

Jackson City Council  
Minutes  
Special Meeting of April 2, 2012

Patrick Crew,  
Connie Gonsalves, Vice-  
Wayne Garibaldi  
Marilyn Lewis  
Keith Sweet

Susan Peters, City Planner  
Gisele Cangelosi, City Clerk

**COUNCIL MEMBERS ABSENT:**

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Crew called the meeting to order at 5:15 p.m.

**1. APPROVAL OF AGENDA.**

**Moved by Vice- Gonsalves and seconded by Councilmember Lewis, and unanimously carried to approve the City Council Agenda dated April 2, 2012 as presented.**

**2. PUBLIC MATTERS NOT ON THE AGENDA.**

None.

**DISCUSSION CALENDAR.**

**3. Public Hearing -Housing Element Adoption.**

City Planner Peters reported the City of Jackson General Plan Housing Element was adopted by the City Council on June 14, 2010. The Housing Element of a General Plan is the only element of the seven mandated elements that requires State certification for a jurisdiction to be eligible for grant funding. Upon adoption, staff forwarded the Housing Element to the California Department of Housing and Community Development (HCD) for review and certification. On September 20, 2010, HCD provided an extensive comment letter to the City of Jackson outlining required amendments for the Housing Element to comply with State housing element law. The amended Housing Element was provided to the City Council and is available on the City's website. The following is a summary of the required amendments to the City's Housing Element:

1. An update of the City's housing conditions – this required field review of all residential units in the City to determine their state of soundness;
2. Additional information regarding the governmental constraints to residential development including fee, application processing, and required development improvements;
3. Additional information regarding those with special needs including female-headed households, elderly, disabled, and homeless;
4. More detailed information regarding sites for potential housing projects; and
5. Quantified objectives establishing the number and type of housing units that can be constructed or rehabilitated over a five year period.

For review purposes, all proposed amendments to the previously approved Housing Element are underscored. Note that throughout the amended Housing Element, the U.S. Census information is mixed between 2000 and 2010 data. Staff has confirmed with HCD that this is acceptable as they would prefer that the City not make any changes other than those required in the comment letter.

Standard protocol for amending a housing element is to provide HCD with a draft copy for their comment prior to City Council adoption of the document. In this case, however, the Housing Element needs to be adopted prior to submitting any applications for Community Development Block Grant (CDBG). The Amador-Tuolumne Community Action Agency (A-TCAA) has a partially funded project in the City which needs CDBG funds for the project to come to fruition. Additionally, there are other opportunities to utilize CDBG and HOME funds upcoming that provide an excellent opportunity for the City to refurbish existing housing stock and create additional affordable housing. The CDBG application deadline is April 6, 2012. Staff has been in contact with HCD to allow the City of Jackson to approve the amendments, submit the Housing Element by April 6, 2012 and still be eligible for the grant funds.

The proposed amendments to the City's Housing Element are required by HCD to certify the document and to make the City eligible for CDBG housing funding. For this reason, staff is strongly recommending that the Planning Commission approve the proposed amendments and recommend them to the City Council. Upon adoption, the document will be delivered to HCD for their consideration which usually takes three to six months and hopefully, certification.

In accordance with Jackson's Municipal Code, the Planning Commission must make a recommendation to amend the Housing Element to the City Council. The Planning Commission reviewed the amended Housing Element prior to tonight's meeting have recommended the City Council approved the proposed amendment to the Housing Element.

President Crew opened the public hearing. Hearing no comments from the public, President Crew closed the public hearing.

After considerable discussion among the City Council and staff the following motion was made:

**Moved by Councilmember Lewis and seconded by Councilmember Garibaldi, and unanimously carried to approve Resolution 2012-11 the proposed amendments to the Housing Element of the City of Jackson General Plan.**

#### **4. Public Hearing – Community Development Block Grant Application.**

Beetle Barbour, A-TCAA Housing Resources Director, gave a brief description of the "Sutter Family Homes" Project on Argonaut Drive near Sutter Street. The modest sized duplex-style homes will be stick-homes new construction ATCAA presented the proposed project at two public meetings before the Jackson Planning Commission and the City Council. ATCAA has performed extensive due diligence on the project, consulting with a general contractor to set costs and timelines for each phase of development, gaining consent from the property owner to extend the Purchase Agreement through 12/31/12, contracting a land survey and topographical map of the parcel, and paying for a Phase I environmental report and limited Phase II report confined to soil testing only. The Phase II soil testing revealed the present of arsenic in the top two feet of fill in the 3 trenches located closest to Argonaut Drive. There were no other mining toxins present in any measurable quantity in any trenches and there were no other Recognized Environment Concerns in either report. ATCAA must complete remediation of the arsenic as a component of its site development work.

If ATCAA is successful with this CDBG application, the project will move forward as soon as the awards are announced by HCD. ATCAA was awarded partial funding for this project in March 2011 by the State Department of Capital Development (EHAP\_CD) all other funding is in place. ATCAA will procure services of an architect and begin reviewing site development plans, purchase the

property, hire a construction manager and proceed with initial site work, specifically the soil remediation. The homes will be completed by early 2014 and certified for occupancy within a few months.

City Planner Peters reported the City was approached by ATCAA earlier this year about teaming up for the next CDBG application cycle. With the Housing Element update progressing, staff discussed two programs of interest to ATCAA for this round of funding; construction funding assistance for a housing project on Argonaut Drive near Sutter Street and planning funds for rehabilitating the vacant office building at 1003 Broadway, a building donated to ATCAA after a significant internal flooding damage approximately two years ago. The CDBG application deadline is April 6, 2012. The City of Jackson and ATCAA have a successful history of working together to provide services for those in need.

President Crew opened the public hearing.

Janice Cavaliere, Realtor, read into the record a letter of support from the Joel Lesch, Amador County Association of Realtors.

Dave Wilkinson, No.CA. Community Loan Fund representative, was present to answer questions of the City Council. He stated tonight's action was to approve a resolution approving an application in the amount of \$905,680 for the ATCAA Transitional Housing and \$100,000 for new ATCAA Planning Study for new office facility in Jackson. He felt this was a strong application and appreciated staff's assistance help on this – recommends adoption of this resolution.

Hearing no further comments from the public, President Crew closed the public hearing.

Vice- Gonsalves inquire if Jeff Manke, General Contractor was a local contractor. Ms. Barbour stated it was ATCAA intent to utilize local individuals.

Crew inquired if this project would affect the Sutter Street Extension. Ms. Barbour stated it would not have an impact. City Planner Peters agreed there would be no impact because the project is located north of the extension.

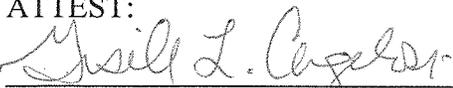
After considerable discussion among the City Council and staff the following motion was made:

**Moved by Councilmember Lewis and seconded by Councilmember Sweet, and unanimously carried to adopt Resolution 2012-12, approving the proposed Community Development Blok Grant (CDBG) application to fund the activities requested by the Amador Tuolumne Community Action Agency (ATCAA).**

## 5. ADJOURNMENT

Adjourn: 5:40 p.m.

ATTEST:



Gisele L. Cangelosi, City Clerk

Date Approved: April 23, 2011