

**Joint City Council/Planning Commission  
Special Meeting**

**January 19, 2005**

**CALL TO ORDER**

Mayor Richard Ortiz called the Joint special meeting of the City Council/Planning Commission of the City of Soledad to order at 4:35 p.m.

**PLEDGE OF ALLEGIANCE**

Lupe Martinez led the Pledge of Allegiance.

**ROLL CALL**

**Present when the meeting was called to order were:**

**For the City Council** - Councilmembers: Christopher Bourke, Stefanie De La Rosa, Patricia Stephens, Mayor Pro Tem Juan Saavedra and Mayor Richard Ortiz.

**For the Planning Commission** - Planning Commissioners: John Ordunez, Vice Chair Michael Laroco and Chairman Tom Stewart.

Commissioner Honorio Della arrived at 4:38 p.m. and Commissioner Darrell Sinclair was absent.

**PUBLIC COMMENT**

Beverly Bryant representing the Homebuilder's Association introduced herself and stated she was here to help since they have been involved in inclusionary housing issues for many years.

**WORKSHOP ON INCLUSIONARY HOUSING**

**Draft Inclusionary Housing Ordinance (Completion of Discussion from December 15, 2004 Special Meeting)**

Community Development Director Don Fleming stated that this was a continuation of the December 15<sup>th</sup> meeting to complete the review of the rest of the sections that were not reviewed. He added that he had included an article published in the January 2005 Redevelopment Journal regarding designing an Inclusionary Housing Ordinance.

Councilmember De La Rosa asked that on Section 17.41.110 (A), would the City bind the agreement with a deed restriction? Community Development Director Fleming stated either the deed restriction or record it against the title.

Chairman Stewart asked if the City could hold a \$1,000 note to trigger the sale of inclusionary housing? City Attorney Rodriguez asked what the basis for the \$1,000 would be based on and stated he had never seen this done.

Commissioner Della stated that there is a need to trigger the sale and a title search may not pick up the sale. He felt both a deed restriction and title recordation should be done.

Chairman Stewart asked if the \$1,000 could be an administrative fee. City Attorney Rodriguez stated the owner would have to get something for the \$1,000.

Mayor Pro Tem Saavedra stated that wording (i.e. 'this property shall remain as inclusionary housing for 55 years') could be used on the title and deed restriction. City Manager Chapa stated Council could direct staff to research on how to trigger the sale.

City Attorney Rodriguez added that other wording could be added to assure the owner could not rent the home at all must live in the home and maintain the home as affordable.

Councilmember Bourke asked if the ordinance had anything to control the possibility of inclusionary housing units being rented out. Community Development Director Fleming stated there was not but it could be researched by Staff to include in the document. Mayor Ortiz agreed that Staff should research and bring back different options. He added that Staff could check with FMHA or other agencies that have worked with subsidies.

Nader Agha stated that these units have to be monitored and a deed restriction could be included that the homes could not be sold for more than 2 or 3% per year of equity.

In reference to Page 8 Section 17.41.130, Councilmember Bourke asked if this referred to Nader Agha's project. Community Development Director Fleming stated it was not only Mr. Agha's project, but though out the City. He added that item number two should state the word '*should*' instead of '*may be*' located at ..... Commissioner Della stated that his interpretation of this section means that three or more multi-family housing projects cannot be allowed in a subdivision. Mayor Ortiz stated Staff should research this and bring back information.

Mayor Pro Tem Saavedra stated there was a real need for multi-family housing for the teachers, correctional officers and other blue and white collar workers.

Councilmember Stephens asked if the amount of years that the affordability must be ensured has been determined yet because on Section 17.41.150 it says the period of not less than 30 years. Community Development Director Fleming stated that Council can determine the years and some have gone as high as 55 years.

Mayor Ortiz suggested staff use what we currently have on the Redevelopment Agency loans. City Manager Chapa stated there is one for 45 years and others for 55 years.

Councilmember De La Rosa stated there should not be a choice of years because these units need to remain affordable. Instead of having affordable rental units, these units should all be for purchase. Councilmember De La Rosa also asked for samples of 'shared equity purchase programs' from other cities. Beverly Bryant stated that the City of Napa addresses this. She also gave suggestions to maintain the affordability of the homes. She suggested a reduction of development fees for inclusionary housing; give a density bonus for inclusionary housing to the developers like Petaluma, Napa and Santa Clara; and change the number of units required before availability kicks in to 5 or 4 like San Mateo which requires 10.

### **Council and Planning Commission Discussion & Direction**

Community Development Director Fleming reviewed the changes proposed and stated he would incorporate them for the next meeting.

**NEXT STEPS/PROJECT SCHEDULE - STAFF**

Community Development Director Fleming stated that a meeting would be scheduled to review the changes.

**ADJOURNMENT**

There being no other business to come before the City Council and the Planning Commission, Mayor Ortiz adjourned the meeting at 6:17 p.m.

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RICHARD V. ORTIZ, Mayor

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THOMAS STEWART, Chairman

Approved: September 7, 2005

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NOELIA F. CHAPA, City Clerk

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DON FLEMING, Secretary