

HOUSING ADVISORY COMMITTEE
 DRAFT Revised Minutes¹
 Basement Conference Room City Hall
 April 21, 2010
 12:00 pm

Attendance Record	Present	Absent
MEMBERS		
Amy Kilroy	X	
Art Lichtenberger	X	
Charlie Armstrong	X	
Chris Murray		
Dan Rosensweig	X	
Jennifer Jacobs	X	
Joy Johnson		
Karen Waters	X	
Kathy Galvin	X	
Peter Loach	X	
Randy Bickers	X	
Reed Banks		
Richard Spurzem		
Ryan Jacoby		
Sasha Farmer	X	
Satyendra Huja	X	
Susan Pleiss		
Tony Waterfield	X	
NON VOTING MEMBERS		
Ron White		
Vicki Hawes		
STAFF		
Kathy McHugh	X	
Jim Tolbert	X	
Melissa Celli	X	
Missy Creasy	X	
OTHERS		
Dave Norris	X	
Edith Good	X	
Marnie Allen	X	
Paul Beyer	X	
Paul Vaughan	X	

¹ Per e-mail from Karen Waters dated 5/5/2010.

The meeting began at 12:05 PM with sandwiches provided for those in attendance.

Welcome: Art Lichtenberger welcomed everyone and then asked that the HAC members review the minutes and to advise of any necessary changes. With no further comments/discussion, the minutes were approved by unanimous vote of 7-0.

Updates from the Chair: Art Lichtenberger discussed the CHO resolution with the group and Kathy/Melissa explained that the County legal counsel had determined that adoption of the resolution by an advisory committee would not be appropriate. Instead, the group decided to vote to recommend that City Council approve the resolution when it comes forward. Vote was 8-0-1 to approve with Councilperson Huja abstaining.

Co-Chair Lichtenberger then turned the meeting over to be facilitated by Kathy McHugh for the purpose of priority setting and determination of subcommittee arrangements.

Kathy McHugh explained the process and reviewed the basic rules of the exercise. At that point, Art Lichtenberger read the City Council charge to the Housing Task Force aloud and then Kathy Galvin read the critical issues from the prior HAC meeting.

Councilperson Huja mentioned that critical issues and the charge don't really put priority on creating new affordable housing and persevering what we have. He went on to state that we need to stop talking about affordable housing and build it.

From that point, the following is an overview of the discussion that followed, with specific written comments attached hereto.

Sasha Farmer

We don't have good data from the realtors. CAAR has a lot of information and the HAC needs to be able to tap into this data. Once a mechanism is in place, the HAC can use this information and it can also be used to help provide incentives for affordable housing by labeling housing as "affordable" within the MLS. This will also provide tracking capabilities.

Melissa Celii

Staff needs a workplan and a timeline process similar to what is used with the CDBG Task Force.

Tony Waterfield

We need to educate the public, but more importantly the builders and developers, many who don't see affordable housing as an opportunity but as a hindrance or as a bargaining chip. This pits people against one another.

Councilperson Huja interjected that the private sector needs to be involved. We need to eliminate surprise and help developers know the rules of engagement.

Jen Jacobs

Rehab and repair of affordable housing, health, and safety of existing housing is as important (if not more so) than new housing. We have many houses with lead and if a family home is condemned, they will need to move out, which only puts more pressure on the need for new housing.

Peter Loach

Explained that he was confused about the priorities for the City's housing and the HAC. He inquired "what are we doing here?"

Kathy McHugh then explained that Susan Pleiss had asked that we do this prior to breaking into subcommittees.

Karen Waters countered that this is not what Susan meant. That the list is meant to engage what is important to each member and to allow them to indicate what they want to see happen and then what to prioritize.

Peter went on to say that we need to work with CRHA redevelopment and cover the continuation of full spectrum of housing.

Karen Waters

We need to create policy recommendation, funding recommendations in support of increasing our affordable housing stock in line with 2025 housing goals. The policy recommendations need to be in line with the comp plan with a balance between new affordable housing and preservation of existing affordable housing. Further, policy recommendations need to be in line with the comprehensive plan.

Kathy Galvin

There is a general lack of attention related to a holistic approach de-concentration of poverty. WE need to lift people and places out of poverty

Kathy McHugh interjected that Chris Murray (JABA) supports the need for workforce housing and the need to have cottage type industries where people can work from home.

Art Lichtenberger

Neighborhoods and citizens need to have forewarning and we do not need to wait until there is a crisis. The public needs several heads up in order to get support.

Also that he likes to work with data and crunching numbers. We all need to know where we are going, what roles are needed, and have set tasks so that we can all be engaged and doing things that work to our strengths.

Dan Rosensweig

Need to be more proactive in the discussion of updating the comp plan. We need to emphasize mixed income and greater mixed use. In order to do this we need to examine the city code, state enabling legislation and market forces.

He asked: Why aren't we seeing more mixed income or mixed use? Why doesn't it happen naturally and how it can it happen more naturally?

He discussed the results of the recent inclusionary zoning ordinance and the need for creative ways to expand the Section 8 program and its need and its use.

Charlie Armstrong

Agreed with Tony Waterfield about the building community. Not just education them but building partnership. Affordable housing should be the carrot, not the stick. You can catch more flies with honey ... City has assets i.e., land or non-real estate assets that can be used to form public/ private partnerships for affordable housing. We need to provide incentives for affordable housing not mandate it. We need to continually review incentive for both new housing and within the existing housing stock to remain or become affordable.

Dave Norris

Noted that he was in full agreement with everything that Karen Waters had stated earlier.

Group Discussion

Kathy Galvin - Provision of housing must be discussed within the provision of amenities (parks, destination).

Councilperson Huja - Look at housing, not just affordable but also middle income part of the spectrum.

Marnie Allen -Need to consider how employment and transportation etc fit in with affordable housing. All the pieces in the puzzle need to be in place to meet the charge.

Councilperson Huja – Also need to look at environmental and energy impacts to the employment and transportation elements.

Kathy Galvin – all of this ties into smart growth and holistic views.

Edith Good – Where do offenders go and where do they live? How do we help them?

Kathy McHugh – we need to have transitional housing for former mental health patients, prior offenders and persons with AIDS.

HAC Specific Actions

Kathy McHugh was to put the information compiled by the group on paper and then assign each priority into a separate sub-committee.

Possible Future Action: Devote next HAC meeting to formation of focus groups / subcommittees.

Other Business: None, so meeting adjourned at 1:45 pm.