



HOUSING COMMISSION MINUTES

Regular Meeting
April 2, 2003
5:30 pm

Administrative Building Conference Room, First Floor
701 Laurel Street, Menlo Park, CA 94025-3483

CALL TO ORDER

Steve Bliss called the meeting to order at 5:30 p.m. in the Administrative Building Main Conference Room.

ROLL CALL

Members Present: Steve Bliss, Chairperson; John Donald; Elza Keet;
Wendy McPherson; Jane West, Vice-Chairperson

Members Absent: Carol Louchheim; Clarice O'Neal

Staff Present: Gretchen Hillard, Housing and Redevelopment Manager

- A. PUBLIC COMMENTS** Patty Boyle, a member of the League of Women Voters Board and of the Housing leadership Council for San Mateo County, stated that she was interested in the Housing Element and that she was present to observe.

REPORTS AND ANNOUNCEMENTS

1. Updates: BMR in lieu fees/5 to 9 units, Menlo Square BMR unit and new income guidelines.

Gretchen Hillard reported that the Council had held a public hearing and approved the new in lieu fee for developments of 5 to 9 units, without any comments from the public. She distributed the BMR Guidelines, amended to include the change. The new fee will go into effect on May 27.

Gretchen Hillard also reported that the Council had approved a lease for the one bedroom unit at Menlo Square, allowing the BMR purchaser to move in and rent until 70% of the units have sold, and she can obtain a mortgage. The 70% requirement was imposed by Cal-HFA, her lender, at the last minute, and she had already given notice at her apartment.

Gretchen Hillard distributed tables listing housing that is not market rate in Menlo Park, and showed the general locations of the various housing locations on a map of the City of Menlo Park. Next she described the 2003 "Income Guidelines" and general housing costs associated with example income categories, and distributed a table of the 2003 Income Guidelines. Next she distributed a table of the last five developments and BMR contributions. The table showed the

number of units And BMR units, the bedroom count of each group, and the square footage of each, with comments about other contributions to the BMR Program that many developments were also required to make. The purpose was to illustrate the history of the BMR program, because new developments seek to base their BMR Agreements upon previous BMR Agreements.

Gretchen Hillard also reported that the Olive Hill BMR proposal was not on the agenda because Olive Hill had changed their proposal to six BMR units off-site and six income restricted, donor type units on site, but had not yet developed the details of the proposal. Olive Hill will be required to prepare an Environmental Impact Report because of traffic impacts. This requirement will extend the time period before the development will go to the Planning Commission by a number of months. As a result, it is likely that the BMR proposal will be brought to the Housing Commission in several months.

Wendy McPherson reported on the Belle Haven Park and Housing Developer Selection Committee's work the previous week. The Committee consisted of 12 people, eight residents and four others. The majority expressed interest in housing that is not all affordable because of residents concerns that affordable housing would drive down the home values. Two members who are renters wanted all affordable housing, and two members did not appear to have strong opinions. Two meetings were held, one for orientation, and the second to interview three developers, Clarum Homes, Eden Housing, Inc. and Shelter Development Corp. The Committee recommended Clarum Homes to the City Council/Agency Board to be selected as the developer for the Belle Haven Park and Housing site. Clarum is a green developer. There will be community meetings to refine the concept of the housing for the site after the Council officially selects Clarum.

Elza Keet discussed a proposal for the Gaylord's site which involves about 40 units of housing and extending the Red Cottage motel. She said that she will be attending a community meeting about it. She also described guidelines that were included in the Downtown Study, which was not officially adopted.

C. BUSINESS ITEMS

1. Approval March 5, 2003 Minutes

Wendy McPherson made the motion and Elza Keet seconded to approve the minutes as written. (M/S McPherson/Keet 6-0)

2. Discussion of Multi-family Housing Rehabilitation Program and its priority for Housing Rehabilitation funds (Discussion and possible guidelines change

George Starmer was ill, so this item was moved to the agenda for the next meeting.

3. Minutes of Loan Advisory Meetings of February 13, 2003 and February 18, 2003

This item was tabled until the next meeting.

4. Report on the Housing Rehabilitation Loan Program for February 2003.

Gretchen Hillard reported the status of the Loan program, and updated the Committee and the City's proposal to take the deferred loan portfolio back from Washington Mutual, because Washington Mutual's computer cannot handle deferred loans with interest.

D. INFORMATION ITEMS

1. Discussion of Meeting with Mayor and Chairs of Boards and Commissions

Steven Bliss reported that he and Elza Keet had attended the meeting with Mayor Nicholas Jellins and Vice-Mayor Lee Dubac. Commission Chairs had been encouraged to provide regular reports from the Commission in person to the City Council. Also the Mayor expressed interest in conducting joint study sessions with the Commissions. An example for the Housing Commission might be to discuss the annual report on the Affordable Housing Action Plan.

Steve Bliss also spoke with Sheryl Bims, the Vice Chair of the Las Pulgas Committee about holding a joint meeting when both groups were studying the same issues, and to each agendaize how they might work more closely together. He said that Mickie Winkler had telephoned him and Patti Fry, the Chair of the Planning Commission, about possibly discussing a joint session on efforts to change zoning to turn some commercial densities into residential densities, or to use mixed use zoning. Steve Bliss concluded that the Planning Commission and the City Council needed to meet together first, before including the Housing Commission.

2. Briefing from Bay Area Economic Forum on State Housing Element Law

Steve Bliss described a workshop he attended on Housing Element Law. He distributed copies of a Research Brief by the Public Policy Institute of California entitled "Is It Time to Review California's Housing Element Law?" The conclusion of the workshop was that the Housing Element Law had not produced any additional affordable housing. The only cities that had produced additional programs had been induced to do so as a result of lawsuits. For example, the City of Santa Rosa reached an out of court settlement that addressed production of affordable housing. Steve Bliss also stated that Senator Dunn was proposing incentives to cities for passing a Housing Element, however, the budget crisis has delayed the proposal.

E. ADJOURNMENT The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Gretchen Hillard
Housing and Redevelopment Manager

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