

**HOUSING ADVISORY COMMITTEE
DRAFT Minutes
Basement Conference Room City Hall
Wednesday, June 16th 2010
12:00 pm**

Present:

Chris Murray

Karen Waters

Kathy Galvin

Sasha Farmer

Satyendra Huja

Tony Waterfield

Joy Johnson (came late)

Edith Good

The meeting began at 12:15 PM with sandwiches provided for those in attendance.

Kathy Galvin

Kathy Galvin wanted to know if sub-committee members can have access to any of the conference rooms to which Kathy McHugh replied yes but that she would need to know dates and times in order to check availability for scheduling purposes.

Ms. Galvin also asked if every other HAC meeting could be devoted to sub-committees or at least half of the time.

Chris Murray

Explained that sub-committee meetings are to come up with actions and the objective of the sub-committee meetings are to come up with something concrete.

Responding to Kathy Galvin's comment, he expresses that devoting every other HAC meeting to subcommittee meetings should not be set in stone.

Tony Waterfield

Asked Kathy McHugh about a "development map" (showing on-going development and/or planned development) that Charlie Armstrong told him was previously used by the City. Although Tony seemed to think that it might have been a chart or other, he asked Kathy to follow up to see about locating the information and updating the same.

The group then broke up into two sub-committee groups, as Kathy Galvin was the only representative for the Policy and Best Practices Sub-committee.

Notes from “Private Sector Incentives” HAC Subcommittee

Chris Murray - Chairperson

The objective for the group is to look over the 2007/8 “Private Sector Incentives” (copy provided) and see if it still applies, and if so then edit it, and come up with specific targets, choosing 2 or 3 and go up from there if needed.

Expressed that the group needs to identify city owned land so that developers can be aware and then the process can begin.

Add public/private partnerships for any incentive so that developers know that the city will work with them. Add public/private partnerships to the fundamental conditions.

One idea is to turn the city into a bank where they would loan the interest. Interest abatement by the city could save developer’s money up front even though the cost would be the same at the end.

Another public/private idea is, instead of paying out cash for a housing advisory fund, the city can pay out money for assistance for projects (maybe engineer help from the city). Chris uses an example: with the Timberlake project, the city could donate their engineer to the project or funds can be used to hire engineering help. Or, the city engineer should be mandated to join the project “table” to become a part of the process. That way, the approval process is “rubber stamping” what the engineer has already approved or been a part of. The city employee can do some of the work, which can save non-profits some money.

All of the incentives can be used as a lever to increase affordable housing.

Expressed the need to know where in the city there is low-cost land. They are in need of the development report map and a map of all of the raw land in the city. This can overall help them understand what assets the city has and then the group can start playing with the information. Identifying the open properties in the city would be helpful.

Questions whether we should be dealing with design standards. Sasha interjects and suggests that Kathy Galvin be assigned the design standards part.

Suggested that Charlie revises the sub-committee sheet, send it to Chris, and then send it out to the group. For the next meeting figure out what the priorities are and complete

the access dwelling unit report. He discussed that they need to decide on figuring out the actions that can be accomplished.

Tony Waterfield

Asks whether we know what the city owns and if there are partnerships.

Streamlining the process would be an incentive because it saves money.

Tony discusses how the city could act as a bank, once a project is completed then may be able to save interest and could be used as an incentive. He discusses that the city must be a part of the process because they must ensure that the project gets completed. Tony suggests that the city may be hesitant, therefore the city may want to hold a bond to protect the city. Tony explains the risks, but expressed that it is worth doing more research on.

Explains that money out of the housing fund could work but liability issues may come up.

Asks whether or not the PHA starts off with city owned property, Chris answers no.

Suggested that affordable housing can attract people out of the city (in the county), so how can we demand residency? Tony questioned whether or not public housing requires residency.

Sasha Farmer

In response to the city acting as a bank, Sasha asks if things would work out the same between rented or owned property.

Suggests that there is also a risk for the builders in addition to the city.

The group felt that the meeting was a solid start.

Notes from "Public Funding & Priorities" HAC Subcommittee

There was a discussion of the need to have a list of all funded CHF project so that the group could see what has been done and what has been promised out of the fund for 2010/11 fiscal year.

There was a lengthy discussion about the proposed housing inventory to be done by NDS staff and the need for viable data on which to base housing decisions.

Karen Waters advised that the Alpha Phi Omega Service Fraternity is a student based group of highly skilled individuals that could possibly help the City with their paint program and/or other small projects on a volunteer basis and offered to send the contact information to Kathy McHugh.

The subcommittee also wanted to see a copy of the guidelines that are used by the CDBG task force on how they set priorities and select projects.

Joy Johnson had joined the group late, but added that she would like to see a CDBG process similar to that used in Greenville SC.

The group decided to meet on July 7, 2010 at the QCC office to review information to be provided.

Follow up items: Development map/chart; list of CHF funded projects, CDBG guidelines, contact information for Alpha Phi Omega

Groups broke up and individuals left around 1:15 – 1:30.