

MINUTES

of an adjourned regular meeting of the City Council of the City of Redlands held in the Council Chambers, 212 Brookside Avenue, on February 10, 1993, at 6:30 P.M.

PRESENT

Charles G. DeMirjyn, Mayor
Swen Larson, Mayor Pro Tem
William E. Cunningham, Councilmember
Jim Foster, Councilmember

James D. Wheaton, City Manager
Gary Luebbers, Assistant City Manager
Jeffrey L. Shaw, Community Development Director
Lorrie Poyzer, City Clerk
Ted Thomaidis, Redlands Daily Facts

ABSENT

Dee Ann Milson, Councilmember

General Plan - Housing Element - Community Development Director Shaw reported the Housing Element is a policy document which guides and directs the City as it pertains to providing for the housing needs of the community. Policy 6.2j of the Housing Element indicates the City will continue to maintain the City-owned homes for the purpose of providing senior and low-income housing for the community. This policy was initiated in June 1985 with the adoption of Resolution No. 4074. The homes were originally acquired for expansion of the area for a Civic Center. The policy recognizes that these City assets could be sold if a fiscal crisis occurs; however, in the interim, it recognized a community need of housing for senior and low income households. Mr. Shaw reminded Councilmembers of the importance to optimize its provisions for providing senior and low-income housing as specified by State law. Housing elements from communities with growth control, such as Redlands, are highly scrutinized by the State. These elements have been more successful when special emphasis has been given for supporting low-income housing and exempting low-income housing from the provisions of growth control. A map identifying each of the City-owned houses and a table identifying the location, number of units, age of the structure, general conditions of the units, and other pertinent information were provided. A walking tour of these homes was conducted during the afternoon and was attended by Councilmembers, staff, and representatives from various commissions.

Alternative actions presented for consideration were:

- (1) Rehabilitate and maintain the units and keep them for senior and low-income housing. CDBG funds and HOME funds may be used for upgrading the condition of the units.
- (2) Sell the units at fair market value. This would provide immediate revenue for the City; however, this would eliminate potential future use of the structures or property for meeting other City goals.
- (3) Keep the properties; however, demolish some or all of the structures. This alternative may have significant impact upon historic preservation efforts in

the area and would eliminate an important source of low-income housing. Vacant parcels near Smiley Park could be used for expansion of the park or additional parking facilities.

- (4) Some combination of the above alternatives evaluating each site based on these alternatives to determine a mix that best meets all of the City's goals.

Comments were heard from: Bernie Heuvelhorst, Housing Commissioner; Barbara Ratford, tenant; Diane Christensen, Planning Commissioner; Sherman Fitzgerald, President of the Joslyn Senior Center Advisory Board; Ellen Weisser, Parks Commissioner; Bryant Harkness, private investor; Karen Brandstater, Historic and Scenic Preservation Commissioner; and Ray Alexander and Charley Castle, private citizens.

Councilmembers agreed a combination of alternatives would probably be utilized and desired more information, such as updated appraisals, in order to address each parcel separately.

Referring to a memorandum prepared by Best, Best & Krieger dated April 1992 entitled "Compliance with the California General Plan Housing Element Law," Mr. Shaw noted reconfirmation of Option 3, adoption of a housing element that complies with SCAG's housing needs determination and identifying Measure N as a governmental constraint, would be needed prior to finalizing the draft housing element.

The City Council meeting adjourned at 7:25 P.M. to an adjourned regular meeting to be held on February 16, 1993, at 9:00 A.M. in the Redlands Plaza Conference Room, 2 East Citrus Avenue, Suite 15C, Redlands, California, to continue the General Plan study sessions.

Mayor

ATTEST:

City Clerk

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