



Housing Advisory Committee Minutes: February 11, 2019

11:00 a.m. George Di Ciero City and County Building

Committee Members:

Present: Robert Munroe, Allison Daley, Alan Feinstein, Linda Fahrenbruch, Deysi Neidig

Absent: Anthony Kassel, Jack Devereaux, David Manley, Councilmember Elizabeth Law-Evans; Councilmember Sharon Tessier

Others Present: Cheryl St. Clair, Kevin Standbridge, Josh Olhava, Heidi Williams-HBA, Councilmember Mike Shelton

Proceedings: Meeting called to order at 11:00 a.m. by Vice-Chairman Munroe

1. *Roll Call and Approval of Minutes*

- Motion to approve the Minutes from the January 14, 2019, meeting; seconded and passed.

2. *Committee discussion regarding work for proposed Accessory Dwelling Units (ADU) ordinance and community meeting*

- Josh Olhava updated the committee on the status of a draft ordinance which would allow and describe the requirements of ADUs. Mr. Olhava reported that conversations have begun within various city departments regarding issues that should be addressed in a future ordinance. Mr. Olhava also said there are existing design standards in the city that any ADU development would be required to meet. After the community meeting scheduled for March, any other issues raised by residents will also be addressed, and a review by city departments would take place before a draft ordinance would be ready to present to City Council.
- The format of the community meeting and the outreach to the community was discussed. The city Communications Department will be consulted on the best ways to outreach. Staff will prepare display boards and committee members will represent stations to discuss and take input on various topics such as design, parking, and utilities.
- The question on how ADUs might affect neighborhood home values was discussed. Staff will invite the city Assessor, Sandy Herbison, to the next meeting to get further information and input on this issue.

3. *Committee discussion regarding follow up on recommendations to City Council*

- Discussion was held regarding the proposed housing fund, the potential sources for funding and the uses of the funds. The committee discussed exploring the potential sources including the federal CDBG and HOME funds, the license and fees from the short-term

rental program and potential sources from the city's general fund. The committee would like to invite the city Finance Director, Pat Soderberg, to the next meeting to further refine options for recommendations and discussion with City Council.

- The uses of the proposed fund were also discussed. Potential uses would be support to projects that are 100% affordable with the intention to support the units needed to address the largest gap of renter need (30% of Area Median Income families) identified in the Housing Needs Assessment; to research land acquisitions for future development of affordable housing; and to develop a revolving loan fund to provide bridge financing at a no or low interest rate for developers of affordable housing.
- The committee also discussed the further recommendation of a minimum required number of affordable units in a project and the corresponding fee reduction, based on the type of development and the percentage of affordable units. Staff presented the actual building numbers for the past several years and the committee analyzed the impact of different percentages and how those would begin to address the needs of the community. A cash in lieu scenario was also discussed with the option of only allowing that option to developers whose project meets another identified community need. Further discussion will be held at the March meeting as the committee conducts further research and refines the recommendations, with a goal of a study session with City Council in April or May.

Next Meeting Date - March 11, 2019, 11:00 a.m.

Meeting adjourned at 2:00 p.m.

Submitted by Cheryl St. Clair