

Orchard Village Neighborhood Meeting #1  
Wednesday, June 4, 2008, 6 pm  
The Pizza Factory  
108 Main Street, Winters

## ~Minutes~

### **NOTICE:**

Notices were sent out 13 days in advance to all property owners within a 500' radius of the property, City Council, Mayor, Planning Commission, Affordable Housing Steering Committee and other City Planners. Attached as **Exhibit A** is a copy of this notice and **Exhibit B** is a copy of all the complete list of the recipients. The list of property owner recipients was compiled by Chicago Title, Visalia, California. **Exhibit C** is the complete packet of information that was given to all attendees.

### **THE MEETING:**

The meeting informally began at 6:15pm. Because the turnout was relatively low at 6pm we used the first few minutes to socialize and introduce each other. Caleb Roope, President/ CEO spoke with attendees and gave a history and an overview of the development. He spoke to the site plan and the renderings each member of the audience had in their packet and there were larger copies on display. Orchard Village includes 74 units of workforce housing for families of varying sizes. The development will include one bedroom to four bedroom units as the City of Winters requested based on need. Originally the project was closer to 88 units but the site plan could not include the common space and the site amenities were greatly diminished. The attendees agreed the 74 unit design was better than a larger more dense development.

There was discussion regarding the families that would be eligible to live there. Roope explained that according to current income limits a one bedroom unit could be rented to a family whose income is around \$29,000 annually whereas, a four-bedroom unit could be rented to a family whose income is around \$56,000 annually.

Some neighbors were concerned about the project disrupting their view of the hills and others were concerned about connectivity between Walnut and Railroad. Some neighbors thought more connectivity was better others thought it would cause too much traffic. Roope and Shellan Miller, Project Manager, sat down with attendees to discuss concerns in more detail. The bike/ pedestrian connections were viewed as an improvement to the site. One neighbor expressed support for the project and thought the developers were doing the right thing by developing housing for community's workers.

### **CONCLUSION:**

There was little turnout for the meeting. Bruce Guelden suggested making the next notice more formal so as to attract more attendees. Miller agreed the second meeting notice would be more formal.

The meeting was adjourned by 7:30pm.