

CITY OF NEWARK
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE MINUTES

Fifth-Floor Conference Room
5:00 p.m. Thursday, January 24, 2013

I. Roll Call and Introductions

At 5:02 p.m., Chairperson Nagy called the meeting to order. Present: Members Dias, Fitts, Hentschke, and Mendoza. Vice Chairperson Freitas arrived at 5:10 p.m. Absent: Member Vennemeyer.

Staff present: Terrence Grindall, Community Development Director; Karen Kristiansson, Planning Consultant; Peggy Claassen, Public Works Director.

Committee members and staff introduced themselves.

II. Approval of Minutes of January 26, 2012 Meeting

Member Fitts moved, Member Dias seconded, to approve the minutes of January 26, 2012. The motion passed with four ayes and one abstention (Hentschke).

III. Staff Reports

A. Community Development Block Grant (CDBG) Status Report

Planning Consultant Kristiansson presented the staff report and mentioned the downward trend in the amount of CDBG funds over the years. She also reviewed the breakdown of those funds, the projects that were funded last year, and the county's request that the city spend the saved site acquisition funds this spring. Community Development Director Grindall discussed the possibility of using the funds to provide additional affordable units at a proposed project, or units with deeper affordability. He explained that although the city's inclusionary housing ordinance would require mostly moderate income units, the price for those units would be fairly similar to the price for market rate units. As a result, staff is exploring the possibility of having the developer provide fewer units, but all for low income households.

Mayor Nagy asked about options if the proposed project did not work out. Community Development Director Grindall responded that if that were the case, the city would have a different timeline and would try to use the funds for another project. Member Dias said that she liked the idea of using the funds to deepen the benefit. She also asked about the senior housing project proposed for the Dumbarton TOD area. Community Development Director Grindall said that that project is on a slower timeline and also has hazardous materials issues that could be problems for the use of CDBG funds. Mayor Nagy then asked about the sites in Old Town that were discussed at the last CDAC meeting. Community Development Director Grindall stated that staff had explored those sites but wasn't able to make any of them work, largely because several sites would need

to be assembled and HUD regulations require development of the sites soon after acquisition.

B. Recommendations for 2013-2014 Jurisdiction Improvement Program Funds

Planning Consultant Kristiansson presented the staff report and the recommendation that all of the funds be used to implement projects from the city's updated 2013 ADA Transition Plan.

Member Dias asked for more information about the specific projects in the Transition Plan that would be funded with the CDBG money. Public Works Director Claassen mentioned that staff believed that the best use of the funds would be for park pathways. The city has not been able to keep up the pathways, and as a result, there are a number of tripping hazards and accessibility issues. Staff has been putting together a priority list of these and will use the CDBG funds to begin correcting these problems. Mayor Nagy asked what percentage of the need these funds would cover. Public Works Director Claassen said the funds would likely cover about 5% of the needed improvements to the parks pathways.

Member Dias moved and Member Hentschke seconded the recommendation that all of the funds be used to implement projects from the city's updated 2013 ADA Transition Plan. The movement passed unanimously.

C. Affordable Housing Fund Status Report

Planning Consultant Kristiansson reviewed the staff report. Member Hentschke asked about the income and purchase price limits for the Mortgage Credit Certificate (MCC) program. Planning Consultant Kristiansson said that both of these limits have increased, but there has always been a problem with finding people whose incomes are low enough and yet can afford to buy a home at Bay Area prices. The decrease in housing prices has helped with this. Member Fitts pointed out that fewer MCCs were awarded in 2005-2009, likely because of the housing boom. Committee members agreed that the funds should continue to be used for the HMIS and MCC fees, as well as to implement housing element programs.

IV. Adjournment

Member Fitts asked whether there had been any discussion of CDBG funds at the Mayors' Conference this year. Mayor Nagy replied that there was not much discussion, but from what he had heard, the downward trend in the amount of CDBG funds was likely to continue.

The meeting was adjourned at 6:30 p.m.