



Local Ballot Measure: H

Measure H

City of Healdsburg

Measure Question

Shall the City of Healdsburg's Growth Management Ordinance be amended to permit the currently allowed average of 50 units per year of multi-family, income-restricted rental housing, as authorized by the voters in 2018, to be offered either for rental or for sale?

What Your Vote Means

YES	NO
A "Yes" vote is a vote in favor of amending the City of Healdsburg's Growth Management Ordinance.	A "No" vote is a vote against amending the City of Healdsburg's Growth Management Ordinance.

For and Against Measure H

FOR	AGAINST
HEALDSBURG CITY COUNCIL Leah Gold, Vice Mayor HEALDSBURG CITY COUNCIL Shaun McCaffery, Council Member	No argument was submitted against Measure H



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Arguments and rebuttals are the opinions of the authors. They are printed exactly as submitted, including errors.

City Attorney's Impartial Analysis of Measure H	Argument in Favor of Measure H
<p>The City of Healdsburg ("City") City Council has placed Measure H on the ballot. Measure H seeks to amend the City's Growth Management Ordinance ("GMO") to allow housing units authorized by the voters in 2018 to be offered for sale, as well as for rent. Measure H would not authorize any additional units.</p> <p>In 2000, the Healdsburg voters adopted the City's GMO, which limited the number of building permits the City may issue to an average of 30 per year, not to exceed 90 in a three-year period. In 2018, the voters amended the GMO to allow the City to issue an additional 50 building permits per year, on average, to multi-family, income restricted <u>rental</u> units. The passage of Measure H would allow these 50 units per year, on average, to also be offered <u>for sale</u>. Again, Measure H would not authorize any additional units.</p> <p>If approved, Measure H would allow the previously authorized units to be offered for sale or for rent. These units must be:</p> <ul style="list-style-type: none"> • Multi-family; and • Subject to a deed restriction requiring that they be rented or sold only to households earning no more than 160% of the Sonoma County Area Median Income, adjusted for household size appropriate for the unit. <p>A "Yes" vote is a vote in favor of amending the City of Healdsburg's Growth Management Ordinance as set forth above.</p> <p>A "No" vote is a vote against amending the City of Healdsburg's Growth Management Ordinance, as set forth above. If Measure H is not approved, the City's existing GMO, including the additional multi-family, income restricted rental units authorized by the Healdsburg voters in 2018 would remain in effect.</p> <p>Measure H will be approved if a simple majority of voters vote "yes".</p> <p>The above statement is an impartial analysis of Measure H. If you desire a copy of the ordinance, please call the City Clerk's office at (707) 431-3323 and a copy will be mailed to you at no cost.</p> <p style="text-align: right;">s/ Samantha W. Zutler City Attorney</p>	<p>In November 2018 Healdsburg voters passed Measure P, which modified our Growth Management Ordinance to allow an average of 50 units of multi-family rental housing to be built per year. The units are required to be affordable for families whose incomes do not exceed 160% of Sonoma County's median income.</p> <p>In an effort to include more median-priced, multi-family units in future developments, Measure H seeks to allow the units approved in 2018 to be also offered for sale, as well as for rent. It does not increase the total number of units. The units must be offered at a price affordable for people who earn up to 160% of Sonoma County's average median income (AMI) per year. Currently, a family of four earning between \$111,950 and \$149,280 annually would qualify. The units will be funded entirely by developers, requiring no taxpayer funding or funds designated for affordable housing.</p> <p>With this measure, the City Council could require that median-priced residential units be included in proposed developments. The Council could also give local residents and employees preference in buying or renting the units. The units could only be used as primary residences, not as second homes.</p> <p>Any buildings constructed with the multi-family allotment will still be subject to zoning regulations and design review, intended to ensure that they are appropriately located, attractive, and in scale with surrounding structures.</p> <p>Measure H will help the City of Healdsburg address the housing needs of families, our workforce, and older adults wishing to downsize and continue to live in Healdsburg. It will make possible a mix of market rate, affordable, and middle-income housing in future for sale developments. It does so while keeping in place all of our current affordable housing programs.</p> <p>HEALDSBURG CITY COUNCIL HEALDSBURG CITY COUNCIL s/ Leah Gold, Vice Mayor s/ Shaun McCaffery, Council Member</p> <p style="text-align: center;">No argument was submitted against Measure H</p>



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Full Text of Measure H

CITY OF HEALDSBURG

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG SUBMITTING TO THE VOTERS AT THE MARCH 3, 2020 ELECTION AN ORDINANCE AMENDING SECTION 17.24.020 OF CHAPTER 17.24 OF TITLE 17 OF THE CITY OF HEALDSBURG MUNICIPAL CODE TO ALLOW THE BUILDING PERMITS APPROVED BY VOTERS IN THE NOVEMBER 2018 ELECTION TO BE USED FOR THE CONSTRUCTION OF EITHER MULTI-FAMILY RENTAL HOUSING UNITS OR FOR-SALE OWNER OCCUPIED HOUSING UNITS,

WHEREAS, in the November 2000 election, the Healdsburg voters approved a residential growth management initiative that limits the number building permits the City of Healdsburg ("City") may issue for the construction of new residential units in the City to an average of thirty (30) units per year, not to exceed ninety (90) units in a three-year period (the "Growth Management Ordinance" or "GMO"); and

WHEREAS, the GMO is codified in the City's Municipal Code at Chapter 17.24; and

WHEREAS, since the passage of the GMO in 2000, the cost of housing has significantly increased in the City, exacerbating a shortage of available housing that is affordable to working families in the community, and a lack of housing options for community members in different stages of their lives and with different lifestyles; and

WHEREAS, even further exacerbating this housing shortage, in 2017 (and again in 2019), wildfires swept Sonoma County, destroying acres of property, hundreds of homes, and entire neighborhoods; and

WHEREAS, the City has a particular shortage of rental housing available to middle-income households, or "missing middle" households, meaning they earn between 120% and 160% of the Sonoma County Area Median Income; and

WHEREAS, there are currently no programs in the City to make housing more available to middle-income households and

WHEREAS, Healdsburg needs additional rental housing for members of the community who earn up to 160% of the Sonoma County Area Median Income; and

WHEREAS, in the November 2018 election, the Healdsburg voters approved Measure P, which amended the City's GMO and authorized the City to issue, in addition to the 90 permits in a three-year period authorized by the GMO, an average of fifty (50) building permits per year, not to exceed 150 permits in a three year period, for multi-family rental units deed restricted to tenants earning no more than 160% of the Sonoma County Area Median Income, adjusted for household and unit size (the "First GMO Amendment"); and

WHEREAS, since approval of the First GMO Amendment, the City has determined that its middle-income households desire opportunities to purchase housing units as well as to rent; and

WHEREAS, for-sale opportunities for middle-income households are extremely limited, and the City wishes to encourage such opportunities; and

WHEREAS, the City's General Plan Housing Element calls for the continued monitoring of the GMO, and the Housing Action Plan calls for

the development of middle income housing across a range of product types; and

WHEREAS, the City Council has an interest in the development of rental and for sale housing that is available to residents and families of mixed income levels; and

WHEREAS, in light of the above, the City Council directed staff to study a potential amendment to the City's Growth Management Ordinance and City staff presented the City Council with this proposed Ordinance," attached hereto and incorporated herein by reference as Exhibit "A" (the "Second GMO Amendment Ordinance"); and

WHEREAS, the proposed Second GMO Amendment Ordinance would amend the provisions of the First GMO Amendment to allow the City to issue fifty (50), on average, building permits per year, not to exceed one-hundred and fifty (150) building permits in a three year period, for multi-family units available to households earning no more than 160% of the Sonoma County Area Median Income, to be either multi-family rental housing units or for sale, owner occupied housing units; and

WHEREAS, the proposed Second GMO Amendment Ordinance would not result in an increase in the number of building permits the City could issue for the construction of residential units; instead, the proposed Second GMO Amendment Ordinance would simply allow the residential units authorized by the First GMO Amendment to be offered for rent or for sale; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the City has caused to be prepared an addendum to the Environmental Impact Report ("EIR") for the City's General Plan that examines whether the proposed Second GMO Amendment Ordinance, attached as Exhibit A, would present any new or substantially more significant environmental impacts than those already examined in the General Plan or would otherwise require a subsequent or supplemental EIR pursuant to CEQA Guidelines section 15162; and

WHEREAS, the addendum to the General Plan EIR, attached as Exhibit B, concludes that the proposed Second GMO Amendment Ordinance, attached as Exhibit A, would not have any new or substantially more significant environmental impacts than those already examined by the General Plan EIR, nor would it otherwise require a subsequent or supplemental EIR pursuant to CEQA Guidelines section 15162; and

WHEREAS, a general municipal election consolidated with the statewide primary election to be held on Tuesday, March 3, 2020, has been called and, pursuant to Elections Code Section 9222, the City Council desires to submit the proposed Second GMO Amendment Ordinance to the qualified electors of the City of Healdsburg at the consolidated election.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HEALDSBURG DOES HEREBY ORDAIN AS FOLLOWS:

SECTION ONE. COMPLIANCE WITH CEQA.

SECTION TWO. GENERAL PLAN CONSISTENCY.

The City's General Plan Housing Element calls for the continued monitoring of the GMO, and the Housing Action Plan calls for the development of middle-income housing across a range of product types. This proposed Second GMO Amendment Ordinance facilitates the development and construction of rental and for-sale residential housing available to middle-income households earning no more than 160% of Sonoma County Area Median Income, adjusted for household size appropriate to the unit, and thus is consistent with the City of Healdsburg General Plan.



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Full Text of Measure H (Cont.)

SECTION THREE. SUBMITTING PROPOSED SECOND GMO AMENDMENT ORDINANCE TO CITY OF HEALDSBURG VOTERS AT MARCH 3, 2020 ELECTION.

Pursuant to California Elections Code Section 9222, the City Council of the City of Healdsburg hereby submits to the qualified electors of the City of Healdsburg at the March 3, 2020, the proposed Second GMO Amendment Ordinance in the form attached hereto as Exhibit A.

SECTION FOUR. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected thereby, and to this end the provisions of this Ordinance are declared to be severable.

SECTION FIVE. CODIFICATION. This ordinance shall not be codified in the City of Healdsburg municipal code.

SECTION SIX. EFFECTIVE DATE. This Ordinance relates to an election and therefore shall be effective immediately following its final passage by a majority vote of the City Council of the City of Healdsburg in accordance with Government Code §36937(a).

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Healdsburg held on _____, 2019, and PASSED AND ADOPTED at a regular meeting of the City Council of the City of Healdsburg held on _____, 2019 by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAINING: Councilmembers:

SO ORDERED:

ATTEST:

David I. Hagele, Mayor

Stephanie A. Williams, City Clerk

Dated: _____

EXHIBIT A

ORDINANCE AMENDING SECTION 17.24.020 OF CHAPTER 17.24 OF TITLE 17 OF THE CITY OF HEALDSBURG MUNICIPAL CODE TO ALLOW THE BUILDING PERMITS APPROVED BY VOTERS IN THE NOVEMBER 2018 ELECTION TO BE USED FOR THE CONSTRUCTION OF EITHER MULTI-FAMILY RENTAL HOUSING UNITS OR FOR-SALE OWNER OCCUPIED HOUSING UNITS

The people of the City of Healdsburg do ordain as follows:

SECTION ONE: AMENDING SECTION 17.24.020 OF CHAPTER 17.24 OF TITLE 17 OF THE CITY OF HEALDSBURG MUNICIPAL CODE.

Section 17.24.020 of Chapter 17.24 of Title 17 of the City of Healdsburg Municipal Code titled "Annual building permit allocations" is hereby amended in its entirety to read as follows with added language shown underlined and deleted language with ~~strikethrough~~:

17.24.020. Annual building permit allocations.

A. Subject to the exclusions listed in HMC 17.24.030, permits for the construction of new residential units within the incorporated boundaries of the City shall be limited to an average of 30 units per year and in no case shall exceed 90 for any three-year period.

B. In addition to the 90 units permitted by subsection (A) of this section, a maximum of 50 units per year, on average, not to exceed 150 units in a three-year period, may be permitted so long as the additional units are:

1. Multifamily rental or for sale units;
2. Rental units will be subject to a regulatory agreement with the City requiring that the units be rented to households tenants earning no more than 160 percent of the Sonoma County area median income, adjusted for household size appropriate for the unit, and
3. Residential for sale units will be subject to a regulatory agreement with the City requiring that the units be sold to households earning no more than 160 percent of the Sonoma County area median income, adjusted for household size appropriate for the unit, and that the unit be owner occupied.

The ~~maximum of 50~~ units subject to this subsection shall not be subject to the provisions of HMC 20.20.030.

C. The initial three-year period shall begin as of the effective date of this chapter, January 1, 2001, and terminate December 31, 2003, and each successive three-year period shall apply to units permitted by HMC 17.24.020 (A) and (B) of this section.

SECTION TWO. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected thereby, and to this end the provisions of this Ordinance are declared to be severable.

SECTION THREE. CODIFICATION. Section One of this Ordinance shall be codified in the City of Healdsburg municipal code. Sections Two, Three and Four of this Ordinance shall not be codified.

SECTION FOUR. EFFECTIVE DATE. If this Ordinance is approved by a majority vote of the City of Healdsburg electorate voting on the measure at the March 3, 2020, election, then this Ordinance shall become effective ten (10) days following the date the vote is declared by the City Council in accordance with Elections Code §9217.

IT IS HEREBY CERTIFIED that the foregoing Ordinance received the following vote of the electorate of the City of Healdsburg on March 3, 2020:

Yes: _____ No: _____ Total: _____

IT IS HEREBY FURTHER CERTIFIED that the foregoing Ordinance was adopted by Declaration of the _____ election results by the City Council of the City of Healdsburg at a meeting held on _____, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAINING: Councilmembers:

SO ORDERED:

ATTEST:

David I. Hagele, Mayor

Stephanie A. Williams, City Clerk

Dated: _____