



**Community Housing Committee
Regular Meeting Minutes
March 14, 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 **6:06 p.m.**

INTRODUCTION OF NEW COMMITTEE MEMBER

Chairperson Worden introduced the new Community Housing Committee Member Erica Whisney.

APPROVAL OF AGENDA

Committee Member Chambers made a motion, seconded by Vice Chair Burg, to approve the March 14, 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 February 8, 2016 regular meeting minutes as submitted. The motion carried on a voice vote. (Ayes 8, Noes 0, Absent – None, Abstention – 1)

PUBLIC COMMENTS ON NON-AGENDA MATTERS

None.

OLD BUSINESS

None.

HOUSING ACTION PLAN DRAFT OBJECTIVES 1 – 4

Jim Heid, Urban Green, summarized the work completed on the Housing Action Plan and Growth Management Ordinance amendment. He summarized the projects and number of units currently under review in the Planning and Building Department.

Discussion ensued about the different projects happening in town, the process to develop vacant land, and the number of GMO allocations available in 2016. Discussion further ensued about how to build missing middle units with private developers.



Jim Heid reviewed Objectives 1-4 of the Housing Action Plan.

Discussion ensued about financing affordable units, increasing the inclusionary housing unit number, and keeping creativity in mind when discussing goals.

PROPOSED GROWTH MANAGEMENT ORDINANCE BALLOT MEASURE LANGUAGE

Chair Worden reminded the Committee of Council's direction that the Committee review and provide a recommendation on the percentages of direct and open allocations and whether it should be included in the ballot language.

Jim Heid summarized the four ballot options currently being considered.

Discussion ensued amongst Committee Members about the different options for the GMO ballot language, what option would best suit community needs as a whole, and how directed vs. open allocations affect development. The Committee further discussed how to incentivize developers to build what the community needs as whole as well as use of the GMO as a management tool instead of rigid guidelines.

The Committee Members discussed deed restrictions and the implications of buying a deed restricted unit, the desire to attract high quality developers that will build middle income housing, whether or not middle income housing is profitable, and the pros and cons of market rate housing.

Chair Worden opened up the discussion for public comment at **7:52 p.m.**

Warren Watkins – Opined that it seems the Committee is building a new town instead of looking at the current town situation, the committee has moved farther and farther away from middle income housing at each meeting, and that the ballot language should contain numbers as the government makes too many mistakes to trust them.

Todd Everett – Opined the community is looking for affordable and missing middle housing because we live in a very desirable town and demand far exceeds supply. He stated there needs to be units that are dedicated to people with lower incomes, for the very people who take care of us and our children.

Merrilyn Joyce – Opined the town is out of balance, and asked how we return to balance. She stated the community loses its diversity by top loading the market rate housing.

John Diniakos – Opined that he thinks vision first and the number crunching second and wished the process would have begun that way. He requested there be one night for open discussion between the public and the Committee.



Steve Babb – Thanked the Committee for putting in their time and effort into this very important housing topic stating he believes in the Housing Committee’s process. He stated the process needs to be flexible to be successful.

Mel Amato – Opined that the Growth Management Ordinance has played a part in limiting the supply leading to an increase in cost and that he firmly supports the Housing Committee. He stated the need for input from developers to identify incentives. He encouraged the Committee to stay the course.

Chair Worden closed the public comment portion of the discussion and took a break in the meeting at **8:12 p.m.**

The meeting reconvened at **8:25 p.m.**

Jim Heid introduced the Work Session exercise and discussed Draft Objectives 5 – 8.

The Committee Recessed to the Work Session at **8:30 p.m.**

Committee Member Civian left the meeting at **8:33 p.m.**

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

Discussion ensued about the results of the Work Session. Further discussion ensued on Draft Objectives 5 – 8.

Committee Member Chambers left the meeting at **9:05 p.m.**

DISCUSSION REGARDING CORRESPONDENCE FROM COMMITTEE MEMBERS

None.

ADJOURNMENT

There being no other Community Housing Committee business to discuss the meeting was adjourned at approximately **9:37 p.m.**

APPROVED:

ATTEST:

Jon Worden, Chair

Karen Massey, Community Housing &
Development Director