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## Housing Advisory Committee

*Draft - Meeting Minutes*

**August 8, 2018 – City Council Chambers, City Hall, 7351 Rosanna St.**

### **I. Welcome – Call to Order**

The Housing Advisory Committee meeting was called to order by Chairperson Toby Echelberry at 6:08 p.m.

**HAC Members present:** Toby Echelberry (Chair), Reid Lerner (Vice Chair), Elizabeth Bertolone (arrived at 6:20 p.m.), Jerrod Coddington, David Fissel, Jaime Rosso

**HAC Members absent:** Rebeca Armendariz (excused), Lucille Reyes (excused)

**City Staff present:** Sandra Nava (HCD Technician II), Jim Carney (Senior Advisor)

**Report on posting of the agenda:** The agenda was posted on Wednesday, August 1, 2018 at 10:30 a.m.

**Staff comments:** Secretary Nava Notified members that Stan Ketchum will speak on Item III b first. In addition, members were informed that they will need to vote to accept the late delivered complete June 21, 2018 Santa Clara County Civil Grand Jury Report on Affordable Housing, since only a portion of it was posted online on August 1st.

**Committee Comments:** None

**Public comment:**

There was no member of the public available to make public comment on any item.

### **II. Approval of Minutes from June 13, 2018 and July 11, 2018**

Member Coddington asked that the spelling of his last name be corrected in both minutes.

Motion was made by Member Lerner, seconded by Member Fissel and unanimously carried with a 5-0-0 vote to accept the June 13, 2018 minutes as corrected. Motion was made by Member Rosso, seconded by Member Coddington and carried with a 4-0-1 vote to accept the July 11, 2018 minutes as corrected, with Vice-Chair Lerner abstaining due to being absent on that date.

### **III. Presentation from Stan Ketchum, Senior Planner**

Part-time Senior Planner Stan Ketchum explained that the City Council will be asked to take action on two affordable housing items at the September 10, 2018 City Council meeting: the Santa Clara County Cities Association Regional Housing Need Allocation (RHNA) Subregion Proposal and the June 21, 2018 Santa Clara County Civil Grand Jury Report- "Affordable Housing Crisis Density Is Our Destiny."

Senior Planner Ketchum explained that the Subregion concept provides that instead of each city accepting the categories, very low, low, moderate, and above moderate, and amounts of housing that each city in the 9-county bay region is assigned by the Association of Bay Area Governments (ABAG) to try to achieve, a group of cities and one county can form their own region instead and develop their own methodology for how they want to divvy it up. The Santa Clara County Cities Association has asked each city to review and send comments/opinion back to them by the end of September. In October they will consider a vote of the Cities Association membership on whether or not to propose to ABAG to form such a Subregion. The proposal lays out the pros and cons for going forward with this. It gives cities more local control for decision making and provides flexibility (it would allow cities to trade allocations; there may be cases where one city would have more of

one income level category that they think they can accomplish). This proposal is being worked on now to be able to be in place when the next RHNA 8-year cycle begins in 2023.

Reid made a motion to accept the late delivered material entire Civil Grand Jury Report, seconded by Member Rosso and carried with a 5-0-0 vote. Eleven of the twelve recommendations Gilroy received, were also received by Morgan Hill. The City is required by penal code to prepare a response to each of the findings and recommendations assigned to the city. There is a table on page 30 of the Civil Grand Jury report that shows which findings and recommendations are assigned to which cities. The City has to respond by September 20<sup>th</sup>.

#### **IV. Presentation from Jim Carney, Senior Advisor**

Chair Echelberry proposed tabling this item to the next meeting.

#### **V. Subcommittee Monthly Update on Inclusionary Housing**

Chair Echelberry proposed tabling this item to the next meeting.

#### **VI. Subcommittee Monthly Update on Review of Missing Middle**

Chair Echelberry proposed tabling this item to the next meeting.

#### **VII. Annual Policy Body Presentation to Council**

Chair Echelberry stated he would send the policy body PowerPoint presentation to staff at least 72 hours prior to the August 20, 2018 meeting. Discussion was held on the topics to be included for consideration by the Council (inclusionary, density bonus, affordable, low income, and homeless housing).

#### **VIII. Future Agenda Items**

- a. Discussion on City of Morgan Hill's Inclusionary Housing Policy
- b. Overview and Review of Missing Middle
- c. Monthly updates on inclusionary housing and missing middle
- d. Affordable housing and mixed use data spreadsheet (what's been approved so far and not built to include acreage)
- e. Reports from Jim that will address affordable housing to get base data on Gilroy's affordable housing
- f. Update from Chair Lerner on Soft Story Retrofit Program- apartment with garage on bottom
- g. Affordable Housing funding initiatives study for students and teachers at UC Berkeley
- h. Latest figures for rents at new affordable developments, Alexander Station, Senior Gateway Project, Cannery

#### **IX. Adjournment -**

Chair Toby Echelberry adjourned the meeting at 7:51 p.m.