

HOUSING ADVISORY COMMITTEE
Minutes
Basement Conference Room City Hall
May 16, 2012
12:00 pm

Attendance Record	Present	Absent
MEMBERS		
Bob Hughes	X	
Carmelita Wood	X	
Charlie Armstrong	X	
Chris Murray	X	
Connie Dunn		X
Dan Rosensweig	X	
Diane Gartner Hillman	X	
Frank Stoner	X	
Jennifer Jacobs		X
Jennifer McKeever	X	
Joy Johnson	X	
Kaki Dimock	X	
Kira Drennon	X	
Kristin Szakos	X	
Mark Watson	X	
NON VOTING MEMBERS		
IMPACT		X
Ron White		X
Vicki Hawes		X
STAFF		
Kathy McHugh	X	
Melissa Thackston	X	
Jim Tolbert		X
Ryan Henderson	X	
OTHERS		
Karen Shepard - MACAA	X	
Marnie Allen - MACAA	X	
Gary Nickelsen - MACAA	X	
Edith Good - PHAR	X	
Joyce Dudek – AHIP	X	

The meeting began at approximately 12:00 PM with lunch provided for those in attendance.

Welcome:

Kathy McHugh welcomed everyone and thanked them for coming, and explained that Karen Waters had resigned via e-mail dated May 16, 2012 prior to the meeting. Further, that prior to doing so that Ms. Waters had requested that Joy Johnson chair the meeting in her absence.

Updates from the Chair:

In keeping with the request of former Chairperson Waters, Joy Johnson took over the task of chairing and proceeded to ask that we go around the table and have everyone introduce themselves.

After introductions, it was determined that there were sufficient HAC members (who were present at the 1/18/12 meeting) in attendance so that the group could consider the meeting minutes that had to be postponed from a vote when the HAC had previously met in March. Ms. Johnson then asked those members who had been in attendance in January to review the minutes. After a short review period, Kristin Szakos made a motion to approve, Charlie Armstrong seconded this motion and the minutes were approved by unanimous vote of those who had been present at the January 18th meeting.

Ms. Johnson then asked for a review of the March 21, 2012 minutes. A motion to approve was made by Jennifer McKeever and as second by Charlie Armstrong. These minutes were also approved by unanimous vote.

Joy Johnson then asked Kathy McHugh to discuss the sub-committee sign-ups. Kathy reminded the group that sign-ups had been postponed from the last meeting due to the fact that there were so many new people in attendance. She then explained that there are four subcommittees: 1) Incentives for Creation of Affordable Housing; 2) Affordable Housing Policy Review, Formulation & Best Practices; 3) Public Funding & Priorities; and 4) Low Income Housing Tax Credit Review (which is limited to members who do not receive/seek funding from the City).

Kathy advised the group that unless there were questions that she would distribute the sign-in sheets and that everyone should select the subcommittee that they would like to join and add their name to the applicable roster.

The following depicts the subcommittee selections by the group:

1) Incentives for Creation of Affordable Housing

Charlie Armstrong
Bob Hughes
Frank Stoner
Chris Murray

2) Affordable Housing Policy Review, Formulation & Best Practices

Jennifer McKeever
Dan Rosensweig
Joy Johnson
Kristin Szakos
Frank Stoner

3) Public Funding & Priorities

Mark Watson
Kira Drennon
Diane Hillman
Kaki Dimock

4) Low Income Housing Tax Credit Review

Charlie Armstrong
Frank Stoner

Staff Updates

Kathy McHugh explained that staff intends to start a project to develop a comprehensive database of affordable housing units to include mapping through GIS. This is necessary because the 2025 Housing Goals report does not contain detailed baseline data.

Frank Stoner then asked if we can include market rate affordable units. He stated that he wants to know what the housing profile looks like City-wide. He also advised that this would help inform a proffer that he is working on at present.

Kristin Szakos then asked how many other communities deal with tracking housing in this way.

Joy Johnson stated that she would like to see what others are doing.

Frank Stoner went on to say that he wanted to know how many units there are (which could be considered affordable) according to the tax records.

Kristin Szakos and Charlie Armstrong asked about identification of rental units.

Dan Rosensweig stated that it is a good idea to make a recommendation to Council.

Kristin Szakos added that we should have a sub-committee look at this first to make a recommendation. She also asked to have staff provide information prior to having the subcommittee look at the matter.

It was the general consensus that the Affordable Housing Policy Review, Formulation & Best Practices will be the subcommittee to consider this.

Dan asked if this is consistent with that subcommittee's role, which prompted an explanation by Kathy McHugh that there is no designated subcommittee tasked with data collection and analysis (despite an earlier recommendation by McHugh to include this as either a separate subcommittee or include it in one specific group).

Charlie Armstrong then asked if we want affordable units as a GIS layer because there is a certain stigma to making this type of information available to the public.

Joy Johnson suggested that the data collection and mapping be taken up by the subcommittee.

Kathy McHugh then introduced the MACAA request (which was provided as a handout) for consideration. She introduced the MACAA representatives and asked that Ms. Karen Sheppard provide more details to the group.

Ms. Shepard explained that MACAA is losing their current federal funding for HOPE House due to a change in Federal policy that is emphasizing rapid rehousing of homeless and not the transitional housing model. In order to continue to provide services/programs, MACAA needs funds to match a state offered grant. She then turned the discussion over to Marnie Allen.

Marnie went on to give an explanation of the current program at HOPE House and the community impact of providing housing units for homeless families. She emphasized the fact that MACAA is able to work with the families to help them build self-sufficiency skills and that this makes all the difference. Unfortunately, without funding, it is impossible to continue working with a model that has proven to be successful.

While MACAA staff are currently going to churches to ask for support, they are concerned about the ability to raise necessary funds. The funds cannot be federal or state provided, so the money must be raised locally and City support could be critical in keeping this program alive.

Charlie Armstrong stated that the leverage for this proposed project is not ten to one as per 2025 goals; however, he recognizes the importance of the program and made a motion to approve HAC support (to

be voiced to City Council) of the MACAA proposal to help keep their program intact. Carmelia Wood made the second.

Dan Rosensweig then stated that this is an incredible program / resource intensive effort. Habitat has a first time homebuyer coming from HOPE house and they are very excited that this is happening.

A vote was taken with Jennifer McKeever abstaining from the vote due to an employment conflict. The motion then carried by unanimous vote.

Kristin Szakos applauded MACAA and stated that this is why Council formed the HAC. She also asked if we should look to add another member to the HAC.

Joy Johnson then stated that if we add another entity that we could add MACAA. She then asked for a motion. Dan Rosensweig made the motion and Mark Watson seconded it. Approved, but Jennifer McKeever (noting support for the addition) abstained from voting.

Kathy McHugh then stated that the group is basically at capacity except for a banker. Dan Rosensweig then provided Kathy with a name (Joe Raichel) and contact information of a Wells Fargo banker and suggested that she reach out to him.

Dan Rosensweig then asked if the group wanted to go ahead and elect a new chairperson. Dan stated that Joy Johnson had done a wonderful job during this meeting that he would like to see her continue. He went on to nominate Joy Johnson as the new chairperson for the HAC. Joyce Dudeck seconded the motion and the vote was unanimous in approving the vote.

With no further business, the meeting was adjourned by new Chairperson Joy Johnson.