



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

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

Absent Committee Members: Vice-Chair Burg and Lickey

**CALLED TO ORDER**

Chairperson Worden called to order the regular meeting of the Community Housing Committee of the City of Healdsburg at **6:06 p.m.**

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Committee Member Chambers, seconded by Committee Member Civian, made a motion to approve the July 6, 2016 special meeting minutes as submitted. The motion carried on a unanimous voice vote with Committee Members Burg and Lickey noted as absent. (Ayes 7, Noes 0, Absent – Vice Chair Burg and Lickey)

**PUBLIC COMMENT**

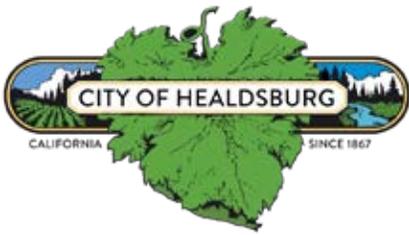
Merrilyn Joyce – Opined on the math done for the allocation numbers and requested clarification.

Discussion ensued among the Committee and the public about the allocation numbers, when the discussion of the numbers should happen, when the governor discussion will happen and what direction Council gave staff in regards to the governor piece.

The Committee acknowledged the passing of Kent Mitchell.

**HOUSING ACTION PLAN – FINAL RECOMMENDATION**

Community Housing and Development Director Massey introduced the final Housing Action Plan for a vote. Director Massey gave an overview of the purpose of the Housing Action Plan (HAP), what companion documents the HAP would work in conjunction with, the Vision Statement, Objectives, Targets, and Priority Recommendations.



**Community Housing Committee  
Regular Meeting Minutes  
July 11, 2016  
Page 2**

Discussion ensued among the Committee and the public about clarification on the Targets in the HAP, deed restricting Secondary Dwelling Units (SDU), the duet between affordability and diversity.

Director Massey continued the presentation on the HAP; discussing the Supporting Recommendations, how the update process to the City Council will work every six months, and the way the report card reviews how the City is achieving the Objectives and Targets of the HAP.

Chair Worden opened the discussion for comments.

Discussion ensued among the Committee about the HAP, the information in the HAP, how it is written, the public outreach that was done for the HAP, the process for creating the HAP, changing the order of the words Diversity and Affordability; placing Affordability before Diversity. Discussion further ensued among the Committee about the duet between affordability and diversity and how to make housing both affordable and diverse, how the Community Housing Committee meetings have been extremely valuable to the community, and what the HAP does as a document.

Jay Beckwith – Commended the Community Housing Committee for the work they have done. Opined that the work they have done is extraordinary and on the forefront of the housing issue. Healdsburg can lead the way.

Jim Winston – Opined on the transitional growth regulator tool and how it will not be a part of the ballot language and the voters will have to ask themselves what are they voting for. He further opined on the dedication, commitment and time the CHC has spent working on the HAP trying to do the best job you possibly can.

David Hagele – Commented on the work being done by the CHC and how the input from the public has been taken into account, and discussed in public. He further opined on giving people a chance that work in Healdsburg; to live in Healdsburg.

Gail Jonas – Opined on the policies and procedures on the current GMO, rezoning tourism districts, when the Inclusionary Housing Ordinance will take effect, and the Council Growth Regulator Tool.

In response to Gail Jonas's comment; Committee Members Chambers and Worden explained that both the Inclusionary Housing Ordinance and the Council Growth Regulator Tool will be defined before the election in November.

Merrilyn Joyce – Appreciated all the public input that was put into the HAP and the efforts from the Committee.



Joe Naujokas – Opined on the HAP, and suggested a quarterly updated on the HAP so the Council constantly knows where the HAP is.

Discussion ensued amongst the Committee about building into the document, a check-in or assessment on the HAP.

Committee Member Chambers, seconded by Committee member Abramson, made a motion to accept the Housing Action Plan document with two changes, one to put affordability before diversity, and two, to say that every six months we have an update on progress to the City Council. The motion carried on a unanimous voice vote with Committee Members Burg and Lickey noted as absent. (Ayes 7, Noes 0, Absent – Vice Chair Burg and Lickey)

Tom Chambers left the meeting at 7:25 p.m.

Chair Worden introduced a qualitative discussion on the Council Growth Regulator.

Discussion ensued among the Committee about the outreach, voter fatigue, and the process of the Growth Management Regulation Tool

In response to some of the questions by the Committee, Director Massey discussed the process of the Growth Management Regulation Tool and the public outreach process.

Discussion further ensued among the Committee about what the next task of the Community Housing Committee will be; green building techniques, what will happen if the Growth Management Ordinance amendment doesn't pass in November, the density of parcels in town, and an ordinance to house workers of resorts that are coming into town.

Director Massey explained the next step in the process is to begin education and outreach on the Housing Action Plan and the work completed to date. Director Massey further discussed the completion of the Inclusionary Housing Ordinance, the Council Growth Regulator Tool, and the further work of the Committee will be directed by the City Council.

### **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 **7:44 p.m.**

APPROVED:

ATTEST:

---

Jon Worden, Chair

---

Karen Massey, Community Housing &  
Development Director