

HOUSING ADVISORY COMMITTEE

Meeting Notes
November 16, 2006

Present:

Noah Schwartz
Cheryl Cooper
Theresa Tapscott
Reed Banks
Art Lichtenberger
Peter Loach
Ron White
Natasha Sienitsky
Charlie Armstrong
Dave Norris
Karen Waters
Overton McGehee
Carol Clarke

Absent:

Joy Johnson
Cheri Lewis
Theresa Deese

Guests:

Staff:

Jim Tolbert
Amy Kilroy

Summary of Meeting Notes:

- Presentation and review of NDS Development Projects (since 2003) by Jim Tolbert -
 - Notable increases in total number of projects as well as total value of construction
 - Data in the powerpoint is approximately 60 days old
 - Jim only discussed the residential projects, there are commercial projects underway as well
 - Jim reviewed 5 out of the 7 powerpoint presentations. All are available on the NDS website for further review.
 - Approximately 70 affordable units have been built in the past 2.5 years, 40 or so from Habitat and 30 or so from PHA.

- Presentation of the revised CAHIP proposal by Dave Norris –
 - City Council is having a Budget Work Session in mid-December and Dave would like to have the committee's support in order to move forward with the proposal at the work session.
 - Discussion about residential participation / no net loss of units / deconcentrating poverty
 - CDBG/HOME funds would be managed by NDS, Community Foundation would manage the rest
 - Question of what happens to the aspects of the Housing Market which may not fit neatly into one of the current 4 categories – possibility of using the Housing Initiatives Fund as a revolving loan fund?
 - How secure is the CDBG entitlement for future years? – no way of knowing yet, but feeling more confident with the results of the recent election

- How to consolidate existing housing monies to know what is currently available and to consolidate the application processes – being looked into...
 - Overton made a motion to recommend the CAHIP proposal as presented by Dave Norris to City Council. Theresa T. seconded the motion.
 - Additional Discussion – friendly amendments to clean up the language
 - Will there be any further clarification of definitions on page 3?
 - Council is looking for recommendations as to what affordability is.
 - Cannot dedicate proffers to anything – call them “developer contributions”
 - Proffers cannot be written off as a tax deduction while contributions to a non-profit organization can be written off.
 - Committee voted unanimously to approve the proposal presented during this meeting. The proposal will be brought forward to the Council work session.
 - Further discussion about logistics involving the CAHIP proposal – how will we know which problems need to be addressed and how will we know whether the investment of these funds is making a difference? – Steps can be put in place to manage/oversee the allocation and use of the funds.
- Presentation of Habitat Tax Relief Proposal by Overton McGehee –
 - Discussion of the existing city rebate program giving residents \$250 break off their taxes if they qualify
 - This proposal would target households earning less than \$25,000
 - Half of the property taxes would be deferred until the house is sold and the other half would be paid when taxes are normally due to the City
 - Payment would be interest free
 - Questions from the committee included:
 - What would the overall budgetary impact be estimated at?
 - What happens if the market goes flat and funds are unavailable?
 - Could the City reserve the right to forgive the taxes?
 - What would happen if the owner sold it to another affordable family? What happens to the money that has been deferred?
 - Is the group of households being targeted too small? – how to be more inclusive?
 - How does this program relate to the current tax relief programs? Can applicants apply to more each of them, or is it one or the other?
 - Sounds like there are also details to be further worked through with the attorney’s office –
 - Is it possible to include more than just the first-time homebuyers?
 - Further discussion of the proposal will take place at the December meeting.
 - Jim asked Overton and Charlie to be members of the nominating committee to make recommendations about a Chair for the committee – will report back in December.
 - **Next meeting date is set for:** Thursday, December 14th @ 12:00 (location TBD)
 - **Future agenda items include:** Tax proposal from Habitat for Humanity, Update on the status of the TJPDC Housing Market Study, Affordable Housing Conference – March 2007, Report from Nominating Committee