



Minutes City Council's Housing Committee November 17, 2009

Minutes of the meeting of the City Council's Housing Committee held on Tuesday, November 17, 2009, 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:

Jan Hort, City Clerk	Craig Hittie, Comm Dev
Carlos de Leon, Public Wrks	Shauna Warner, Neighborhood Svcs
Sheri Partridge, Comm Rel	Ryan Levesque, Dev Svcs

Guests Present:

Rich Crystal, Crystal & Associates	Jayson Matthews, TCC
Zita Johnson, TCAA	Todd Marshall, Housing Trust Fund Board
Beth Fiorenza, TCAA	Laura Norberry

Councilmember Woods called the meeting to order at 3:06 p.m.

Agenda Item 1 – Public Comment

None.

Agenda Item 2 – Public Hearing to Request Input on the City's 2010-2014 Five Year Consolidated Plan and the 2010 – 2011 Annual Action Plan

Corey Woods announced that the purpose of this public hearing is to secure input on the specific needs, priorities, objectives and strategies to address affordable housing, homelessness, and special needs housing over the next five years. This plan represents a needs assessment, an investment guide for federal funds and a focus on affordable housings, homeless supportive housing and community development objectives and strategies. This public hearing is also to solicit input on the investment and allocation of resources concerning the 2010 annual plan. Councilmember Woods asked for public comment on these plans.

No public comments were made.

There will be one more public hearing on this matter.

Agenda Item 3 – 2010 – 2014 Consolidated Plan Review and Update

Rich Crystal stated that housing prices in Maricopa County have dropped approximately 55% since mid 2006, which is making housing more affordable. Home sales under \$200,000 are optimistic. Mr. Crystal gave an overview of the home foreclosure market in Arizona and how Tempe compares to surrounding jurisdictions.

An internet survey is currently being conducted. Demographic information and the perception of the community in terms of housing views, energy efficiency, down payment assistance, homelessness, home repairs, etc, is being captured for further study. The purpose of this survey is to illuminate areas of concern within the community. Survey results will be collected until December 31. Vice-Mayor Ellis asked how survey participation was garnered. Craig Hittie stated that staff has promoted this survey on the Tempe housing website, and has announced its existence at public meetings to encourage participation. Shauna Warner volunteered to promote this survey to Tempe neighborhood associations. Putting this survey on Tempe's Facebook page was also suggested.

Agenda Item 4 – Housing Trust Fund Advisory Board Update

Councilmember Woods stated that the Housing Trust Fund Advisory Board mission statement has been adopted. There is a board vacancy for an individual with expertise in real estate and lending practices.

Agenda Item 5 – Housing Educational Workshop Update

Councilmember Woods acknowledged the assistance of Sarah, an ASU student who has indicated her willingness to assist in local housing issues. One of the projects Sarah is contributing her assistance to is a Saturday, February 6, workshop that will focus on housing issues and community resources, which will be held from 9 am – 12 noon (location to be determined).

Agenda Item 6 – Homeless Prevention and Rapid Re-Housing Implementation and Program Update

Craig Hittie relayed the following update to the committee:

- Tempe Community Action Agency, Urban Outreach and the HOPE staff have submitted a list of potential tenants. Magellan is screening the list to determine if any of the individuals listed is already enrolled in their services. Theresa James will be working with Magellan to establish a schedule for one of their evaluators to be available to meet with anyone on the list who may be eligible for these services.
- Theresa James is doing outreach with landlords to inform them of this program and garner their participation.
- Mountain Park Healthcare Clinic has signed on to provide medical services to tenants in the pilot project
- Draft intake/assessment and resident selection forms are being created for the Implementation Team to review.
- An Implementation Team meeting is scheduled for Friday, December 4, 2009 at 10 am in the Orchidhouse Conference, 10 am.

Agenda Item 7 – Guest Quarters - Code Amendments

Ryan Levesque talked about the recent City Code amendment relating to guest quarters, which was approved by the City Council on October 21. One of the historically problematic elements of guest quarters is that they have become rental units. As a result, staff revised the ordinance to clarify guest quarters criteria and to include a provision whereby homeowners can file a covenant with the City to bind future owners from converting guest quarters into rental units. Homes with guest quarter prior to the passage of this code amendment, will be grandfathered in under the former code provisions relating to guest quarters. A majority of affected properties are located in south Tempe. Staff will monitor how many applications are received and will track the success of this code amendment.

Agenda Item 8 – Future Agenda Items

- Workshop update
- CDGB-R update
- Expansion of First Time Homebuyers Assistance Program
- Programmatic agreement between City/State relating to Historic Preservation activity
- Incentives for 'greening' homes

No meeting will be scheduled for December.

Meeting adjourned at 3:42 p.m.

Prepared by: Kay Savard

Reviewed by: Liz Chavez

Jan Hort
City Clerk