



PLANNING COMMISSION AGENDA

MARCH 15, 2012
CITY COUNCIL CHAMBERS
6:30 PM

1. Call to order
2. Roll Call
3. **Approval of Minutes for January 19, 2011**
4. **Director's Report:** This is an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
5. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
6. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
7. **Subcommittee Reports:**

PUBLIC HEARING:

NEW BUSINESS:

8. **Review of Public Art for Inland Terminal:** The review of a proposed 1,100 square foot Mural entitled "Gazing Into Infinity", proposed to be located on the west elevation of the new 52,000 square foot fertilizer storage building, located at 1002 N. East Street.

Applicant:	Inland Terminal
Staff Contact:	Cindy A. Norris
Recommended Action:	Approval

9. **Review of Affordable Housing in Spring Lake and Citywide:** This is a follow up report providing information concerning affordable housing in Spring Lake as requested by the Planning Commission at their last scheduled meeting on January 19, 2012.

Requestor:	Planning Commission
Staff Contact:	Dan Sokolow, Senior Planner
Recommended Action:	Review

OLD BUSINESS:

10. Adjournment

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



PLANNING COMMISSION AGENDA

JANUARY 19, 2012

CITY COUNCIL CHAMBERS

6:30 PM

DRAFT MINUTES

1. Call to order
2. Roll Call
Commissioners Present: Lopez, Wurzel, Murray, Barzo, Sanders, Gonzalez, Holt
Absent:
Staff in Attendance:
P. Hanson, Senior Planner; C. Norris, Principal Planner; N. Ponticello, Community Development Director; Akin Okupe, Public Works
3. **Approval of Minutes for October 20, 2011**
Ayes; Lopez, Wurzel, Murray, Barzo,
No 's:
Abstain: Sanders, Holt, Gonzalez
4. **CDD Quarterly Milestone Report**
5. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
 - Public Art completed – Chase and Target
 - Budget – Feb 7 upcoming meeting
6. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
None
7. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
None
8. **Subcommittee Reports:**
None

PUBLIC HEARING:

9. **AT&T Mobility Cellular Tower:** Request for a Conditional Use Permit to allow the construction and operation of a 80-foot tall stealth telecommunications cellular tower in the shape of a pine tree (monopine) and to install related ground equipment on 624 square foot ground lease area on approximately 0.79 (34,500 sq. ft.) acres of land at 629 Lincoln Avenue in the Central Business District Zone. The requested entitlements include a Conditional Use Permit

and review of the proposed categorical exemption from the provisions of CEQA as the project is considered a Class 32 - Infill Development. APN 006-563-99-000.

Applicant:	AT&A Mobility
Environmental Document:	Categorical Exemption
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approve with Conditions

Motion: Commissioner **Wurzel** made a motion to approve the AT and T Mobility Cellular Tower CUP, which was seconded by Commissioner **Murray**.

Ayes; Lopez, Wurzel, Murray, Barzo, Sanders, Gonzalez, Holt

No 's:

Abstain:

I Move that the Planning Commission approve the AT&T Mobility Cellular Tower (monopine pole) Conditional Use Permit based on the identified findings of fact and subject to the identified conditions of approval, by taking the following actions:

1. **Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, a class 32, Infill Development. §15332 of the Public Resources Code.**
2. **Determine that the project, as conditioned, is consistent with the General Plan;**
3. **Determine that the project, as conditioned, is consistent with the Zoning Ordinance;**
4. **Determine that the project, as conditioned, is consistent with the Downtown Specific Plan;**
5. **Approve the AT&T Mobility Cellular Tower Conditional Use Permit subject to the conditions of approval provided.**
6. **Approved the public art in-lieu contribution of \$10,000.**
7. **Direct that a CEQA Notice of Determination be filed.**

10. **Parkview by ALC IV Woodland Spring Lake, LLC – Submittal of a Specific Plan Amendment, Tentative Map # 5004 and Development Agreement,** - A proposed Spring Lake Specific Plan amendment to rezone a 10-acre school site and 6.22 acre multi-family residential R-20 site to Residential Single Family R-8; a proposed Tentative Subdivision Map # 5004 to develop 108 single family lots at a proposed density of 6.67 dwelling units per acre and modify the Housing Element Inventory of Available Sites and a Development Agreement.

Applicant:	Meridian Realty Consultants
Environmental Document:	Addendum to the Environmental Impact Report
Staff Contact:	Cindy A. Norris, Principal Planner
Recommended Action:	Recommend City Council Approval with Conditions

Motion: Commissioner **Barzo** made a motion to approve the Parkview Specific Plan Amendment, Tentative Map #5004, Housing Site Modification and DA, subject to condition of approval #2 being removed and discussed at City Council, which was seconded by Commissioner **Murray**.

Ayes; Lopez, Wurzel, Murray, Barzo, Sanders, Gonzalez, Holt

No 's:

Abstain:

I move that the Planning Commission recommend approval of the Parkview project to the City Council based on the identified Findings of Fact and subject to the identified Conditions of Approval, by taking the following actions:

1. **Adopt the attached Resolution No._____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act; (Attachment "F");**

2. *Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) in accordance with the proposed ALC IV Woodland Spring Lake, LLC Specific Plan Amendment (Attachment "G");*
3. *Adopt the attached Resolution No. _____, amending the Housing Element list of available sites (Attachment "H").*
4. *Adopt the proposed "Findings" for approval of the Tentative Subdivision Map No.5004 and "Conditions of Approval" to be incorporated in Development Agreement between the City of Woodland and the Developer(s) as presented in the Staff Report (Attachment "I").*
5. *Adoption of Ordinance No. _____, authorizing the City Council execute the Project Development Agreement.(Attachment "I")*

The Commission requested that staff bring back information regarding affordable housing in Spring Lake.

NEW BUSINESS:

11. **South West Tank, Davis Douglass Park:** Project update regarding a planned project that will consist of the construction of a 3.0 million gallon water storage tank and a booster pump station with a rated capacity of 6,000 gallons per minute at Davis Douglass Park. The proposed tank would be a partially buried concrete tank with a diameter of approximately 130 feet and a height of about 35 feet. The project will improve the City's ability to provide firm and reliable water supply in the southwest region.

Applicant:	City of Woodland
Staff Contact:	Akin Okupe, Senior Civil Engineer, CDD
Recommended Action:	Review

12. **Resolution Concerning Written Comments for Meetings:** At the October 20, 2011 meeting the Planning Commission directed staff to prepare a resolution that would add language to future public notices and agendas regarding review of public comments. The Commission wishes to notify the public that those materials received less than 24 hours before a meeting date may not be able to be considered completely.

Applicant:	City of Woodland
Staff Contact:	Cindy A. Norris, Principal Planner
Recommended Action:	Approval

Motion: Commissioner ***Wurzel*** made a motion to approve the Resolution PC 12-01 regarding Written Comments for Meetings, which was seconded by Commissioner ***Lopez***.

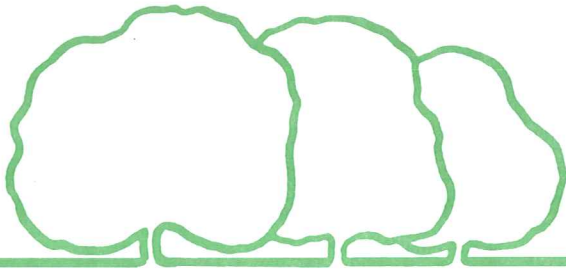
Ayes; Lopez, Wurzel, Murray, Barzo, Sanders, Gonzalez, Holt

No 's:

Abstain:

OLD BUSINESS:

13. Adjournment



City of Woodland

MEMORANDUM

TO: **PLANNING COMMISSION MEMBERS**

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Review of Public Art for Inland Terminal, located at 1002 North East Street

DATE: March 15, 2012

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Review and approve the public art proposal from Inland Terminal; a mural entitled “Gazing into Infinity”.

BACKGROUND:

On May 19, 2011 the Planning Commission approved the Conditional Use Permit modification for Inland Terminal to allow the construction of a 52,000 square foot fertilizer building, a fire suppression tank and the extension of two rail road spurs. As a new facility, in accordance with the City’s Design Standards, the project is required to install public art prior to certificate of occupancy. The applicant has worked diligently to identify an artist and to commission a public art piece that is both representative of their individual business as well as of the agricultural heritage of Woodland. If approved, the artist anticipates starting work in June with an anticipated completion one month later in July.

PROPOSAL:

The proposed art piece is an approximately 1,100 square foot mural that will be located on the west facing, gable end of the new fertilizer building. This elevation faces East Street/ Hwy 113. The site is located at far northern gateway entrance to the City. As stated by the Artist, *“it will give viewers a brief introduction to Woodland, as a farming community, proud of its agricultural history, rich soil and beautiful heritage Oak trees.”*

Artist:

The artist is Colleen Gnos of Shell Beach. Ms Gnos has 25 years of experience in painting with 15 of those years devoted to large scale formats. Ms Gnos has completed public art/murals in Hawaii and throughout California, including Dixon, San Luis Obispo, Shell Beach, and Lompoc.

Scope of Work:

The product will be a large mural, approximately 40 feet wide by 30 feet high. Ms. Gnos describes the concept of the mural as follows:

The mural will be a depiction of a farmer dipping his hand into the soil, looking into the sunrise. The borders of his fields are dotted with Heritage Oaks. It illustrates the human connection to the soil. The inspiration comes from the early morning drives the artist would do with her father (a

farmer in Dixon) when she was a child. He would get out of the truck and dip his hand into the dirt and smell it. She wondered what he could determine from the smell and texture of the soil, was it lacking nitrogen? Only a farmer would know.

Woodland is known for its rich soil, farmland and Heritage Oaks, so the artist feels this concept captures all of these elements, and reinforces the driving influence behind Woodland's economy.

Materials:

The artist states that the mural will be created with the highest quality, UV resistant 100% Acrylic paint, and rendered with values and tones of a realistic and “moody” nature. Colors used are of traditional painter’s palette. The mural will be hand brushed and a sealer coat will be provided by the artist.

REVIEW:

In reviewing public art for commercial and industrial projects, the Commission will need to determine whether the proposed public art work complies with the intent of the City’s Community Design Standard requirement for providing public art. The proposed public art concept should be reviewed for appropriateness with regard to the location, architecture of the building and the scale and materials used. Assuring the highest quality aesthetic experience for the citizens of Woodland is the primary criterion for approving the public art.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission review the proposed public art take one of the following motions:

MOTION #1 I move to approve the public art proposal from Inland Terminal, subject to the following findings:

- The public art proposal fulfills the requirements of the Community Design Standards by incorporating public art into the industrial development.
- The public art was reviewed by the Planning Commission.

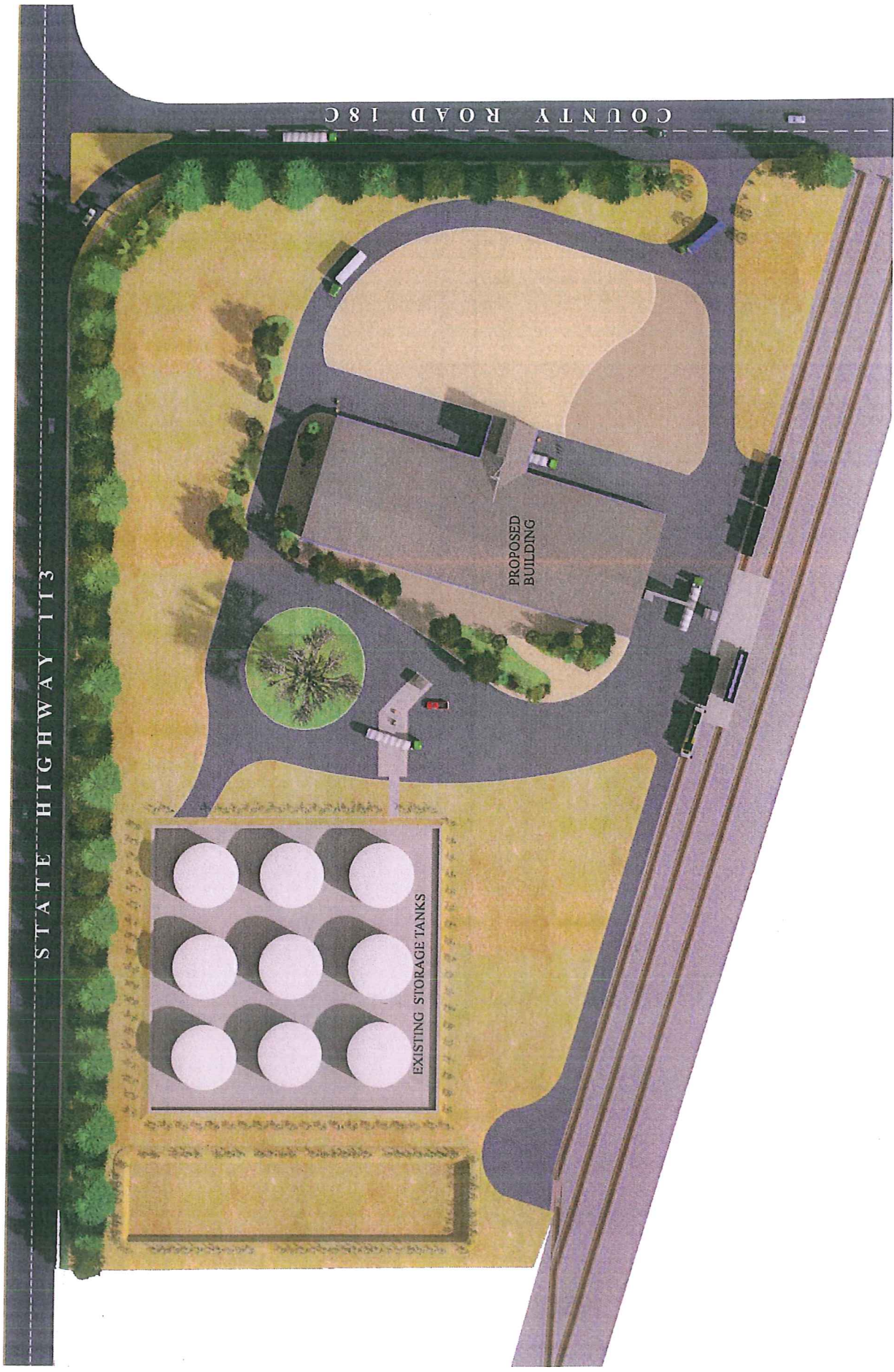
MOTION # 2 I move to deny the public art proposal from Inland Terminal, subject to the following findings:

- (Specify)

Attachments:

- A Site Plan and Elevation
- B Statement of Work
- C Proposed Mural
- D Artist Information

ATTACHMENT A



Inland Terminal
Fertilizer Storage Facility

The Tremont Group, Inc.
Woodland, California

SITE PLAN  N

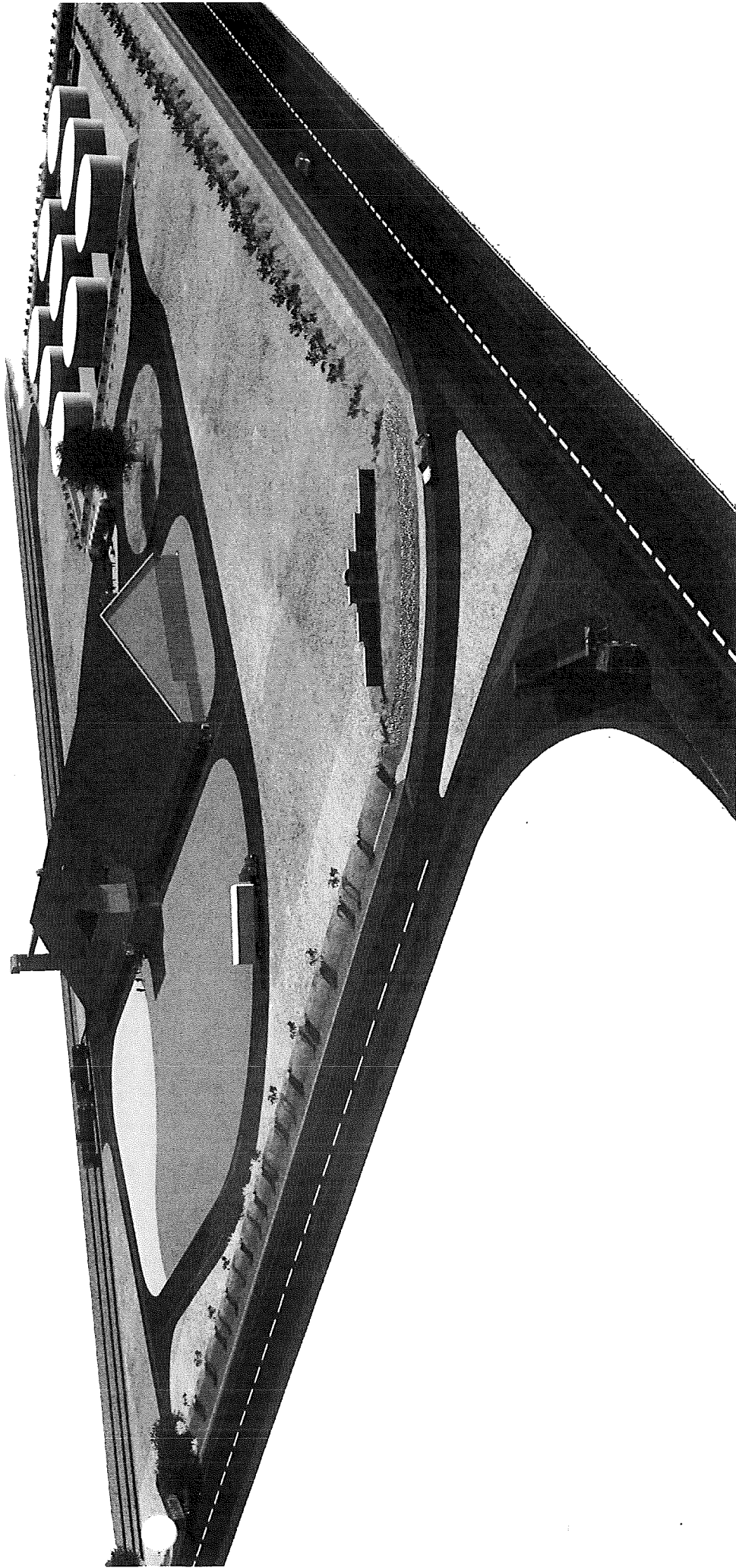
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Tony Coyne, Inc.
(209) 481-1990

	MIKE SMITH ENGINEERING, INC.
	4 NORTH MAIN STREET LODI, CALIFORNIA 93240 PHONE (209) 334-2332

DeLaMonica
SNYDER

215 West Main Street, Suite 200
 Los Angeles, California 90012
 Tel: (213) 627-1111
 Fax: (213) 627-1112



Inland Terminal
Fertilizer Storage Facility

The Tremont Group, Inc.
Woodland,
California

Tony Coyne, Inc.
(209) 481-1990

DellaMonica
SNYDER

Architects
222 W. Locksford Street
Suite 10, Lodi, CA 95240
209 367 0296, 209 367 0288 fax
8-4-10

ATTACHMENT B

Colleen Gnos

327 Boeker Ave
Shell Beach, CA 93449
805-441-8277
www.colleengnos.com
colleen@colleengnos.com

STATEMENT OF WORK

Mural for Inland Terminal, “Gazing into Infinity” Woodland, CA

Summary

Colleen Gnos will render a large scale mural on the west facing façade of the new fertilizer building constructed by Inland Terminal, off of highway 113. The mural will be visible to drivers as they enter the north gateway to Woodland, and it will give viewers a brief introduction to Woodland, as a farming community, proud of its agricultural history, rich soil and beautiful Heritage Oak trees.

Scope of Work

The mural will be a depiction of a farmer dipping his hand into the soil, looking into the sunrise. The borders of his fields are dotted with Heritage Oaks. It illustrates the human connection to the soil. The inspiration comes from the early morning drives the artist would do with her father (a farmer in Dixon) when she was a child. He would get out of the truck and dip his hand into the dirt and smell it. She wondered what he could determine from the smell and texture of the soil, was it lacking nitrogen? Only a farmer would know.

Woodland is known for its rich soil, farmland and Heritage Oaks, so the artist feels this concept captures all of these elements well, and reinforces the driving influence behind Woodland's economy.

Materials

Inland Terminal is responsible for the surface preparation for this project. The

artist will be in contact with a contractor that will pressure wash and prime the wall with an appropriate high quality paint prior to the artist commencing the mural project. The mural will be created with the highest quality, UV resistant 100% Acrylic paint, and rendered with values and tones of a realistic and "moody" nature. Colors used are of traditional painter's palette, most colors being mixed to depict "Gazing into Infinity" as beautiful as possible. Mural will be hand brushed. Sealer coat will be provided by the artist.

Capacity

Colleen Gnos has 25 years of experience painting, 15 of these years have been devoted to painting in large format, from theatrical backdrops and sets to large scale murals, requiring scaffoldings, lifts, etc. The artist has experience with deadlines and has the capacity to hire assistants when needed. She is reliable and meticulous, has an extensive background in art to draw upon, including figure painting, landscape painting, faux finishing, color theory and study of perspective. The project will be completed within budget and on time, by August 2012.

Deliverables

- Final scale rendering to be signed off by Inland Terminal prior to commencement of mural.

1,100 square foot mural, approximately 40 feet wide by 30 feet high.

PERIOD OF PERFORMANCE: June, 2012- August, 2012

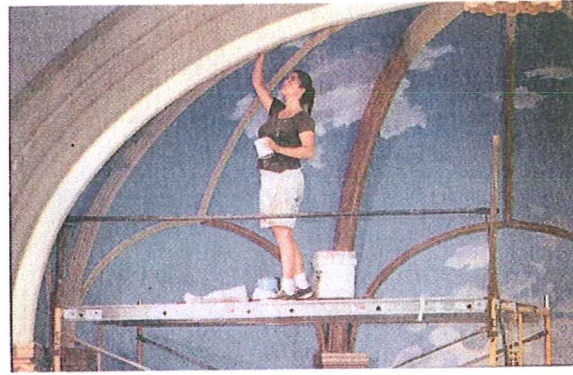
ATTACHMENT C





Concept Rendering : "Gazing into infinity" by Colleen Jmoz

ATTACHMENT D



A short story about Colleen Gnos.....

Colleen Gnos possesses a deep connection to the sea. It dates back many generations to the sea captains from the Azores, and to her grandfather who arrived in California to dive for Abalone, train navy divers, and operate tug boats. However, her father is a tomato grower and moved the family inland where Colleen cherished her semi-annual childhood visits to Avila Beach.

She decided to be an artist at the age of four, but growing up in a small farm town proved challenging.. Despite the challenges, she taught herself to paint with acrylics by the age of twelve, and later with oils at fourteen years-old.

As a teenager, she won awards for her art, earning acceptance into the California State Summer School for the Arts. When she finally turned eighteen, she moved to the coast, to Santa Cruz, and never looked back. An undergraduate at UC Santa Cruz, she studied painting and drawing. However, it did not provide the strict training she was seeking, and therefore, she moved to Florence, Italy for her formal training. For a full year, she attended the Accademia di Belle Arti, the art school founded by Michelangelo, and received the education of a lifetime.

Upon returning to Santa Cruz, she graduated from UCSC, and began working as a scenic artist for theatre. Within a year, she moved to the island of Oahu with her husband, where she worked tirelessly as a muralist and set painter for Waikiki hotels, concerts, conventions, theatres, restaurants. Colleen even painted surfboards for Larry Bertlemann. However, her husband was plagued by island fever, and after four years, they returned to the mainland.

Upon their return, Colleen reconnected with her roots: the sleepy central coast town where her grandfather once dove for abalone. Colleen, her husband and two children have ever since carved their livelihoods in the small coastal town.

Colleen's life experiences and passion for the ocean are embedded in every single piece of art she creates, even if the canvas is sixty feet or just sixty inches. Each piece of art tells a story. She concentrates on her own "classic" themes: surfing, classic California beach life and sirens. The powerful female entities she creates represent freedom and humankind's longing to return to the sea, uniting the conscious (human torso) with the subconscious (mermaid's tail). Using a technique that combines tonal painting and glazing, she gives her sirens and surfers depth and movement, and her waves the clarity of stained glass by building up the surface with many layers of glazes.

Colleen has dedicated herself to living as a hard-working full-time artist, mom and surfer on the Central Coast of California. Her art can be found on canvas, walls, surfboards and public art projects within 3 different states.

Colleen Gnos

327 Boeker Ave, Shell Beach, CA 93449

(805) 441-8277

www.colleengnos.com

Murals/Public Art

Designer/Muralist: San Luis Obispo Parks and Recreation "Secret of Kelp the Forest" Public Art project: Utility box San Luis Obispo, CA	2010
Designer/Muralist: NOAA and Cabrillo High School aquarium "Cold Water Kelp Forest" Public Mural, 15x17' Lompoc, CA	2010
Designer/Artist: Artcans of Shell Beach "Mermaid of Dinosaur Caves" Public art project Shell Beach, CA	2009
Designer/Selected Artist: "Trout About Downtown" "Wipeout Trout" Public art project San Luis Obispo, CA	2003
Designer/Muralist: Jaffa Café "Belly Dancing to the Oud," 3 separate murals San Luis Obispo, CA	2003
Scenic Artist: La Jolla Playhouse La Jolla, CA	2002-2003
Designer/Muralist: Sheraton Moana Surfrider Hotel "Banyan Courtyard" 4x25' Honolulu, HI	2002
Designer/Muralist: St. Peter's Catholic Church 3,000 sq ft mural, 78 columns marbelized, 500' of woodgraining, 3 separate murals Dixon, CA	5/99-01
Designer/Muralist: Ilikai Hotel 2 separate murals Honolulu, HI	2001
Designer/Backdrop Artist: Hawaii Theatre "Diamond Head Blacklight and daylight backdrop, 60x30' Honolulu, HI	2001
Backdrop Artist: Hawaii Stage and Lighting Sets and Backdrops Honolulu, HI	2001
Designer/Muralist: Cinnamon's at Bayview Golf Course 2,500 sq. ft mural Kaneohe, HI	2001
Scenic Artist: Shakespeare Santa Cruz Santa Cruz, CA	'97-'98 seasons
Scenic Artist: Holzmueeller Productions San Francisco, CA	1998
Scenic Artist: The Western Stage Salinas, CA	'98 season

Highlighted Exhibitions

<i>Surfindian</i> San Diego, CA	2011
<i>Coalition</i> San Luis Obispo, CA	2011
<i>Sacred Craft Expo</i> San Diego and Ventura	2009-2011
<i>Open Studios Art Tour</i> Shell Beach & Avila Beach, CA	2006-2011
<i>Parsonage Village Vineyard and Art Gallery</i> Carmel Valley, CA	2009
<i>Art in the Park</i> Shell Beach & Morro Bay, CA	2003-2009
<i>American Art Festivals</i> Sacramento & San Diego, CA	2005
<i>Gallery at the Sagemore</i> Ocean City, NJ	2003-2004
<i>Galleria Vialargo</i> Florence, Italy	1996

Published

<i>Surf Stories, Volume II</i>	release date: spring 2012
<i>New Times</i>	2007-2011
<i>Lompoc Record</i>	April 2010
<i>Club of the Waves</i>	December 2009
<i>Central Coast Magazine</i>	April 2008
<i>Surfer Girl Magazine</i>	June 2005
<i>Surf Life for Women Magazine</i>	November 2003
<i>Honolulu Advertiser</i>	May 2000
<i>Vacaville Reporter</i>	February 2001, March 2000, June 1999
<i>Monterey County Herald</i>	March 1999

Education

Art Marketing	2006,2009,2010
Still Life and Figure painting seminars	2008, 2010
B.A. UC Santa Cruz , Painting and Drawing	1998
L'Accademia di Belle Arti , Education abroad: year at Italian Art School Figure drawing, Etching, Painting, Art History Florence, Italy	1995-96
CSU Humboldt , Summer Painting Program	1993
California State Summer School for the Arts , CalArts Valencia, CA	1992



STAFF REPORT
March 15, 2012

TO: Chairman and Planning Commissioners
FROM: Dan Sokolow – Senior Planner
SUBJECT: Update on Owner-Occupied Affordable Housing in Spring Lake Specific Plan

Planning Commissioners at the January 19, 2012 meeting asked several questions about owner-occupied affordable housing in the Spring Lake Specific Plan. They expressed concerns also that a number of the homes available on the resale market were affordable including affordable foreclosures and these homes may be difficult to sell because of their affordable resale restrictions. Staff's responses to the questions and concerns of Commissioners are provided below.

1. How many of the Spring Lake homes that originally sold as affordable are for sale now?

Staff Response – Staff reviewed the Multiple Listing Service (MLS) for Woodland on March 7 and cross-checked it with the City's files for owner-occupied affordable homes in Spring Lake and could not find any affordable homes on the resale market. However, a Spring Lake affordable unit may be in the foreclosure process (Staff had received a notice of trustee sale in December 2011). MLS would not capture this type of information.

2. Do the affordable restrictions remain on a home and affect a new buyer? Is there an incentive for a buyer to purchase a home with affordable restrictions?

Staff Response – The City records a **Regulatory Agreement and Restriction on Resale** for each owner-occupied inclusionary (affordable) housing unit established through the SLSP Affordable Housing Plan. The same agreement is recorded for an owner-occupied inclusionary housing unit established outside of the SLSP through the City's inclusionary housing ordinance (Chapter 6A of the City Code).

The above agreement requires the initial buyer of an owner-occupied inclusionary housing unit who decides to sell the unit to first attempt to sell the unit to a qualified purchaser, which is a household that earns 80 percent or less of the countywide median income, adjusted for household size. However, the owner (formerly referred to as initial buyer)

may sell to a non-qualified purchaser if the qualified residence period, a period of ten years, has passed. Under this scenario, the housing unit is released from the terms of the agreement (affordable restrictions). On the other hand, a sale to qualified purchaser resets the qualified residence period for another ten years.

If the ten-year period has not expired, the owner is required to provide the City with a notice of intent to sell. Within 30 days after receipt of the notice, the City provides the owner with an active and current list of interested and qualified purchasers or determines, in writing, that no interested and qualified purchaser is available. After the City provides the list, the owner attempts to identify a qualified purchaser during a resale marketing period using affirmative marketing for a minimum 60 day period. Affirmative marketing means that the owner has listed the unit on the Multiple Listing Service for a minimum of 60 days and acted in good faith in responding to inquiries and offers from qualified purchasers. The owner may choose to sell to anyone in the event that the 60-day period has passed.

Before real estate prices dropped significantly, the City used its "silent second" provision of the Spring Lake Affordable Housing Plan and City's inclusionary housing ordinance to assist affordable buyers purchase newly constructed home. An affordable buyer is a household that earns 80 percent or less of the countywide median income, adjusted for household size. A silent second allows a buyer to purchase a home at the calculated affordable purchase price for a household that earns 80 percent or less of the countywide median income, adjusted for household size. The silent second represents the difference between the market price which is based on an independent appraisal and the below market pricing of the affordable price. The amount of the silent second is recorded as a loan against the property (residence) typically in the third lien position after the affordable buyer's mortgage and first time homebuyer assistance (if applicable). Repayment of the silent second is deferred for up to 30 years.

Under the current real estate market conditions, there is little if any difference between the market and affordable prices of a newly constructed home. As a result, silent second assistance is not needed. Nonetheless, this does not remove the incentive for an affordable buyer to purchase a newly constructed inclusionary (affordable) housing unit which is subject to a ***Regulatory Agreement and Restriction on Resale*** (affordability restrictions). The affordable units constructed in new subdivisions tend to be smaller than the market rate units. As a result, the purchase price of a new affordable unit is almost always less than that for a new market rate unit. A new market rate unit would be out of reach for an affordable buyer unless the buyer has the ability to make a substantial down payment in order to lower the monthly mortgage payment to a level supported by the buyer's income.

3. Does an affordable restricted home revert to market rate at some point?

Staff Response – Please see the response provided in #2.

4. Is there an increased burden in purchasing a newly constructed home with affordable restrictions in today's economic climate?

Staff Response – The current real estate conditions do not increase the burdens of an affordable buyer purchasing a newly constructed inclusionary (affordable) housing unit. The buyer would be subjected to a **Regulatory Agreement and Restriction on Resale**; however, the provisions of the agreement have not become more restrictive. As noted in the last paragraph of #2, there is still an incentive or benefit for an affordable buyer to purchase a newly constructed inclusionary (affordable) housing unit even under the current real estate market conditions.

5. Will there be a glut of affordable restricted homes on the resale market because market rate homes will sell first?

Staff Response – The existing data is too limited to draw any conclusions.

6. Does today's economic climate trigger the need for the City to re-evaluate its owner-occupied affordable housing policies?

Staff Response – Staff is uncertain whether today's economic climate specifically triggers the need to re-evaluate the City's owner-occupied affordable housing policies. However, there is a need at some point to review the results of the policies and evaluate whether the results are consistent with the policy goals.

__RDA/Housing/Housing/Inclusionary Housing/Inclusionary – SLSP/Update to PC 15Mar12

ADDENDUM

First Time Homebuyer Program to be Made Available Citywide

Beginning this week, the City's First Time Homebuyer (FTHB) Program will be made available citywide. This will allow eligible lower-income households to purchase resale homes with FTHB gap assistance from the City. Currently, City FTHB assistance is limited to the affordable-restricted (inclusionary) units constructed in the new subdivisions. City staff will provide information on the citywide availability of the FTHB Program through the City's website and will conduct outreach with its FTHB consultant NeighborWorks, lenders, and the real estate community. The City has funded its current FTHB assistance through an \$800,000 HOME grant awarded last year and staff expects to apply for additional funds as other grant opportunities become available.

The City's FTHB Program provides gap assistance to lower-income families purchasing homes in Woodland. Families must earn 80 percent or less of the countywide median income adjusted for household size and be able to qualify for a principal mortgage in order to participate in the program. Currently, the loan terms are principal and 3% simple interest deferred for up to 30 years.