



**Community Housing Committee  
Special Meeting Minutes  
May 3, 2016  
6:00 pm**

Present Committee Members: Abramson, Vice Chair Burg, Chambers, Civian, Madarus, Mansell, Whisney and Chairperson Worden

Absent Committee Members: Lickey

**CALLED TO ORDER**

Chairperson Worden called to order the special meeting of the Community Housing Committee of the City of Healdsburg at **6:05 p.m.**

**APPROVAL OF AGENDA**

Committee Member Burg made a motion, seconded by Committee Member Chambers, to approve the May 3, 2016 meeting agenda as submitted. The motion carried on a unanimous voice vote. (Ayes 8, Noes 0, Absent – Lickey)

**APPROVAL OF MINUTES**

Committee Member Civian, seconded by Committee Member Chambers, made a motion to approve the April 11, 2016 regular meeting minutes as revised; to include Committee Member Civian's request that Committee Member Chambers name be added in front of the alternative option presented at the meeting. The motion carried on a voice vote. (Ayes 8, Noes 0, Absent – Lickey)

**OLD BUSINESS**

**HAP2016 VISION STATEMENT**

Jim Heid, UrbanGreen gave an overview of the Housing Action Plan (HAP), defined how the HAP will have 'teeth' and described the process to adjust existing Ordinances to integrate the recommendations of the HAP into existing regulations. .

Community Housing and Development Director Massey introduced Ed Grutzmacher, from the City Attorney's office.

Director Massey gave an overview of the evening's objectives, including a vote on the Vision statement and Actions. Director Massey further gave a presentation on the role and purpose of the HAP, how it works in conjunction with other legislative tools, how amending some of those legislative tools will help get the outcome that is desired and what the actions within the HAP will do. Director Massey discussed what legislative tools are proposed for revisions including the development standards in the Land Use Code, Secondary Dwelling Unit Ordinance, Inclusionary



Housing Ordinance and Design Guidelines. Director Massey discussed the draft framework, recommendations, Core Provisions, table of contents, Vision Statement and Actions of the HAP.

Chair Worden suggested discussing the items in the following order: Vision Statement, actions and Core Provisions.

Chair Worden opened up the discussion to the Committee Members.

Discussion ensued amongst Committee Members about the Vision Statement, what kind of housing Healdsburg needs, the diversity in housing that is lacking in Healdsburg, what the Vision Statement is meant for, different verbiage for the Vision Statement and how the current Vision Statement came to be.

Chair Worden opened up the discussion to the public.

John Diniakos – Opined the Vision Statement lacks diversity, he opined he would add type or price to the Vision Statement.

Holly Hoods – Opined that a new sentence be added in between the two paragraphs about Healdsburg being able to house the workforce that works here in town.

Member of the public – Opined some wording be added to incorporate an organic quality to the Vision Statement.

After discussion, consensus was reached to modify the vision to omit the word different from the second sentence and revise it to state “Individuals at all life stages and all economic levels...”

Committee Member Chambers made a motion, seconded by Committee Member Burg to accept the Vision Statement as revised. The motion carried on a unanimous voice vote. (Ayes 8, Noes 0, Absent – Lickey)

### **CORE PROVISIONS OF THE HOUSING ACTION PLAN**

Committee Members and members of the public discussed and commented individually about the following Core Provisions:

CP-1: Expand the definition of Affordable Housing in the land use code

CP-2: Revise the Inclusionary Housing Ordinance to require 30% affordable housing

CP-3: Expand Affordable Housing Incentives



CP-4: Implement Fee Deferral Program for deed restricted Secondary Dwelling Units

CP-5: Identify a long term funding source for Affordable Housing

CP-6: Establish a transitional governor to direct growth

Merrilyn Joyce – Commented on the Vision Statement, and the HAP and inquired how the HAP will get us to our goal.

Member of the public – Inquired about what lower case letter a and h are versus capital letter a and h in the term affordable housing.

After discussion, the Committee approved each of the Core Provisions in concept.

Chair Worden took a break in the meeting.

### **HAP2016 ACTIONS**

Chair Worden introduced the HAP Actions (aka objectives) and discussed what the Committee needed to accomplish in regards to the six Actions for the evening.

Committee Members discussed and commented individually about the following Actions.

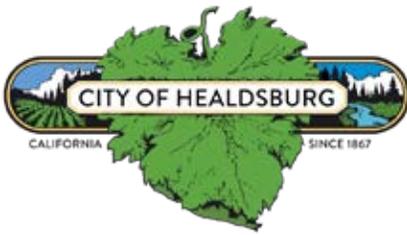
**ACTION 1:** Increase the quantity and quality of deed-restricted Affordable Housing, at all levels, from Extremely Low to Moderate income categories.

**ACTION 2:** Encourage and facilitate private development of secondary dwelling units (SDU's) in order to create additional housing stock that more efficiently uses existing infrastructure, creates opportunities for seniors to 'age in place' and provides housing that is affordable by design.

**ACTION 3:** Develop Middle Income Housing across a range of product types, including multi-family and single family homes, and designed for a range of households including families, individuals and seniors.

**ACTION 4:** Encourage appropriately scaled multi-family, rental units averaging less than 750 square feet.

**ACTION 5:** Encourage development of mixed product types that represent creative density housing types including but not limited to small lot, cottage court, micro-housing, and co-housing.



**ACTION 6:** Address the role and impact of vacant homes on the community's housing stock and neighborhood dynamics.

John Diniakos – Commented on secondary dwelling units and the homeowner being required to live in either the main dwelling or the secondary dwelling.

Holly Hoods- Opined on the word vacant and how she understood the use of the word in the sentence, she further opined on who lives in second homes.

Member of the Public – Opined on the importance of addressing second homes, and what potential housing is out in the community.

Discussion ensued about the appropriate unit size to be included in Action 4 and the purpose and potential outcomes that might result from Action 6.

Further discussion was held about the term Vacant vs. Second Homes. After some discussion it was agreed that Vacant housing is the issue as it creates 'dark' neighborhoods, more so than second home which may in fact be homes that people rent from time to time, in a longer term process of moving to the community.

After discussion, the Committee approved each of the Actions in concept.

### **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 **9:00 p.m.**

APPROVED:

ATTEST:

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Jon Worden, Chair

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Karen Massey, Community Housing &  
Development Director