



CITY COUNCIL SPECIAL MEETING
New City Hall American River North Community Room
2729 Prospect Park Drive, Rancho Cordova

Tuesday, January 24, 2006
5:30 P.M. – Study Session

Minutes

STUDY SESSION

Call to Order

Mayor McGarvey called the meeting to order at 5:55 p.m.

Roll Call:

Present: Council Members Budge, Cooley, Skoglund, Sander & Mayor McGarvey

Staff Present: Gaebler, Hare, Junker, Lindgren, Johns, Carne, Trimberger

Pledge of Allegiance

Council Member Skoglund led the Pledge of Allegiance.

Oral Communications

1. Public Comment

None.

Study Session Item

2. Subject: Rancho Cordova Housing Workshop
Recommendation: Discussion only; no action required.

Paul Junker gave the staff report assisted by Pam Johns.

Public speakers:

Ross LeFever, Kathy Pounds and Sheri Laudsfall all spoke as members of "Citizens for One Rancho Cordova Affordable for All." They expressed concern about the lack of

affordable housing and stressed the need for low, very low and extremely low affordable housing.

David Enberg urged the City to adopt an affordable housing program.

Mickey Boughton said she supports an affordable housing program.

Ethan Evans of the Housing Alliance said he supports programs that require inclusionary housing. He provided a binder titled "Inclusionary Housing: Making It Work!" He said that market-rate developers are the only ones not paying for affordable housing.

Sarah Steinheimer of the Coalition for Affordable Housing, suggested that the City hold a workshop on inclusionary housing.

Arte Zahedani of the Building Industry Association said the BIA is fundamentally opposed to inclusionary housing. He said inclusionary housing pushes out market rate housing. He said he can show that communities that have inclusionary housing have higher priced homes. In response to Mr. Evans, Mr. Zahedani said he would provide "figures" to support his statement about inclusionary housing.

Bruce Page of Lennar said stakeholders need to come together and work out their differences. He said affordable housing builders need to be included.

Sandra Woods urged the Council to create a policy for affordable housing.

The Council discussed the importance of achieving balance in the market, fixing up the current housing stock, enlisting non-profit housing builders to help create housing solutions, requiring housing products that mix uses so there is housing for all. Also discussed were putting multi-family housing on the corners as is done in Sacramento County, expediting permit processing to keep costs down, building senior housing, starting a rental inspection program, holding a stakeholders meeting to resolve issues, monitor SHRA owned affordable housing units, and determining what the City can do to help first time homebuyers.

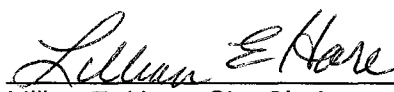
The Council requested more data and comparators with surrounding cities regarding rents, housing prices, multi-family prices and strategies for creating reinvestment in existing Rancho Cordova.

No action was taken.

ADJOURNMENT

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,


Lillian E. Hare, City Clerk