

HOUSING ADVISORY COMMITTEE MEETING – 04/19/07

Present: Charlie Armstrong (Southern Development), Peter Loach (Piedmont Housing), Natasha Sienitsky (Free Enterprise Forum Rep), Mike Heckman (JABA), Joy Johnson PHAR/QCC Rep., Overton McGehee (Habitat for Humanity), and Arthur Lichtenberger (City Neighborhood Associations)

I. Recap and Discussion of Previous Joint City/County Housing Meeting

(Since attendance at today's meeting is low, we did not go into much depth on this topic)

- Thoughts on getting the two (city and county housing) groups together more often and perhaps forming a joint subcommittee ... Would help everyone pick out the best practice of each and creating a united strategy, get us both on the same page with a united coordinated strategy. Such a group should have a City Councilor and County Supervisor member to be effective.
 - Not a lot of incentive for private practice to encourage low income housing
 - How to get new affordable housing in new ways
 - Density Bonuses (county in draft form or is in 2:1); City tied into rezoning and special use permit
 - Census data, how can we get more accurate & useful data... figure out without waiting for the next Census
 - Need to somehow better represent the low to really low cost housing- no real advocate. %AMI level set prevents opportunities for this segment... Look at folks (eg, tenth and page) that earn less than \$25K → don't qualify for many of the existing housing programs. Also need to look at rental (and tax programs for help)... County (especially) perhaps needs to look at this more/put money into it.
 - Extensive discussion on the Housing report, was on today's agenda, but will discuss this at the next meeting (due to low attendance)
 - Issue of low income housing opportunities for City land. City has to confront the choice of having to essentially give away such land for low cost housing (eg, for townhouses) to be developed by the private sector... or even if it is given to non-profit (where they could perhaps write grants or provide incentive with tax credits etc)... versus selling it to the private sector for multi story higher income housing (both immediate profit and higher level of taxes)
- * Informal discussion on the above

II. Work Force Housing Update

Deferred

III. Discussion of the Housing Director Market Study and Recommendations

Deferred, as the presenters are not present

IV. Other Business

Proposed Future Topic (Peter): *Review of the impact of R1S in the City*

-Created in part to encourage auxiliary affordable units in town. Is the City “happy” with the results. It is our impression that folks have not been utilizing the R1-S option as much as had been anticipated.

- R1S Zoning (to encourage use of ancillary apartments). Anecdotally, folks have not seen the increase in density that had been hoped. But what if the idea could be better sold? Could perhaps also look back and see what additional incentives could be added to the mix. But don’t want to take rental units off the market. Discussion of possible additional incentives (though with the acknowledgement that we simply will need more information on the subject)- including a situation where folks could in fact sell the ownership of the auxiliary apartment.

- The following issues would undoubtedly come into play: Zoning ,Legal, (Home) Insurance Requirements. Neighborhood Acceptance

-Need to have outreach/information in order for folks to know/understand the issues and zoning implication to even be in a position to be thinking about these issues.

(FYI, if you do a search, from the City’s webpage, of R1-S, R1S, and zoning etc- you find no helpful information)

Action Item: We request that City staff prepare information for our committee concerning the following: a description of the R1-S zoning rule, a brief historical rationale for its creation and intent, and an analysis as to whether the designation is having the anticipated/hoped for effects. Next meeting looks very full, but hopefully this could be an agenda item for the following meeting.

V. Proposed Future Topics

Revisit: Workforce Housing Update, Market Study and Rec, Recap of Conference

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