

Woodland City Council
City Council Chambers
300 First Street
Woodland, California

October 30, 1990

The Woodland City Council met in adjourned session at 7:30 p.m.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Crescione, Flory, Holman, Sandy, Timothy

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Moe, Nies, Woodruff, Ruggiero, Moutinho

OTHERS PRESENT: None

COMMUNICATIONS:

No Communications were received.

PUBLIC COMMENT:

There were no public comments on items not listed on the Council agenda.

PUBLIC HEARINGS ON SOUTHEAST AREA:

City Manager Kris Kristensen announced that this time was set for a continued hearing to consider the following regarding the Southeast Area (located between County Roads 101 and 102 and between Interstate 5 and County Road 24): a Woodland Area General Plan amendment; the Southeast Area Specific Plan adoption; rezoning; rezoning; a Zoning Ordinance amendment; and acceptance of the financing plan.

Senior Planner Howard Nies said the Council received additional information on affordable housing and a letter from the Housing Alliance. He suggested that Council continue to receive public comment and then staff will discuss some changes in the Plan. After that he said Council can discuss the matter and consider whether it wants to act on the Plan tonight.

Mayor Holman reopened the public hearing for comments.

The following persons spoke: Malcolm Leiser, 421 Pendegast Street, Woodland; Ted Sheedy, 2277 Fair Oaks Boulevard, Sacramento; Tony Evans, owner of property at I-

5 and County Road 102; Bobby Harris, 524 Walnut Street, Woodland; Michael Winn, Winncrest Homes and property owner in Southeast Area; David Jones of Yolo Housing Alliance; Keith Bloom, long time resident of Woodland and project manager of Davis Community Housing; Eric Jenks, representing property owners at County Road 102 and 23; Frank Ramirez, 806 Farrell Place, Woodland; Bob Bowen, Camray Developers, 4906 Instrument Court, Fair Oaks; Jeff Aaron, Building Industry Association, 3780 Roselin Court, Sacramento; and John Tallman, Morrison Homes, 4441 Auburn Boulevard, Sacramento.

Mayor Holman closed the public hearing.

Community Development Director Janet Ruggiero said Council needs to give staff direction with regard to affordable housing. She said some cities are assisting in new construction of lower income apartment units by the use of Community Development Block Grant funds. The City of Roseville was very successful in such a project.

Dick Bornholdt from The Consulting Group said it is difficult to finance a 25% low income project and next to impossible if you just use market rate financing, so participation by the City is necessary to deal with a 25% requirement.

After Mayor Holman and Council Member Crescione voiced their concerns Council Member Sandy said he felt the Council needs to make a commitment to affordable housing in the Southeast Area. He said if the numbers do not work out, then the Council and staff have to ask the developers to come up with a better program.

Council Member Flory said he was concerned that the proposal submitted to the Council by the Planning Commission shows approximately 1,750 single family residences, but the majority of Woodland families cannot afford to move into those homes. He said the proposal indicates that we want to try to set aside 10% or 170 homes to allow Woodland families to buy, but he said there is no guarantee that Woodland people are going to be the ones to buy them. Legally he said we cannot just set them aside for just Woodland people to buy. Secondly, he said he was not certain legally the City can only allow first time home buyers to purchase the homes. He said he agrees that the City should have an affordable housing policy for this area, but he felt staff should come back with a proposal that a majority of the Council Members can live with.

The Community Development Director said the Council does have the ability through mortgage revenue bonds to restrict the sales to first time home buyers. She said jurisdictions throughout the State have not been able to guarantee sales to local families but they have been able to prioritize by establishing criteria.

Dick Bornholdt said you cannot define a group of people so that it excludes others. He said the City can, however, with everybody applying to purchase establish a list of 100 names give the first priority to people who live and work in Woodland. The second priority might be people who live and work in Yolo County, and the third might be all others.

The Community Development Director said she would like the Council to adopt some language with regard to affordable housing in order to be able to adopt the Plan consistent with the Housing Element. Part of the overriding considerations for the EIR for the Plan was the need for affordable housing.

The City Manager said affordable housing will be particularly crucial when dealing with the financing plan for the Southeast Area.

The Community Development Director said she needs to talk with legal counsel to see if we can pull the affordable housing element out and adopt the Plan separately. She said staff will go back and reshape the proposal to try to address all of the Council's concerns.

The City Manager said it would be appropriate to continue this discussion at the November 6, 1990 meeting.

ADJOURNMENT:

At 10:06 p.m. the meeting was adjourned.

City Clerk of the City of Woodland