

YUBA COUNTY, CALIFORNIA
BOARD OF SUPERVISORS JOINT WORKSHOP
WITH PLANNING COMMISSION
JUNE 20, 2006

The Honorable Board of Supervisors of the County of Yuba met in special session on the above date, commencing at 4:00 p.m., within the Government Center, Marysville, California, with a quorum being present as follows: Supervisors Dan Logue, John Nicoletti, Mary Jane Griego, Donald Schrader, and Hal Stocker. Planning Commissioners present as follows: Commissioners Virgil Zimmerman, Dixie Cozine, and Thomas Durham. Commissioner Jon Messick was absent. Also present were County Administrator Robert Bendorf, Chief Deputy Counsel Angil Morris-Jones, and Clerk of the Board of Supervisors Donna Stottlemeyer. Chairman Schrader presided.

Affordable Housing Task Force/Housing Element Update: Community Development Director Kevin Mallen recapped the creation and purpose of the Task Force and identified the six members as follows:

- Building Industry Association, Darin Gale
- California Rural Legal Assistance, Ilene Jacobs
- Special Services, Claudia Hollis
- Community Development Director Kevin Mallen
- Planning Director represented by Consultant Fred Yeager
- Housing and Community Services Manager Debbie Phillips

Ms. Phillips recapped the following housing programs and responded to Board inquiries:

- Housing Choice Voucher Program (Section 8)
- CDBG Housing Rehabilitation Program
- HOME Program (down payment assistance)
- Cal HOME HELP program

Director of Housing Steven Dawes, Mercy Housing, recapped the report "Survey of Land to Accommodate Future Housing," identified available sites and acreage within the East Linda and Plumas Lake Specific Plan areas required for special needs, farm worker, and low and very-low income housing. Mr. Dawes responded to Board inquiries.

Mr. David Wilkinson, Mercy Housing recapped the report "Exterior Housing Condition Survey and Analysis" for the target area of Linda and Olivehurst advising of the 5,271 units surveyed, 1,212 were substandard. Mr. Wilkinson responded to Board inquiries.

Consultant Fred Yeager recapped approved and pending County projects with affordable housing opportunities and responded to Board inquiries. Mr. Yeager recapped task force options and preliminary recommendations which include the following:

- Continued housing rehabilitation programs and seek increased program funding opportunities
- Consider "certificate of occupancy" requirement for rental housing
- Implement a Housing Trust Fund to construct or subsidize construction of affordable housing and explore funding sources which might include per unit charge on new development; commercial fee; rental housing fee; real estate transfer fee; grant funds; other designated County funds
- Consider fee program on new development such as a flat fee on new single family residential units
- Consider land set aside and dedication requirement
- Consider possible inclusionary housing policy
- Consider policy for future specific plans or amendments to existing specific plans
- Consider use of development agreements and/or new development standards for constructing affordable housing
- Expand use of affordable housing agreements

Mr. Yeager responded to Board inquiries regarding recommendations and urged the Board to recommend continuing the Task Force with the Task Force bringing forward recommendations for implementing programs and/or ordinances in six months.

Mr. Darin Gale, Building Industry Association, urged the Board to continue with the Task Force, felt additional fees and exclusionary zoning should be discouraged, however was open to further discussion, and responded to Board inquiries.

Ms. Claudia Hollis, FREED Director, discussed the need for mandating inclusionary housing policies and the need for five percent of new home construction to include disability features and accessibility standards.

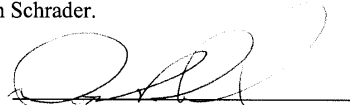
Ms. Ilene Jacobs, California Rural Legal Assistance, emphasized Housing Element approval was conditional upon having adequate affordable housing sites, felt a consistent policy regarding all development contracts should be adopted, and responded to Board inquiries.

Following Board discussion, through Board consensus staff recommendations were directed which were to also include the following:


- Consider use of modular and manufactured housing for affordable housing home ownership
- Consider funding and site location for special needs housing which includes transitional housing for children leaving foster care, senior citizens, farm labor, and those with disabilities
- Consider zoning and density requirements
- Consider program and funding opportunities for rehabilitating substandard and dilapidated housing

ADJOURNMENT

There being no further discussion to come before the Yuba County Board of Supervisors, the meeting was adjourned at 6:09 p.m. by Chairman Schrader.


Chairman

ATTEST: DONNA STOTTEMEYER
CLERK OF THE BOARD OF SUPERVISORS


Approved: 