REVISED
COMMUNITY HOUSING TASK FORCE
MEETING
July 29, 2003

MEMBERS PRESENT
Joe Udall
Carie Allen (Excused)
Jim Davidson
Linda Flick
Jack Hannon
Teresa Brice-Heames
Greg Holtz
Sean Lake (Excused)
John Poulsen
Jeff Rogers
Maynard Schneck
Marty Whalen
Stephanie Wright

STAFF
Hershel Lipow, TONYA Inc.
Ben Patton, Neighborhood Services
Kit Kelly, Community Revitalization
Ruth Anne Norris, Housing Services
Donna Hunter, Housing Services
Lisa Wilson, Neighborhood Services

OTHERS PRESENT
Julie Rice, Mayor's Office

WELCOME AND INTRODUCTIONS
Joe Udall welcomed those attending the meeting.
Ben Patton announced that Patricia Duarte would no longer be a participant in the meetings. She has moved to the City of Chandler.

Mr. Udall commented that moving outside of the City of Mesa should not be a reason to be removed from the CHTF. He would like to get clarification from the City Attorney's office regarding the subject. Mr. Patton would have Joe Padilla contact Mr. Udall to discuss Ms. Duarte's participation in the remaining meetings.

APPROVAL OF MINUTES FOR JUNE
The minutes of June 24, 2003 were approved unanimously.

REVIEW OF JULY EVENTS
Mr. Patton presented a summary of July events. There were two open house meetings in which the participants were given a survey asking what they thought were housing issues in Mesa. The survey is also available on the City's Web site. The feedback would be a useful tool in completing the Housing Master Plan.

The purpose of the survey is to provide content of what the CHTF is doing and will measure the public support.

Mr. Patton then gave the group portion of the results. The survey, which was also distributed by Neighborhood Outreach (600), will be available for residents to respond to throughout the month of August and the data compiled to be compared.

Most of the surveys will come from the City's Web site and 40 came from the two open houses. The survey is also available in Spanish.

Mr. Holtz asked that the ethnicity of the responses be given to the CHTF members. Teresa Brice-Heames asked that the survey be made available to members of the Community Housing and Revitalization Roundtable and other relevant boards. She would also like these boards to give input.

A housing tour is scheduled for August 22, 2003. A bus will be provided and is scheduled to leave City Hall at 8:00 am and will return by noon. The purpose of the tour is to view four different projects in the Phoenix area. Mr. Patton asked that CHTF members please RSVP as soon as possible.

REVIEW OF PLANNING & REGULATORY TOOLS

Mr. Patton and Mr. Lipow asked the group to provide direction and guidance in this session to allow them to draft the Housing Master plan document.

Mr. Udall asked that the draft be given to the CHTF as soon as possible to allow members time to review them and provide adequate input to the document.

Mr. Patton reminded the CHTF that direction is to be obtained at this meeting and in August and September the group would be allowed to add or make the appropriate changes to the document.

DISCUSSIONS OF KEY TOPICS & TOOLS

The first item discussed was the Neighborhood and Sub-area planning. The concept identifies the future for an area by grouping districts into planning areas as other cities have done. Mr. Patton reviewed Scottsdale's Sub-area Plan. He also gave the example of Phoenix's Village concept. The City of San Diego also uses a village concept. Information regarding the plans was included in the member packets.

Marty Whalen asked how big the neighborhood should be to be placed in this category. Mr. Lipow stated that he didn't want to give a rule of thumb but the neighborhood could be large, small, or overlap in some cases. Not all of the neighborhoods have Home Owner Associations or are registered. The neighborhood plan represents the city. Size is not as important as the distribution and coverage of the area.

Mr. Patton pointed out the City of San Diego's Washington Towne Center Concept Plan and compared it to the City of Mesa's Citrus Area Plan. The Citrus Plan obtained immense support from its residents and was only developed this year. Mr. Whalen stated that MesaCAN facilitated in getting the groups involved for the plan together.

Jim Davison asked how the development was accomplished? Did the group approach the City regarding the subject or did the City initiate the Plan? His concern is that the people

aren't familiar with inclusion and change of an area. Does the city educate the groups on the tools available to accomplish their objective?

Mr. Patton stated that the City does help in providing the tools needed to accomplish the plans. He gave Lehi as an example. He stated that Neighborhood Outreach is available to assist neighborhoods. They help them get organized to craft their plans.

Mr. Patton suggested that organization, framework, and availability of staff have to exist to encourage the initiative.

John Poulsen added that the City of Phoenix's Village Plan works well for developers because once a proposed projects goes through their committee and is approved, both the Village and the City is content. He also emphasized the importance of committee members being skilled and experienced in zoning issues to make the best possible decision.

Members discussed the issue further and commented that there has to be constraints put on the group making the decisions and also thought the concept was good. It encourages pride and revitalization in their area.

Ms. Brice-Heames stated that the CHTF should recommend that the neighborhoods be heard so that they may address issues in their area to help implement the plan at a neighborhood level.

Mr. Davidson stated that small group could influence Council. He also supports a sub-area plan.

The group discussed voting on the matter to see if there was support for the plan by the majority. No vote was taken.

Stephanie Wright reminded members that they were there for the people and their quality of life.

The plan has to be developed with caution as to not damage a neighborhood infrastructure and has to include skilled facilitators. It was suggested that the Council identify areas in the community and perhaps form a committee to implement activities that affect that community.

Mr. Udall suggested a proactive approach to how sub-areas are developed. Ms. Brice-Heames stated that Planning's help would establish that proactive approach.

Greg Holtz asked if other cities had specifics on how their sub-areas were planned. Mr. Lipow stated that there was and offered that he would like to discuss how they work in other places.

Linda Flick thought that the concept was a grassroots effort and suggested that planning involvement would defeat the purpose.

Mr. Lipow stated that the concept exists around the country and also that it is important to bring logic and productivity to the effort. He thought that the group had given great feedback to aid in crafting the plan.

Jeff Rogers asked if Planning and Zoning considers recommendations. Mr. Whale stated that they do and it is written like an ordinance. Also, Community Revitalization has to be involved in the process.

Mr. Patton discussed the Infill Draft Report, which encourages the City to develop an infill policy. The report also gave a summary on what the Infill Taskforce was supporting. Mr. Patton shared comments regarding a presentation that he attended in the City of Phoenix on infill programs. The CHTF was given copies of the power point slides to review. The objective is to coordinate the CHTF' work with the work of the infill group. He mentioned the idea of building single-family homes in the older areas of Mesa and wanted to know if the CHTF supports using housing as infill projects.

Incentives to developers that would build affordable housing were mentioned. Mr. Udall wanted to know how the CHTF would interface with another committee working on infill. A point was made that infill should not be restricted to retail and commercial development but should also include affordable housing.

Mr. Patton stated that the design guidelines are good but restrictive. The CHTF needs to develop a way to encourage infill beyond what is being done now.

Some concerns were raised regarding older neighborhoods in which infill occurs. Existing schools may be unable to accommodate the increased enrollment that occurs when more houses are built.

Mr. Davidson pointed out that the infill would make use of parts of the infrastructure that has lost its usefulness over the years.

Mr. Lipow added that infill can be large developments but are generally thought of as smaller lots. Also, the idea of infill is revitalization of an area and this would be a good incentive.

Mr. Patton stated that the strategy will not be implemented immediately but it will be developed in stages.

Mr. Lipow suggested that infill provides a housing opportunity with a good quality of life.

Mr. Patton led a discussion on site planning tools. He mentioned that the City's Zoning ordinance hasn't been re-written since 1988 and suggested that it's time for another. The

group then discussed the ordinance and regulations. He also explained how the current ordinance has flaws that will affect the Housing Master Plan. Because zoning is difficult to change, Mr. Patton would like the CHTF to support revisions to the adoptive code and zoning ordinance. He also indicated that the actual act of amending the ordinance would be completed in phases.

The Smart Growth initiative was discussed. Mr. Patton pointed out that the group's support for this would be needed. Members pointed out that it is important for the City Council to be involved and support the ideas of the group.

Mr. Lipow stated that the zoning process requires encouragement. The idea of the Housing Master Plan is flexibility. We need a system that encourages smart and good growth.

Mr. Udall stated that the zoning ordinance should be consistent and be balanced with housing. He wondered if this is an issue that the CHFT wants to attack.

Mr. Davidson thought that the Council should direct staff to change things.

Chapter 7 that is the housing portion of the General Plan was mentioned. Mr. Patton proposed chapter 7 be exchanged with the Housing Master Plan. Members of the CHTF agreed with this proposal. City Council will have to be included in this process.

Teresa Brice-Heames stated that as noted in the vision statement, some this would have to change to comply with the innovative language.

Mr. Patton gave a summary of inclusionary zoning, which aids in the development of affordable housing. It could be voluntary or mandatory. Mandatory programs could impose costs to developers. The developers in turn could choose to build in other communities. Due to this reality, voluntary is much more preferable.

Mr. Lipow stated that new growth corridors work best in larger development areas.

Mr. Davidson suggested that Mesa is not appropriate for inclusionary zoning, the homes are less affordable, and (Ben, here he said something about eliminating the tax credit, help). He thought that the issue should stay on the table and be presented to a larger audience. He also feels that the Council would want mandatory inclusionary zoning. Mr. Udall didn't think it was politically palatable. Other members had differing opinions that wavered between the two choices. Jeff Rogers felt that mandatory inclusion tends to look like extortion. Mr. Poulsen thinks it creates a problem for developers.
Most members were opposed to mandatory inclusionary zoning. Mr. Davidson stated that inclusionary zoning does work in other communities. Other members suggested incentives to make the idea more attractive to the developers.

Mr. Lipow stated that maybe the inclusionary zoning could be made part of the property that the developer wants to develop. He also mentioned other incentives available to the

developers. Some members thought that infill projects could be inclusionary. Mr. Patton stated that a certain amount of units have to be planned before infill rules apply.

A vote was taken on mandatory inclusionary zoning, which was voted against four to seven. Voluntary inclusionary zoning passed unanimously and regional inclusionary zoning was passed unanimously.

CITIZEN COMMENT
There were no citizen comments.

WRAP-UP
Mr. Udall asked that Mr. Patton and Mr. Lipow provide the CHTF with a draft of the Housing Master Plan well in advance of the next meeting. Mr. Patton agreed that the draft would be provided.

The meeting adjourned at 9:10 pm.

Respectfully Submitted,

Ben Patton, Neighborhood Services