

June 4, 2019, 5:00 p.m.

City Council Chambers, 333 Civic Center Plaza

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

1. Mayor Rickman called the meeting to order at 5:00 p.m.
2. Roll call found Council Members Ransom, Vargas, Mayor Pro Tem Young, and Mayor Rickman present. Council Member Arriola arrived at 5:24 p.m.
3. Items from the Audience – None
4. CONDUCT WORKSHOP ON AFFORDABLE AND WORKFORCE HOUSING IN THE CITY OF TRACY

Jenny Haruyama, City Manager introduced David Early from Placeworks. Mr. Early provided the presentation on Affordable and Workforce Housing.

Ben Hatfield expressed concerns about affordable housing for young people in Tracy. Mr. Hatfield suggested looking at rent control and sweat equity projects.

Lisa Roth spoke about the incentives not working, missing the middle, need to explore sweat equity projects, certified housing plan, and housing for individuals who have mental health issues.

Mary Mitracos asked why the incentives are not working, and is there something the City can do to make them work.

Jacob Hunter asked what the City is doing to market our incentives.

Pete Mitracos suggested affordable by design and addressing the “missing middle”.

City Council questions and comments followed.

Bill Dean, Assistant Development Services Director and Mr. Early responded to questions from the public and City Council.

City Council provided the following input as it relates to affordable housing:

- Can we find a way to “recollect” RGAs that have been issued to apartment units versus bldgs., or change the way Tracy counts the numbers?
- Explore modified/differential development impact fee structure, e.g. lesser fees for smaller/multi-family unit types
- Encourage or require “missing middle”
- Develop program to achieve what Density Bonus hasn’t been able to achieve, which is enough incentive to build portion of units as affordable units.
- Work with sweat equity partners such as Habitat for Humanity on infill sites
- Issue RFP for affordable housing funds

- Explore price point of “Tiny Homes”; where do they fall on affordability scale?
- Diversity in housing stock, affordable by design, modified parking regulations especially for projects near public transportation
- Zoning opportunities for additional multi-family or tiny houses
- Expedite CEQA process for housing, pre-plan and obtain CEQA clearance as means to expedite affordable housing
- Change 150 RGA exemption to be not solely for deed restricted units – allow applicability to smaller units / Mixed income RGA exemption incentive
- Incentivize “granny” (or ADU) units as part of new subdivisions, especially on large lots
- Use SB2 non-competitive Planning Grant funds for multiple things
- Talk with LOCC about possible bills that could be used to address differentiating fees
- Involve BIA and development community
- Look at rental rates –caution on use of HOME funds if outcome/result is higher rents

5. ADJOURNMENT – Time: 6:48 p.m.

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

The above agenda was posted at the Tracy City Hall on May 31, 2019. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

Mayor

City Clerk