

**DRAFT MINUTES OF THE  
HOUSING ADVISORY COMMITTEE MEETING**

October 24, 2013

A regular meeting of the Housing Advisory Committee for the City of San Ramon was called to order by Chair Viers at 7:00 p.m., on Thursday, October 24, 2013 in the Community Conference Room, 2401 Crow Canyon Road, San Ramon.

**ROLL CALL**

Members Present: Committee Members Jones, Rose, Salinas, Vice Chair Vesperman, Chair Viers

Members Absent: None

Liaisons Present: Dennis Viers, Planning Commissioner; Harry Sachs, Planning Commissioner

Liaisons Absent: Jim Livingstone, City Council; Phil O'loane, City Council; Megan Williams. Teen Council; Roger Zou, Senior Citizens Advisory Committee

Staff: Cindy Yee, Associate Planner; Debbie Hince, Recording Secretary

**Audience:** 0

**1. CALL TO ORDER**

**2. ADDITIONS AND REVISIONS** - None

**3. CONSENT CALENDAR**

3.1 Minutes from the August 29, 2013 regular meeting; Approved as amended.

3.2 Minutes from the September 17, 2013 workshop; Approved as amended.

**4. PUBLIC COMMENTS** - None

**5. UNFINISHED BUSINESS** - None

## 6. NEW BUSINESS

### 6.1 Faria Preserve Affordable Housing Agreement

Staff Report by: Cindy Yee, Associate Planner

*Cindy Yee, Associate Planner, gave a brief description of the project and the proposed Affordable Housing Agreement. The project is currently 289 acres that includes 740 housing units, a 12.7-acre community park, a 0.5 acre rose garden, a parcel for a house of worship, an educational facility site, a community pool, and open space.*

*The proposed Affordable Housing Agreement currently identifies 30.5% of the total 740-units to set aside as affordable units. Of the 226 proposed affordable units, 33% of the units are for very low, 36% for low, and 31% for moderate income households.*

*The affordable units will be located in several neighborhoods in the project area including the senior apartment rental units, non-age restricted multi-family rental units, and possibly as secondary dwelling units or within Neighborhood IV's townhomes/flats.*

*Chair Viers stated that it was very generous of the Developer to keep the number of affordable units as was previously proposed. Chair Viers asked how the secondary units would fit on the proposed reduced lot sizes.*

*Mr. Toohey of Lafferty Communities stated that their intent is to build and offer for-sale 28 affordable units in Neighborhood IV with 15-units as very low and 13-units as low-income units, ranging in size from 1,500 to 2,100 sq. ft.*

*Committee Member Rose asked who would be eligible for these units and how do they income qualify.*

*Mr. Toohey stated that he would like there to be a Priority Preference System for current San Ramon residents, City employees, teachers, and emergency workers.*

*Committee Member Rose asked for clarification of the Priority Preference System.*

*Ms. Yee stated that there is not a Priority Preference System adopted within the City at the current time. However, this Committee could provide a condition of approval for the project to enter into an Affordable Housing Agreement as well as create a Priority Preference System that met fair housing law requirements.*

*Vice Chair Vesperman asked about the 55-year deed restriction on the affordable units, what are the conditions of the restriction, and how was the number reached. The 55-year deed restriction seems to be excessive and stated that 30-35 years would be more appropriate.*

*Ms. Yee stated that the 55-year deed restriction was part of the originally approved project in 2006.*

*Committee Member Jones concurred with Vice Chair Vesperman that 55-year deed restrictions seem too long, especially on the for-sale units.*

*Committee Member Salinas stated that he was in favor of the longer 55-year term on all of the units.*

*Chair Viers stated that since the City's policy is to have long-term periods of affordability, she would be in favor of maintaining the 55-year minimum on the rental units, and requiring a 50-year restriction on the for-sale units.*

*Vice Chair Vesperman asked how the affordable component would be monitored and/or administered.*

*Ms. Yee stated that a consulting service could be hired for compliance monitoring that could ensure units were sold or rented to appropriate households.*

*Vice Chair Vesperman stated that an equity share would be a useful tool to keep buyers from selling for the equity. Possibly the dollars could be put back into the housing fund from the equity share.*

*Ms. Yee stated that the City's goal is to have long-term affordable units. If there were a for-sale component to these units, the developer would be funding the compliance monitoring of the deed restrictions and income verification.*

*Committee Member Salinas pointed out that due to the long-term deed restrictions, there is little opportunity for an owner of an affordable unit to pull out equity from the home and therefore may not need to have an equity share policy.*

*Committee Member Rose asked if the deed-restricted units were for a shorter period of time, would this affect the affordable housing count for the City.*

*Ms. Yee stated that the affordable units are only counted during the first year to meet the required housing numbers.*

*It was the opinion of the Committee that the 55-year term for the senior housing was appropriate, as well as the non-age restricted units. However, the majority of the Committee (3-2) felt that a 50-year term for the condominiums and townhomes was more appropriate.*

*Planning Commissioner Sachs asked whether the Committee would support committing more of the proposed non-age restricted affordable units as affordable senior units.*

*Committee Member Rose stated that there is a need for a balance of affordable units and that there needs to be affordable housing for all segments of the population.*

*Committee Member Salinas stated he would not be in favor of replacing the non-age restricted units with more senior units because the project is not located close to services, and if units are not set-aside for families, those families will seek opportunities in Dougherty Valley causing a concentration of affordable units in one part of town.*

*Committee Member Rose asked if the 86-senior restricted units would be the only senior housing. Also, if there will be a requirement for Universal Design for the rental units.*

*Ms. Yee stated that new residential construction is subject to State Universal Design requirements and that the Committee could make a recommendation for the lower floor units to be accessible. The Developer will be providing 86 senior units within the project.*

*Planning Commissioner Sachs asked if the apartments had an underlying condominium conversion map.*

*Ms. Yee stated that there is no intent for a condominium conversion on this project.*

*The Committee recommended that the Planning Commission approve the project with the suggestions provided by HAC.*

## **6.2 Density Bonus Text Amendment**

Staff Report by: Cindy Yee, Associate Planner

*Cindy Yee, Associate Planner, gave a brief description of the Density Bonus Text Amendment and how it would streamline the Housing Element update process. The State has adopted a new State Density Bonus Law in 2005; however, the City does not currently have the density bonus provisions in our Zoning Ordinance. Cities are obligated to adhere to State Law that requires a Density Bonus be provided for projects that are providing a certain number of affordable units in their proposal, or when the project is an all-seniors project, the developer is afforded a Density Bonus.*

*In accordance with State law, if the developer sets aside a certain number of units as affordable, they could ask for a Density Bonus incentive, i.e. asking to build more units or receiving concessions on standards in order to offset the cost of building the affordable units.*

*Ms. Yee further stated that whether or not a city adopts an ordinance locally for Density Bonus, the City is required by State law to allow the density bonus that the builder is requesting.*

*Chair Viers stated that the committee should approve this to help streamline the Housing Element process, and by doing so will save the City money in the end.*

*Vice Chair Vesperman seconded the motion to approve this Text Amendment.*

*Committee Member Rose asked for more information; why does the City have to streamline the Housing Element process, and what would happen if the City does not adopt this ordinance since the City still has to follow the law.*

*Ms. Yee stated that by locally adopting the density bonus provisions, it gives the City the flexibility of choosing a streamlined review and edit of the Housing Element and that the whole Housing Element does not have to be rewritten, only sections that are being changed or updated.*

*The Committee recommended that the Planning Commission approve the Text Amendment.*

**7. Liaison Reports - None**

**8. Adjournment** - There being no further discussion, Chair Viers adjourned the meeting at 9:53 p.m.

Respectfully submitted,  
Debbie Hince