Woodland City Council Meeting Tafoya Elementary School 720 Homestead Avenue Woodland, California 95776

MINUTES

CITY COUNCIL SPECIAL/STUDY SESSION

JANUARY 23, 2007 6:00 P.M.

CALL TO ORDER

At 6:01 p.m., Vice Mayor Davies called the special study session of the Council to order.

PLEDGE OF ALLEGIANCE

Vice Mayor Davies invited all in attendance to join in the Pledge of Allegiance led by Council Member Pimentel.

ROLL CALL

COUNCIL MEMBERS PRESENT: Skip Davies, William Marble, Jeff Monroe, Artemio

Pimentel, David Flory

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Sue Vannucci, Joan

Drayton, Barry Munowitch, Carey Sullivan, Dan Gentry, Michael Cahill, Dick Donnelly, Cynthia

Shallit, Jamie McLeod

COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Marble requested the following items be added to a future Council Agenda for discussion: (1) review of the Emergency Response Plan, (2) Avian Flu Pandemic, (3) GASB 45 implications. Council concurred to so add.



Council Member Marble reported on the Water Resources Association meeting of January 22, 2007. There have been three workshops held and the IRWMP public review process has been extended for three months.

The Cache Creek Flood Management Sub-Committee will be issuing a press release on some of the findings. Public meetings will begin in March.

Mayor Flory said other communities have found their Evacuation Plans do not take into consideration routes out of Cities as identified in the Plan may be impassable in some cases of emergency. The City needs to review that possibility in our own Plan.

REPORTS OF THE CITY MANAGER

CITY OF WOODLAND AFFORDABLE HOUSING PROGRAMS

Jamie McLeod, Associate Housing Analyst said the proposed changes in the programs are to make the policies easier to understand for the City and Developers, to streamline the processes for staff and Developers and to remove ambiguities in the program at present. There are three program goals, dispersion, unit types and to make them indistinguishable from other units. The City's inclusionary policies previously only used density bonus and senior parking waivers. In May of 2003, the Spring Lake Affordable Housing Plan implemented an inclusionary housing requirement in that area. The 6A Ordinance established in June of 2004 implemented an inclusionary housing agreement City-wide.

At present there are ten inclusionary housing agreements which have been negotiated and executed. There are 9 low income homes which have closed escrow. There are approximately 25 homes in contract, with a 156 unit low and very low rental apartment complex under construction. There is a 44 unit very low income apartment complex in the planning stages.

The two program requirements are confusing. The 6A Ordinance requirements are: 10% low income units on for sale developments of 8 units or more; 10% low income units and 20% very low income units or 25% very low income units on rental projects of 10 units or more. The Spring Lake Affordable Housing Plan requires: 10% low income units on single family density parcels which are zoned R-8 and less; 10% low income and 20% very low income or 25% very low income units on multi-family density parcels where the zoning is greater than R-8.

One of the major changes suggested to the program deal with proportionality of units, i.e. providing the same bedroom counts for affordable



and market rate units. Another suggested change is in the dispersion and unit types to clarify the language to encourage dispersion and variation of units, such as duplexes, attached single family, etc). Also the use of the lottery date as opposed to the date of issuance of the building permit as a trigger. This would help Developers sell affordable homes at a faster pace and allow the affordable purchase price to be calculated closer to the sales date.

Analyst McLeod said the suggested minor changes are extensive and are listed in the handout materials. Mayor Flory said some of the minor changes are significant to the home owners. Analyst McLeod said they are touch up points with the most significant in relation to the subordination process as it is not very strong at this time. Examples of changes here would be if there is a home owner divorce, death or the property is placed into a trust. Mayor Flory asked if this item will return to the Council for approval and Director Munowitch said staff is seeking Council input at this time prior to making the final changes. Mayor Flory asked about the 10 units of inclusionary housing whether they are single or multi-family units. Analyst McLeod said these are single family units but some do involve land dedications and are not based only on one unit. Council Member Monroe asked if they will be eliminated and Analyst McLeod said they are not all eliminated but they want to have duplexes spread out because they do not want all affordable units on the corners. Council Member Monroe asked about property value loss by locating these units next to regular units. Analyst McLeod said there are several studies out on this subject and they are all over the board. Council Member Monroe asked about the exterior and quality of the units and Analyst McLeod said the exteriors are the same but the interiors would not have things like granite countertops, etc. that the for sale units would or could have.

Council Member Pimentel requested that clustering be prohibited as he feels it reduces the standards and that all affordables should not be duplexes. He would also like land dedication and in-lieu fees as part of the process.

Mayor Flory said clusters such as those seen in West Sacramento and Davis by the Borders' Books are a complex with their own amenities. Council Member Pimentel feels there are different needs for various types of individuals. Director Munowitch said the program goals show that dispersion is needed. In the rentals there is a need to have clustering. In the future smaller complexes are planned. With ownership units, dispersion is encouraged.

Council Member Marble would like to receive input from Developers. He asked if there are different requirements from State to Federal governments on the affordable housing mandates. Analyst McLeod said the State mandates a program but does not tell Cities how to reach those mandates. The guidance comes through SACOG who has a formula they use for the Cities in assisting us



on meeting the mandates. There are some Redevelopment requirements that need to be met as well. The 6A Ordinance only addresses low and very low income. RDA should bring in new development and which could go to the moderate income level.

Council Member Marble asked if the Planning Commission will be involved in the recommendations. Analyst McLeod said they will be involved but staff would like to work with the development community first to receive input prior to going to the Commission. It will also go before the Spring Lake Sub-Committee.

Vice Mayor Davies asked how many affordable units the City needs and do we have an inventory. Analyst McLeod said there are affordable units available in the City but we need to have units that have a covenant on them so that we can make sure they are meeting standards. We currently monitor 800 rental units and 12 for sale housing. The SACOG numbers say we are short. There is so a shortfall in moderate income availability. There were 8 units added over the last 5 years and he will provide specific numbers to Council at a future time. Vice Mayor Davies has a concern about the apartments and corner lots. He asked who pays for the affordable unit cost. Are the extra costs spread over to those who are not buying affordable housing. He wants the numbers on those costs. Those individuals who are buying homes, should not be absorbing the cost for the affordable units. He asked for clarification on the lottery date versus after construction is completed as he feels it does not make sense. Director Munowitch will provide Council with the information on who absorbs the affordable unit cost. The market rate units are set by the market and how much it will bear.

Vice Mayor Davies said that multiple bedrooms should be adequate and taking the same size housing and cutting it up into smaller rooms is not good. Larger houses should be constructed to meet our requirements. Director Munowitch said the percentages are very important. We are charged by HUD and SACOG to provide "x" number of units. The State is less concerned with the number of bedrooms in relation to the number of units. Larger families need units that are larger. Those who can afford now are two working adults and it is still difficult for them to make it.

Council Member Pimentel asked about setting priorities for local families to have first choice in these units. Analyst McLeod said there is an option in the Plan to institute local priority at the Council's direction. Council Member Pimentel feels duplexes should be on corners but not all duplexes should be the affordables. He would also like to see a lot size minimum.



Vice Mayor Davies said there are infill opportunities on larger lots. Mayor Flory suggested that members of the Council continue discussions with staff who will then return to Council with final recommendations.

Tom Lumbrazo of Russell Ranch Developers, said implementation has become difficult. The apartments are difficult with 30% affordable. It has been a challenge to do the site plan. On the USA project it became a financial challenge. He said Council should be directed to look at the R-20 sites to find if there are other ways to do this. Director Munowitch said the 6A Ordinance and the Spring Lake Plan are different, which is problematic because of the requirements. We must meet the higher numbers on density because of how the Plan is written.

Bill Streng of Russell Ranch Developers said two-thirds of the houses are very low and make the project infeasible. By going more to low at the 60% range we would be complying with the spirit and it would be more feasible in the short run for the developer. Long term, the cost is passed along to the property owners to pay for the affordable units. He feels that there is no loss to the value of property to low income versus regular home owners.

Rory Sanders of USA Properties said they are building the 156 units in the Spring Lake area. There are huge mandates for these units. They cannot pencil a project for less than 100 units and have a profit.

Council Member Pimentel asked how much subsidy they make and Ms. Sanders said Woodland was the highest they had ever received. Typically it is \$45-\$50 thousand per unit. It costs them \$150-\$160 thousand to build. Council Member Pimentel feels there is a lot of work being done and he feels an Affordable Housing Sub-Committee is needed. Mayor Flory appointed Vice Mayor Davies and Council Member Pimentel to an Affordable Housing Sub-Committee.

Council Member Marble asked for the purpose of the Sub-Committee as the Planning Commission would be doing the same thing. Council Member Pimentel would like to learn more about and be involved in the process. Mayor Flory said that he does not feel the Sub-Committee should be changing staff recommendations. Council Member Marble said the Planning Commission should be doing this, not the Council. Vice Mayor Davies would like to provide more input. Mayor Flory said the Council could direct the City Manager to work with individual Council Members and should not be taking extra staff time to work with a Sub-Committee. Council Member Pimentel reiterated that he feels the Sub-Committee is important.



On a motion by Council Member Pimentel, seconded by Council Member Monroe, and carried unanimously, Council established a Sub-Committee to include Vice Mayor Davies and Council Member Pimentel to gather information on the Affordable Housing Plan, without changing the staff decisions on the Plan.

EXECUTIVE SEARCH FIRMS-CITY MANAGER AND ASSISTANT CITY MANAGER RECRUITMENT PROCESS

City Manager Kirkwood said Council had requested that he prepare a list of executive search firms and a tentative calendar for the process. There are four firms to be interviewed on January 30, 2007, beginning at 6:00 p.m. The entire process is anticipated to take through the Month of June 2007. This timeline is consistent with other searches that have taken place throughout the State. The four firms recommended are Avery Associates, Bob Murray & Associates, CPS Human Resource Services and Peckham & McKenney. These firms all have a reputation of excellence and he is certain many viable candidates will be found through the process.

Council Member Pimentel asked for a list from each firm on those recruitments they have handled in the past. City Manager Kirkwood said that list has been requested as part of the presentation materials from each firm. Vice Mayor Davies said the February 6th date indicating the first meeting with the selected firm, may be too soon for a decision. He also feels staff and community members should be involved in the process. He feels the pool should be large and carefully studied and more time may be needed. City Manager Kirkwood reiterated those concerns expressed by Vice Mayor Davies and Council Member Pimentel should be met within the proposed timeline and schedule as has been seen by extensive similar recruitment process timelines.

On a motion by Council Member Monroe, seconded by Mayor Flory and carried unanimously, Council approved the list of Executive Search Firms to be interviewed by the City Council and approved the tentative calendar for the City Manager and Assistant City Manager recruitment process.

ADJOURN

Vice Mayor Davies adjourned the special	meeting of the City Council at 7:13 p.m.
	Respectfully submitted,
	Sue Vannucci, CMC, City Clerk