

ESPARTO CITIZENS ADVISORY COMMITTEE
MEETING MINUTES
03/15/11

Attending: Colleen Fescenmeyer, Pat Harrison, John Hulsman Jr, Melissa Jordan, Giacomo Moris, Patrick Scribner.

Absent: None.

MEETING ADMINISTRATION

- 1) Call to order at 07:02 pm by Chair Hulsman.
- 2) Agenda:
 - a) **Motion** to approve agenda by M. Jordan, Second by P. Harrison. Vote: all in favor, none opposed.
- 3) Minutes:
 - a) **Motion** to approve January minutes by M. Jordan, Second by C. Fescenmeyer. Vote: all in favor, none opposed.
 - b) **Motion** to approve January minutes by P. Scribner, Second by P. Harrison. Vote: all in favor, none opposed.
- 4) Correspondence & Announcements:
 - a) C. Fescenmeyer – Almond Festival was a success despite the rain.

PUBLIC FORUM

- 5) Public Requests – None.
- 6) County Update - None (Planning Staff not present).
- 7) Community Update: Mercy Housing Project Forum–
 - a) J. Hulsman explained this is a by right project. Mercy is not required to be here but Jeff Riley (Senior PM) and Steven Daues are here to present. Mike Levy also attending (VP property operations). Contact info provided: 916-414-4440 sdaues@mercyhousing.org.
 - b) Steve Daues presented on Mercy's background and this project:
 - i) National non profit sponsored by Catholic nuns.
 - ii) Affordable housing definitions:
 - (1) Low = less than 80% of median income.

- (2) Very Low = less than 50% of median income.
- (3) Extremely Low = less than 30% of median income.
- iii) Project site is 6.6 acres, 2.2 is zoned DMX, 4.4 acres is zoned R3 (multiple family residential)
- iv) Development is planned in two phases about 1 year apart.
 - (1) Phase 1: A commercial building and 40 residential units.
 - (2) Phase 2: Another 40 residential units.
- v) Layout of the site and elevations presented.
- vi) Commercial building is about 5000 square feet and includes an office, laundry room, lounge, etc. Plan is to design a building or two buildings that meet the DMX zoning requirements. Plans are conceptual at this stage, not set in stone.
- vii) Rent limits are set between 30-50% of Median income. In other words, 15K-39K incomes qualify for rents of \$400-1000/month.
- viii) The complex will have a resident services component, social services staff for after school programs, ESL, child care, etc.
- ix) Mike Levy presented the property management component: maintenance, emergencies, "curb appeal", etc.
- x) Winters "Putah Creek" and Esparto "Country West II" in Esparto are prior examples of Mercy projects.
- c) Public comments:
 - i) P. Scribner – Is this for local or out of town tenants? Mercy: Open to market.
 - ii) P. Scribner – What need are you filling? Mercy: Existing housing conditions and an estimated 2500 commuters.
 - iii) Member of public – Increase in school children? Mercy: Depends on tenant mix. Aida Buelna (EUSD): They are looking at plans in the county and are allowed to project 40-60 students K-12 (for this project).
 - iv) Wyatt Cline – How many in commuters would actually qualify to live there? Has a survey been done? Mercy: No, not since CVV Housing Study. Strong interest from employers.
 - v) Sue Heitman – How is house hold income qualified? Mercy: The entire household, adjusted by number in household regardless if they are potential wage earners. Area median income (Yolo County on our case).
 - vi) Member of public – Where are you in CEQA process? Mercy: No CEQA required once DMX rezoning took place per Yolo General Plan update of 2007. Additional comments: Yolo and Woodland is a busy corner. Integrate the design so the residential is not facing Woodland Ave. Address green house gas emissions and have housing at Casino or have the bus run every hour. Explore other housing models of ownership. Mercy: Yes (Country West II), but today that model is not economically feasible. Interested in input. Most opportunity will be at the corner.
 - vii) Member of public – What will it do to the value of our property, and what will it due to our water and sewer rates? Mercy: 1) Studies have shown property values have increased or stayed flat in areas of their projects. Standards are set higher than general construction typically. 2) They are working with the Esparto CSD on water/sewer concerns. Securing over \$700K in community

- development block grants – 10” water line to extend down Woodland Ave for future connections and existing neighborhood. Adding more rate payers (Payer is rental community owner Mercy) should help.
- viii) Member of public: How will you handle traffic on the corner – it is a hazard? Why didn't they help with housing projects in town? Mercy: If they can help mitigate the traffic they will be working with Caltrans on that.
- ix) Jim Shulte: If this is already approved, then it is not good neighborly. Mixed housing is what we were always told, not just low income concentrated. What about an EIR? – grain storage was there years ago. Parks and Recreation mitigation for influx of new residents; and schools too, are laying off teachers. Mercy: Regarding parks – impact fees are paid to County and each phase has a playground area. There is a park in the Storey subdivision planned just to the north and they will provide pedestrian access to that. Phase 1 toxics analysis and full soil analysis has been done. They are aware of issues associated with the prior gas station across the street and the underground plume. No concerns have been identified that would prohibit uses proposed. No contamination risk.
- x) Lynn Rolston. Looks like apartments are all two stories. Commercial is only one story. Can it be 2 story? We have design standards – this is a unique design with the slant roof? Mercy: Design appears modern, metal roofs. Take picture of something you like and send it to Mercy. Buildings broke up by color and form to make sections to scale of a single family home. C. Fescenmeyer – it looks like the rest stop under construction in Vallejo.
- xi) C. Fescenmeyer – It is appropriate to have something commercial on the corner. Foreclosed homes are not helpful. Some low income housing would be good.
- xii) Member of public – Concerned that behavior of tenants be orderly.
- xiii) Cathy Wicks – 1) Regarding input on the CVV Housing Report – it was clear that housing was to be dispersed in small clusters in places where work was – carbon footprint was minimal. 2) I provide social services and am aware of your projects– need has escalated in this economic environment (food bank up 30%/yr the last two years). Need to balance assessments. The region of Madison to Capay valley does have sizeable affordable housing. 3) Corner lot project – needs a community medical center and child care. 4) Affordable senior housing is needed – seniors are living out at farms. They stay there too long because they don't want to leave community. (Public applause for Cathy). Steve (Mercy) – will you commit to work with us to identify seniors for this? Cathy – yes. Mercy: 1 bedroom units on ground floor are included for this purpose.
- xiv) Cathy Wicks – is this an approved project moving forward? Mercy: When zoning was approved, it was allowed by right. Is funding in place? Mercy: Lenders need to approve. They have about half the financing secured. Last pieces are State and Federal Home Loan bank. They will find out in June if awarded, then they will get construction drawings & the building permit. Could start in December of this year.

- xv) Mike MacDonald – How will it look 10 years down the road? Can you point to a project that we could look at today that represents the standard of maintenance, people? Neighborhoods deteriorated? Mercy (Mike): In Mike's experience, the housing has generally improved the neighborhoods. Closest property to here is in Williams and is about 7 years old. Pinewood apartments. They are aware it needs to be painted and that is planned for this year. They have 50 year commitments with financing award.
- xvi) Member of public – Esparto has a lower per capita income than anywhere else in Yolo Co. This will bring us lower. Are we being designated as Yolo County's low income area?
- xvii) J. Hulsman – Supervisors (those outside of our district) are giving us the impression that this will be a labor camp for the casino.
- xviii) Member of public – Cathy mentioned need for senior housing – can it be modified for just senior housing? Mercy: This could be an option for Phase 2. Too late for Phase 1.
- xix) Gretchen Adan – If they are not able to rent all the units, would they be open to regular income? Mercy: No – it could be the case that the rents would have to be lowered to make it more affordable. Gretchen – there hasn't been a non low-income apartment here. We are excluding average income folks. Mercy: It is a fact of the market and the government that the middle is excluded.
- xx) Member of public – Mercy mentioned rent was \$400-1038. A 3 bedroom house will rent for 1100. Why is it over \$1000? Mercy: Those upper end units are more market rate.
- xxi) Mercy: Tenants pay power & gas. Owner pays water & garbage typically.
- xxii) Sue Heitman – Is this housing subsidized? Mercy: Mercy brings in subsidies for funding the capital. For renting, subsidies generally means "Section 8" and that is not the case here. Tax credit rental units do not have subsidies.
- xxiii) Jim Shulte – Will apartments be put up for Section 8 applicants? Mercy: They are not allowed to discriminate so it is possible that some tenants have a Section 8 voucher.
- xxiv) Member of public – Will there be periodic inspections while the tenant is living there? Mercy (Mark) – yes. They also have concern about behaviors so there are house rules, lease requirements, restrictions on car upkeep, maintenance on property, etc.
- xxv) Cathy Wicks – Do you bring in sustainable funding flows that provide social services besides Mercy's worker? Mercy: There are no long term committed funds for social services. They have a proven track record.
- xxvi) Member of public – Can we get a copy of the rules for tenants? – that would help clear up our issues. Mercy: Yes. Additionally – quiet hours are between 10 pm and 8 am.
- xxvii) Tom Lopez – Do they have a good history working with law enforcement? Mercy: Yes, sometimes there are funding cut backs so that the level of service has been less than they desired. Tom: Do they take into

consideration the current level of services in the area when they apply for a project?

d) ECAC comments

i) C. Fescenmeyer – Operation excellence and staffing – it will bring some jobs to the community.

(1) How many permanent and part time jobs following construction completion? Mercy: 1 admin, 1 maintenance for first phase. Second phase – maybe 2 more.

(2) Hanging Laundry off balconies? Mercy: No.

(3) Seasonal decorations? Mercy: time limits. Screws, tacks, nails in trim not allowed.

(4) Elevators? Mercy: No.

ii) G. Moris – Generally supports the project and prefers this project over the 300 plus houses approved by the County despite our opposition, but not yet built. Main concern is the fit with the DMX zoning requirements:

(1) Community building only 1 story but minimum height is 22 feet.

(2) The 2.4 acres zoned DMX would end at Bonyng street, and by allocating the 18 parking spaces area to commercial appears to leave about 65% residential and the max allowed is 60%

(3) The commercial building appears to be set back 30 feet and 10 feet is max.

(4) No apartments on the ground floor are allowed fronting Woodland Avenue west of Bonyng.

Mercy: Plans are conceptual and input is appreciated.

iii) M. Jordan –

(1) We have a volunteer Fire Department and there will be increased medical response needs. Also impact on roads level of service.

(2) Prefers this not be gated. Fencing creates a separate community feel.

(3) Continuing the gridlines of the town desired.

(4) There is a landlocked property identified at our last meeting that needs to be considered.

(5) Make it fit in – represent the former grain silo.

(6) How can people with an income of \$15000 afford a car and get to work?

Too many parking spaces? Thanks to 2030 GP, road maintenance reduced. Increase service needed as they drive to casino, gravel.

(7) Timing is her biggest concern – only a week to go and Mercy has just come to us (public applause for Melissa). Pat H – You will have resident manager, employment verification, criminal background checks – How many of 1,2,3 bedroom of each? Stressed a mix of incomes desired – Financing requires it cannot be mixed. Steve –they have maximized the range for financing – Cannot do 80% of income like houses. Would not match market.

iv) P. Scribner –

(1) Familiar with sisters of Mercy and commends Mercy for what they are doing, but concern is whose need are they going to fill. Is this that low

income folks are going to have another choice for them to live somewhere – or is it “if we build it they will come”?

- v) P. Harrison -
 - (1) Concern that higher median income that is skewed by UCD preclude people from being tenants.
- vi) J. Hulsman –
 - (1) Project should adhere to the town’s street grid system.
 - (2) Circulation plan showed a bike path through to the adjacent sub division.
 - (3) David Herbst has lot in that area that is land locked.
 - (4) General Plan calls that it fit in with single family homes and that low income is not concentrated in one place.
- vii) G. Moris – It would be preferable if Mercy can work with the Storey project to consolidate the detention basins as they have been problematic for the town.
- viii) P. Scribner – Do you monitor how many people are in these apartments?
Mercy: Guidelines have to be followed (2+1 = 2 per bedroom plus one additional person for example) would have to confirm what that would be for this county/project/fire code.

- 8) Future Agenda Items
 - a) Parks fees.

9) Meeting Adjourned at 9:01 pm

GLM
3/24/11