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CITY OF MESA
HOUSING ADVISORY BOARD
MESA CITY COUNCIL CHAMBERS, LOWER LEVEL
57 EAST 1ST STREET
January 4, 2007
6:00PM
- MEETING MINUTES -

MEMBERS

Mr. Paul Dugas
Ms. Diana Yazzie Devine
Mr. Bob Hisserich
Ms. Siri Amrit Kaur Khalsa
Ms. Trudy Licano
Mr. Conrad Morin
Mr. Marv Turley (excused)
Ms. Deanna Villanueva-Saucedo
Mr. Jon Scott Williams

STAFF

Ms. Jane Albin
Ms. Kit Kelly
Mr. Gordon Sheffield

WELCOME AND INTRODUCTIONS

Chair Deanna Villanueva-Saucedo welcomed everyone to the meeting.

COMMENTS FROM CITIZENS

There were no comments.

APPROVAL OF OCTOBER 5 AND NOVEMBER 4, 2006 MINUTES

Minutes were approved as written.

HEAR A PRESENTATION REGARDING THE PROGRESS TO DATE ON THE ZONING ORDINANCE UPDATE PROJECT

Gordon Sheffield, Zoning and Civil Hearing Administrator, made a presentation on the progress on the zoning ordinance update project. He reiterated the purpose of the project and reported on the activities to date. Mr. Sheffield gave the Board information regarding the stakeholder interviews and what themes and issues were noted. He talked about the December 7 Community Workshop and the priorities established by those in attendance. Lastly, he noted the rules outlined for drafting the update, and that the update will ensure S-P-A-C-E (simplicity, predictability, accountability, consistency, efficiency).

Points made during responses to questions from the Board:

- Proposition 207 has changed the project related to land use laws and zoning evaluations.
- The old and the new code will be combined.
- Hyperlinks will be used for better understanding of terms and issues.

Chair Villanueva-Saucedo applauded Mr. Sheffield on the effort being made to get public input. She also made sure he was aware of the tools identified in the Housing Master Plan that could be valuable in making sure that housing issues are taken into consideration during this process.

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REVIEW OF HOUSING TOUR

The Board discussed some areas that were particularly a 'slum and blight' issue of concern that came to light as a result of the housing tour, and what can be done. Therefore, they are very interested in rescheduling last month's presentation on the initiatives taking place to improve city neighborhoods. Staff will invite Mike Renshaw from the Community Outreach office, Ray Villa from Code Compliance and John Pombier from the City Prosecutor's Office to give their presentation at a future meeting. Also, the Board suggested taking photos of the neighborhoods that were included on the housing tour, and use them as a reference.

CONTINUE DISCUSSION OF DEFINITION FOR SUBSTANDARD HOUSING—PURPOSE AND DIRECTION

The Board discussed setting a goal to define, determine and reduce a certain percentage of houses that are substandard or deteriorated. These residents would not be cited, but rather a determination could be made as how to help them. By having a definition for substandard, resources can be directed towards helping them improve these conditions.

The Board also discussed that substandard may have to be defined by neighborhood. Since there is not a national standardization, the definition should be simplified to a common denominator. Older neighborhoods cannot be brought up to current standards and upgraded without placing impossible costs on these owners. However, if and when a neighborhood has been upgraded, it may no longer be 'affordable housing'.

It was stated that they are talking about two different questions. The first, what is substandard or unfit for human habitation, and the second, what is the answer to the zoning challenge. Possibly they could look at the issues close up, then more broadly, looking at one issue at a time. If standards vary by community, each area must be looked at individually, especially if rehab dollars can be used for upgrades. Possible steps would be to look at voluntary upgrades and offer incentives; look at what resources are available to neighborhoods or property owners who want to upgrade.

Even though housing is a very important issue in Mesa, there may not be the resources to address these matters. What the Board should accomplish is to address housing issues in Mesa, raise awareness of these issues and offer advice and/or solutions to City Council. The Board feels that their diverse backgrounds and experience will help accomplish this task.

Other issues discussed:

- If there is a recommendation to move residents due to overcrowding, then other affordable housing options must be available.
- There has to be an ample supply of housing that does not exceed 30% of a person's income.
- Mesa has no code that constitutes overcrowding, and caution must be taken not to assume this condition just on the basis of the number of vehicles surrounding a small dwelling.

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STAFF REPORTS/ANNOUNCEMENTS

Kit Kelly:

- Over 1,000 applications have been received for Section 8 Housing. The waiting list will close at 11:00 AM on Tuesday, January 30, 2007. No further applications will be taken after that date and time.
- Lead paint has been found on the exterior of the Escobedo housing. The cost for abatement is \$100,000. Approval for the abatement contract will go to City Council the second week in January.
- On next month's agenda, Kit will ask the Board for recommendations regarding the future of Escobedo.

ADJOURN

With no other agenda items to be discussed, Chair Villanueva-Saucedo adjourned the meeting at 7:45 PM.

Respectfully Submitted,

Jane M. Albin, Management Assistant I

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