

**MINUTES
SPECIAL WORKSHOP
CITY COUNCIL & REDEVELOPMENT AGENCY
CITY OF YUBA CITY
COUNCIL CHAMBERS
DECEMBER 17, 2007 – 3:00 P.M.**

Call To Order

The City Council of the City of Yuba City was called to order by Mayor Ramirez at 3:00 p.m.

Roll Call

Present: Councilmembers Gill, Maan, McBride, Miller, and Mayor Ramirez
Absent: None

Public Communication on Items on the Agenda

- 1. Appearance of Interested Citizens – none.**

General Items

- 2. Presentation of proposed Sutter County Housing Authority Project**

Edward Baker, Executive Director of the Consolidated Housing Authority of Sutter County, discussed affordable housing in Sutter County. He noted the City's 2003 Housing Element projected growth to be 59,910 in the year 2020. We have already exceeded that number. He discussed SACOG's full fair share allocation versus the SACOG Compact for affordable housing. Today, the Housing Authority has 816 families on the waiting list for the Section 8 Voucher Program and 758 on the waiting list for the 600 available rental units.

Mr. Baker said the Richland Housing Project has been there since the 1930's and was constructed as cheaply as possible for the housing of migrant workers. He introduced a Master Plan for the renovation and construction of new housing at Richland Housing. He reviewed the seven phases of the project which would form an integrated community. The higher density project would include senior housing, cottages, migrant housing, commercial, and single family homes. The single family homes would be for sale and the remaining units for rent.

Mr. Baker said he needs the following from the City: (1) continuing meetings with City staff on land use and planning, (2) to receive continuing set aside funds, (3) co-applications with the City for federal and state funds, and (4) land surrounding Richland Housing needs to be designated a Redevelopment area. Mr. Baker responded to questions from Council.

- 3. Affordable Housing Program Alternatives**

Community Development Director Aaron Busch stated this is the first step, a brainstorming session, to address affordable housing in Yuba City. The vision of the Council needs to be determined, and an Ad Hoc Committee selected to review this subject in depth. The economic growth of our area has created a gap in affordable housing in all sectors. Mr. Busch reviewed SACOG's Compact which says 10% of new housing should meet an affordability standard of 4% very low, 4% low and 2% moderate income. We currently have no new construction. Mr. Busch opened the floor to anyone wishing to speak and the following citizens spoke:

Michael Paine, 223 Anita Way, Yuba City, representing Veterans
Wade Arnold, Sutter Community Affordable Housing Board
John Brusard, Donnelly & Associates, Sacramento
Darryl Rutherford, Calif. Coalition for Rural Housing, 717 K Street, Sacramento,
representing proponents of inclusionary housing
Joan Haas, Sutter County Human Services
Claudia Holland, Freed Center, Marysville, representing the disabled
Sharman Kobayashi, Yuba City Unified School District, representing homeless children

Councilmember Maan noted that using the recommended \$1,700/house affordable housing impact fee, we would only see 1-1/2 affordable housing units for every 200 new houses built. Councilmember McBride stated this is an enormous problem every community is facing. Councilmember Miller said if fees get too high, development will not occur, but there must be consideration for low income housing. Mayor Ramirez stated there is no silver bullet on this issue. We need to do better than we have done. We need to institute design elements for the disabled, but we can't expect the average citizen to pay the additional fees for every issue that comes up.

Mr. Busch said the Housing Element update is due June, 2008. Mayor Ramirez said using the SACOG Compact is a good goal, but maybe it makes sense to look at a percentage of the market. Mr. Busch responded the Master Plans, Specific Plans and Development Agreements can establish mechanisms for affordable housing, whether it is a % or a fee.

Mayor Miller and Mayor Pro Tem McBride serve on the Impact Fee Ad Hoc Committee, which address Affordable Housing, and will return to Council with their recommendation.

4. Analysis of existing outdoor sales in Yuba City

Community Development Director Aaron Busch stated this item is in response to Council's request that outdoor displays be reviewed. The current zoning ordinance defines a "temporary display" as no more than four occurrences per year and up to one week per occurrence. "Outdoor storage" requires a 6 foot wall around materials. "Outdoor displays" has no definition in the ordinance and that needs to be corrected. Mr. Busch showed photographs of allowable displays and those in violation of the ordinance.

Mr. Busch stated the ordinance needs to be amended to define "outdoor displays." If the current ordinance is enforced, it will clean up a lot of the violations. He proposed dividing the City into 6 sections and beginning enforcement in one section until 90% compliance is achieved before moving to the next section. Council asked about resources to accomplish this task. Mr. Busch responded with the slow construction, some staff can be cross trained. Advance notice would be given to business owners.

City Manager Steve Jepsen proposed staff return to Council with an Enforcement and Public Relations Program to address outdoor sales. Council concurred.

Adjournment

Mayor Ramirez adjourned the regular City Council meeting of the City of Yuba City at 5:45 p.m.

Rory Ramirez
Mayor

ATTEST:

Terrel Locke
City Clerk