.

Warren Watkins – Opined on the Developer Forum as a business as usual mentality, he further opined about in-lieu fees, secondary dwelling units, spreading out units over different properties, and selling units quickly in Healdsburg as an advantage to developers.

Pam Wunderlich – Inquired about how many city owned properties there are that might be available for creative housing solutions.

In response to Ms. Wunderlich’s comment, staff informed her how many city owned properties there are.

David Hagele – Opined on the Developer Forum stating the local preference was an important takeaway. He further opined that the Nu Forest site is an opportunity to shape the future of Healdsburg.

John Diniakos – Suggested the City purchase some lots at Nu Forest and make the developer comply with a more responsible solution and finding a way for it to benefit the town.

In response to Mr. Diniakos comment, Chair Worden explained how the Growth Management Ordinance (GMO) currently operates in regards to developing Nu Forest and if the GMO were opened up; it leaves more room for negotiating with the Developer of the Nu Forest property.

Richard Burg – Explained the local preference option that was used in different locations around town; and how the City is familiar with the idea.

Chair Worden closed the public comment portion of the meeting.



## **GROWTH MANAGEMENT ORDINANCE BALLOT LANGUAGE AMENDMENT**

Jim Heid, Urban Green, gave a brief presentation on the background discussion to date on the GMO options 1-4, he briefly summarized the different options and gave examples for each option.

Discussion ensued among Committee Members and concerns were expressed that the current efforts around refining the GMO are too restrictive, leaving little room for creativity in new housing solutions given the current constraints. The need for a different approach was suggested by Housing Committee member Chambers in order to allow for greater flexibility and creativity to achieve the community's goal of providing more housing that is affordable to the residents of Healdsburg. The suggestion was proposed as a fifth option as follows:

- Amend the GMO to remove the restriction on the number of units allowed per year.
- Increase the Inclusionary Housing Ordinance requirement from the current 15% requirement to a 30% requirement, and tie it to the GMO.
- Require adoption of the Housing Action Plan prior to November, 2016.

Following discussion on Option 5, Committee Members offered the following observations related to the proposal put forth:

- The current GMO is too constrained and efforts to refine it leave little room for the type of creativity needed to solve the housing challenge.
- The current GMO precludes multi-family housing units and does not provide for a range of product types to meet the needs of all incomes and ages.
- The small size of parcels available for residential development in the City combined with the existing Urban Growth Boundary limit future growth.
- The Housing Action Plan documents the community's values and offers the flexibility and creativity to shape desired outcomes and will act as the tool to direct new development and the types of products the community wants to see, to achieve community identified housing goals.
- Greater flexibility is needed to allow projects to be built at an appropriate scale and provide greater housing options including multi-family rental projects to balance our housing choices and achieve the community's desired housing goals.
- Revising the Inclusionary Housing Ordinance will provide more affordable housing to be constructed for each new market rate house constructed.
- Update the City's Design Guidelines to help ensure new projects and proposals coming forward maintain the existing character and feel of the City. The qualitative aspects of the community's character (shape, scale, feel, etc.) should be defined and protected by updating the City's adopted Design Guidelines.



Chair Worden called for a short break in the meeting at 8:20 p.m.

Chair Worden reconvened the meeting at 8:30 p.m. and opened up the discussion for public comment.

Jim Winston – Opined on who purchased the Nu Forest site, and what the potential plans are that the developer may have and the fifth option to the GMO amendment. He further opined on why the GMO was created originally.

Phil Lux – Commented on the previous GMO amendment that was pulled off the ballot by Council a couple of years ago, the Housing Action Plan and opined that the committee should get something on the ballot to be voted on.

In response to Mr. Winston's comments, Chair Worden opined that there be controls that shape the growth in our community.

David Hagele – Opined that option five is a bold statement that could put the people who live here in houses and that the community should be given the chance to vote.

Ken Munson – Opined on secondary dwelling units and the fees surrounding developing secondary dwelling units, he further commented on providing some incentives to help homeowners develop those properties.

John Diniakos – Commented on the City of Santa Cruz and the secondary dwelling unit Ordinance.

Chair Worden closed the public comment portion of the meeting.

Discussion further ensued about the CEQA process, the timing for taking a vote on the ballot language, the inclusionary housing percentage requirement, and the Housing Action Plan deadline for completion.

On a motion by Committee Member Civian, seconded by Committee Member Lickey, the Committee recommended the GMO be amended as follows: 1) remove the restriction on the number of units allowed per year 2) increase the Inclusionary Housing Ordinance requirement from the current 15% requirement to a 30% requirement, and tie it to the GMO and 3) require adoption of the Housing Action Plan prior to November, 2016 with the supporting recommendation that the City Council move quickly to revise the current design review guidelines. The motion carried on a roll call vote with Committee Members Abramson and Mansell dissenting. (Ayes 7, Noes – Abramson and Mansell, Absent – None)



**NEW BUSINESS**

None.

**DISCUSSION REGARDING CORRESPONDENCE FROM COMMITTEE MEMBERS**

None.

**ADJOURNMENT**

There being no other Community Housing Committee business to discuss the meeting was adjourned at approximately **8:58 p.m.**

APPROVED:

ATTEST:

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Jon Worden, Chair

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Karen Massey, Community Housing &  
Development Director