



Minutes City Council's Housing Committee November 18, 2008

Minutes of the meeting of the City Council's Housing Committee held on Tuesday, November 18, 2008, 3:00 p.m., in the 3rd Floor Conference Room, Tempe City Hall, 31 E. 5th Street, Tempe, Arizona.

Committee Members Present:

Councilmember Corey Woods, Chair
Vice Mayor Shana Ellis

City Staff Present:

Carlos de Leon, Dep Public Wrks Mgr
Kate Hanley, TCC Exec Dir
Craig Hittie, Affordalbe Hsg Supvr
Theresa James, Homeless Coordinator
Julie Stennerson, City Clerk's Office
Shauna Warner, Neighborhood Services Dir
Steve Wise, TCC

Guests Present:

Allen Carlson, NewTown
Alana Chavez, TCAA
Jake Hinman, AZ Multihousing Assn
Pen Johnson, NewTown
Zita Johnson, TCAA
Greg Larson, resident
Ben Sanders, Community Ministers
Stephen Sparks, TCAA
David Strang, Affordable Housing Task Force
Gary Zeck, New Day Centers

Councilmember Woods called the meeting to order at 3:02 p.m.

Agenda Item 1 – Public Comment

Allen Carlson, NewTown, thanked Craig Hittie for all the work he invested into the Housing Trust Fund update.

Agenda Item 2 – Committee Scope and Work Plan

Councilmember Corey Woods summarized the Committee Scope and Work Plan and added that the purpose of the committee is to serve the residents of the City.

- a. Explore regulatory-based incentives for the development of affordable housing and implementation of inclusionary housing programs.
- b. Develop an affordable housing strategy to guide the City's overall efforts in creating and maintaining affordable housing.
- c. Seek to create new affordable housing programs and evaluate existing programs.
- d. Provide a forum for dialog with the community to understand the needs of affordable housing throughout the City.
- e. Encourage additional funding and continued support of the HOPE program and build partnerships that increase homeless individuals and families ability to obtain permanent affordable housing.

Allen Carlson suggested adding the Housing Trust Fund to the development of affordable housing programs (Item #a).

Alana Chavez asked if the group would be involved in artist and residence type housing programs.

Councilmember Woods responded that the group would be involved considering that most of that type of housing would fall under affordable or workforce housing plans and he suggested adding that to the plan.

Kate Hanley suggested adding senior living to Item #c. The Foundation for Senior Living has been looking at parcels of land in the Victory Acres area as a continuum of care for seniors. She suggested planning for this even though funding is not currently available. She asked how items could be brought forward.

Councilmember Woods responded that issues such as this could be brought to him or to Craig Hittie and they will make sure they are included on the work plan.

Craig Hittie added that senior living could be added under the broad category of "create partnership to expand special needs housing" under Item #c.

Councilmember Woods added that as the economy picks back up, he wanted to make sure these kinds of things are in place so we can begin to move forward with many of these plans. He suggested adding a bullet to specify senior housing under Item #c.

Mr. Carlson added that it might be implied in adding the housing trust fund to the work plan, but he suggested saying something specifically about finding a dedicated revenue source.

Agenda Item 3 – Housing Trust Fund Update

Craig Hittie summarized a timeline of events.

- Last year, a series of affordable housing forums was held.
- First forum focused on the non-profit community, and it resulted in a group discussion on how to keep the ball rolling. Kate Hanley hosted a series of meetings. The focus was on how to increase the number of affordable housing units valley-wide, and as the group met, it further focused attention on the creation of the housing trust fund.
- The housing trust fund concept was brought to the Transportation, Housing & Environment Council Committee last year.
- Returned a month later with an outline of a proposal, and then took it to Council's IRS for review and direction.
- In May, Council gave the direction to look into the creation of an ordinance and to bring back a working ordinance for discussion.
- A working draft has been created.

- Staff seeks Committee's direction to send it to the City Attorney's Office, then to Council at the December 11th IRS, with adoption in January.

Vice Mayor Ellis stated that there is a boards and commission ordinance, and she asked if he was suggesting adding this onto that, or whether this would be a totally separate item.

Mr. Hittie responded that when the group talked about an advisory commission, the City Attorney agreed that it would involve a public meeting notice, but no minutes required.

Councilmember Woods clarified that it would go to the City Attorney's Office for formatting, and then the group could refer it to a Council IRS. If it went to the IRS on December 11th, it would not be able to move for formal adoption until January.

Mr. Carlson added that he was concerned with specifying 7 members of the public, each of them with demonstrated interest, knowledge, and not identifying the other spots but leaving it "at large."

Mr. Hittie stated that he felt that there are certain professions that are imperative to be included. With an "at large", it could all be appointed by the same person, and with no structure set, all seven could be appointed with the same background.

There was discussion concerning identifying spots for particular industry, and the role of the members, whether involving experience and expertise or the best interests of the community.

Mr. Hittie summarized that the language would revert to designate members with backgrounds and areas of interest in order to get the necessary experience.

Agenda Item 4 – Neighborhood Stabilization Program (NSP) Update

Craig Hittie summarized the Neighborhood Stabilization Program:

- In September, HUD announced the Neighborhood Stabilization program, a subset of the Housing and Economic Recovery Act. They allocated \$3.92B for local governments to acquire and develop foreclosed properties that otherwise might become sources of abandonment and blight.
- After allocation, HUD devised a formula for allocating what would normally be a Community Development Block Grant (CDBG) entitlement portion of those funds. Tempe's numbers did not meet the minimum threshold for HUD and anything under that threshold went to the State's portion.
- Last Monday, the State Department of Housing published their intended uses for the program.
- It involves two programs: (1) create a statewide soft second loan finance program for single family homebuyers; and (2) redevelop foreclosed multi-family properties. The money won't be used for acquisition and rehab of single family homes.
- ADOH will focus on the most needed areas with a risk score of 8 or higher. When HUD published their findings, every community was rated 1 to 10, with 1 being no risk of foreclosure. The State says that everything 8, 9 or 10 will be eligible.
- Tempe has four areas that were 8 and above (north Tempe, north of Broadway).
- The money won't be administered through the City, but if another agency wishes to utilize the State funding, it may do so within the four census track areas within Tempe that have been identified as those with the greatest need

Councilmember Woods clarified that if the City acquired some of the money, it would be necessary to concentrate the money in one area.

Mr. Hittie responded that the more concentrated, the better. Public comment is still welcome until November 25th. and Comments can be sent by email to nsp@housingaz.com.

Mr. Carlson asked whether any multi-family properties were available.

Mr. Hittie responded that he was not aware of any. Their first approach is to target HUD-owned property.

Agenda Item 5 –Section 8 Administrative Plan, Family Self-Sufficiency Plan and Resident Board Policies

Craig Hittie summarized that Section 8 Administrative Plan is updated every couple of years.

- Two recent changes in Federal law needed to be incorporated: Violence Against Women Act incorporated into policies related to tenant termination and the English Proficiency Policy which provides the opportunity for translation of vital documents.
- The document contains all of the regulations and includes the City policies.
- This item will be going to Council on November 20th.

Agenda Item 6 – Future Meeting Schedule

Next meeting is scheduled for December 16th at 3:00 p.m., City Hall, 3rd Floor Conference Room.

Agenda Item 7 – Future Agenda Items

- January meeting date
- Mobile Home Relocation Policy Update
- Housing Trust Fund Update
- Finalize the Work Plan

Meeting adjourned at 3:37 p.m.

Prepared by: Connie Krosschell
Reviewed by: Liz Chavez

Jan Hort
City Clerk