

**Joint City Council/Planning Commission
Special Meeting
March 30, 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 5:09 p.m.

PLEDGE OF ALLEGIANCE

Councilmember De La Rosa 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 and Mayor Richard Ortiz.

Mayor Pro Tem Juan Saavedra was absent.

For the Planning Commission - Planning Commissioners: Honorio Della and Chairman Tom Stewart.

Commissioner Darrell Sinclair arrived at 5:12 p.m., Vice Chairman Michael Laroco arrived at 5:25 p.m. and Commissioner John Ordunez was absent.

PUBLIC COMMENT

None

WORKSHOP ON INCLUSIONARY HOUSING

Draft Inclusionary Housing Ordinance (Completion of Discussion from December 15, 2004 and January 19, 2005 Special Meetings)

Community Development Director Fleming gave a brief summary of what had been discussed at the two previous meetings of December 15, 2004 and January 19, 2005. He said that the changes discussed at the previous meetings had been incorporated into the document. Staff was requested to provide equity recapture information, but to date we only have the City of Sacramento's provision. He asked if the City Council or the Planning Commission had any questions.

Council and Planning Commission Discussion & Direction

Councilmember De La Rosa would like to increase the minimum requirement of inclusionary housing to 25%.

Commissioner Della asked what the percentage is at the County of Monterey and the City of Salinas. Community Development Director Fleming stated it was 20%.

Councilmember Bourke asked how this increase would affect the developers. Beverly Bryant from the Homebuilder's Association stated it would make it impossible to be workable. It makes a considerable difference to the builder.

Trevor Smith of Matthews Homes stated they did 25% at a recent subdivision in Salinas. Mayor Ortiz asked him how he accommodated 25%. Mr. Smith stated they added a 'workforce group' definition to the low, very low and moderate income definitions and changed the percentages to accommodate it.

Nader Agha, developer asked the Council and Commission to keep it at 20% and then if needed to raise it to 25% by adding low and very low rentals.

Alfred Diaz-Infante from Chispa stated that in Salinas the low and very low rentals are 12% but there are options proposing 20%, 25% and 30% for which the developer chooses. He suggested that a percentage go to home ownership and a percentage to rentals.

Councilmember Stephens asked if one of the developers could describe the difference between moderate and workforce housing definitions. Mr. Diaz-Infante stated he had a copy of the County versions of the subsidies available and gave her a copy.

Councilmember Stephens stated she would like to know how the increase to 25% minimum inclusionary housing would affect the dollars for the developer and for the City. She said she is not comfortable making a decision to increase this now. She suggested a committee be formed to refine the document after we get something on the books.

After discussion by the Council and the Commission, the consensus seemed to be that they accept this fourth draft and appoint a committee to research and refine the Inclusionary Housing Ordinance.

Councilmember Stephens stated that we need to decide how we will keep a home affordable for 5 years or forever.

NEXT STEPS/PROJECT SCHEDULE - STAFF

Councilmember Stephens suggested they have another joint meeting so staff can research questions asked tonight. Trevor Smith stated he would work with his attorney Brian Finnigan to get a summary of what they have been working on and bring it to the next meeting.

ADJOURNMENT

There being no other business to come before the City Council and the Planning Commission, Mayor Ortiz adjourned the meeting at 7:25 p.m.

RICHARD V. ORTIZ, Mayor

THOMAS STEWART, Chairman

Approved: October 19, 2005

NOELIA F. CHAPA, City Clerk

DON FLEMING, Secretary