

June 1, 2021, 5:30 p.m.

Tracy City Hall, 333 Civic Center Plaza, Tracy

Web Site: www.ci.tracy.ca.us

Due to the COVID-19 emergency, the special meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20 which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via WebEx during the meeting.

1. Mayor Young called the meeting to order at 5:36 p.m.
2. Roll call found Council Members Arriola, Bedolla, Davis, Mayor Pro Tem Vargas, and Mayor Young present.
3. ITEMS FROM THE AUDIENCE – None.
4. REVIEW, AFFIRM, AND PRIORITIZE AFFORDABLE/WORKFORCE HOUSING IMPLEMENTATION TASKS, DISCUSS INCLUSIONARY HOUSING POLICIES, AND PROVIDE DIRECTION TO STAFF

Alan Bell, Senior Planner, provided the staff report.

David Early, Senior Advisor, PlaceWorks Inc., provided the presentation and answered questions.

Dale Cose shared his concerns regarding lack of affordable housing and suggested Valley Link be a priority as it is key to Bowtie Area redevelopment, drive down impact fees, and revamp building and fire departments approval times.

Mary Mitracos asked about housing trust fund and spoke about a program that is working well for low-income and moderately low-income people in San Francisco, and asked where seed money might come other than the City.

John Beckman, CEO BIA spoke about a Supreme Court case between the BIA and the City of San Jose, provided Council with a law review article, which included constitutional implications of inclusionary zoning, and suggested an inclusionary ordinance at this point would not give the benefits that the City desires.

Robert Tanner asked Council what they consider as workforce or affordable housing price and rental range, and shared his concerns regarding affordable housing.

Alice English shared her concerns regarding changing RGA's requirements, adding designating a portion of RGA's to deed restriction affordable and affordable by design will help Tracy.

Bobby Varety stated he would like to see focus on density and sustainability, proposals are step in the right direction.

William Muetzenberg stated a demographic that is overlooked is graduates from college who are unable to afford a home. Need to look at how to incentivize split lots, incentivize duplexes in existing properties as well as further ADU production.

John Palmer stated the study done in 2019 was prepared on a framework, focus and policy direction from staff that has changed, and added if Council decides to look at inclusionary housing, to allow sufficient community and developer input.

Dan Evans proposed Council stay with State requirements, and shared his concerns regarding Council wanting to overturn Tracy's slow growth initiative.

Council Member Arriola and Mayor Pro Tem Vargas objected to the commentary made by Mr. Evans.

City Council comments and questions followed.

Council Member Bedolla requested consensus to remove task #12 from the work plan and add two priority tasks: 1) Evaluate lowering development impact fees on affordable and below market rate projects including setting charges on the square footage of a project. 2) Evaluate inclusionary policies and in lieu fee programs. Mayor Pro Tem Vargas supported two items but did not want to take anything out of the work plan.

Council Member Bedolla clarified evaluating development impact fees and inclusionary housing is currently not on the work plan, and was hoping to add to the study. Mayor Young supported to add to the study, but would not remove item 12.

City Council comments and questions continued.

Mayor Pro Tem Vargas requested looking into making a building of 20 units be one RGA instead of 20 RGA's. Mayor Young wanted to make sure that was included and asked if that was something that would have to go to the voters or under the purview of the Council.

Council Member Arriola asked for a slide to be included in every affordable presentation to show the public that the number has been established. Mayor Young also requested adding to the slide the translation of income to house price affordability.

Jenny Haruyama, City Manager clarified Council consensus about looking at the GMO being surgical and wanting to find the path forward for those options, interest in inclusionary housing whether it is a percentage or in lieu fee and looking at potential reduction with development impact fee.

Mr. Early summarized Council's guidance: Not to remove #12, maintain the list of 12 items and move them all forward, add inclusionary program, add lowering of fees, add a brief discussion of feasibility of housing trust fund, and as a part of that inclusionary study to give more examples of other communities and a summary of how many programs there are overall in the region and the state.

Mayor Young requested to include the current development community in the conversations and dialogue because they will be affected by this especially if there is something that is mandated.

Council Member Bedolla asked for consensus on prioritization: If there is a chance to prioritize the tasks, would be in favor of prioritizing zoning by right in commercial zones, evaluating lowering development impact fees, inclusionary housing and in lieu fees program, and trust fund for housing. Mayor Pro Tem Vargas supported the prioritization.

Council Member Davis stated she was open to all but Measure A as it was a mandate by voters and not Council so opposed to taxpayers money on trying to prepare a ballot initiative, but open to everything else.

Mr. Early added the current plan is to do all items under single CEQA document.

Ms. Haruyama responded staff will continue to move the process forward, and will update Council via e-memos. If there is a sense that we need to bifurcate them and separate them we will work with the consultant off line. There is a CEQA and environmental process that goes with this. Ms. Haruyama stated she was concerned about bringing too much information to Council all at one time.

Council Member Bedolla asked if there were three Council Members that supported prioritizing the work plan tasks that were mentioned. Mayor Pro Tem Vargas withdrew her support to allow staff to bring back in bite sizes.

City Council questions continued.

5. COUNCIL ITEMS AND COMMENTS - None
6. ADJOURNMENT: Time: 7:22 P.M.

ACTION: Motion made by Mayor Pro Tem Vargas and seconded by Council Member Davis to adjourn closed session. Roll call found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on May 27, 2021. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

Mayor

City Clerk