

**City of Mesa
Housing Advisory Board
Mesa City Council Chambers, Lower Level
57 East 1st Street
December 6, 2007
6:00PM
- Meeting Minutes -**

Members

Ms. Diana Yazzie Devine
Ms. Siri Amrit Kaur Khalsa
Mr. Conrad Morin (excused)
Mr. Ron L. Peters
Mr. Marv Turley (excused)
Ms. Deanna Villanueva-Saucedo (excused)
Mr. Jon Scott Williams

Staff

Mr. Scott Clapp
Ms. Carolyn Olson
Mr. Chris DeCaluwe
Mr. Gordon Sheffield

Welcome and Introductions

Vice Chair Jon Scott Williams convened the meeting at 6:00 PM and a quorum was declared.

Approval of November 1, 2007 Minutes

In a 4-0 vote, the Board unanimously agreed to approve the November 1, 2007 minutes as written. Diana Yazzie Devine made a motion to approve the minutes as written and was seconded by Ron Peters.

Items from Citizens Present

No items were presented to the Board at this time.

Discussion Items/Action Items

Hear a Presentation and Discuss "A Briefing on the City's Zoning Ordinance Update," Gordon Sheffield, City of Mesa, Zoning and Civil Hearing Administrator

Members of the Board heard a presentation by Mr. Gordon Sheffield, City of Mesa, Zoning and Civil Hearing Administrator. Mr. Sheffield explained that there are four major sections (modules) of the zoning ordinance:

- **Module 1**
Ordinance regulates land use. It determines what can and cannot be done on private property.
- **Module 2**
Design guidelines and development standards.

- **Module 3**
Look at Overlay districts, which include: Planned Area Development (PAD), Historic Preservation districts, Master Planned districts, and Airfield districts. It will also look at the Supplemental Divisions, which include: portable storage, accessory living quarters, and the use of factory built buildings instead of site built buildings.
- **Module 4**
Discusses the processes and definitions used by the City of Mesa to conduct zoning.

The Zoning office is restructuring zoning ordinances. The progress up to date is as follows: stake holder interviews and a community workshops were held. In addition, an outside consultant agency, located in San Francisco, has done extensive research into the cities general plan, existing zoning ordnances, and zoning policies. In doing all of the research they have created "The Issues and Options Working Paper". This working paper specifies what the consultant felt were necessary in order to bring the zoning ordinance into a greater degree of compliance with the cities general plan. In addition to the working paper, they have created the "Annotated Outlined for the Updated Zoning Ordinance". This outline shows how the zoning ordinances should be structured within the city.

Mr. Sheffield spoke on the first of four major sections (modules) of the zoning ordinance.

- **Module 1**
Ordinance regulates land use. It determines what can be done on private property. The zoning office is trying to reorganize the way citizens find the regulations that state how their property can used, it will explain clearly without having to reference back and forth in different sources. In addition, by having these ordinances organized in such a way, they will be put on-line and linked to one another.

The Board as a result of this presentation took no action.

Discuss and Make a Recommendation to Council Regarding Mesa's Participation in the Maricopa Home Consortium

Ms. Carolyn Olson, Director of Housing and Revitalization for the City of Mesa summarized the history of the Maricopa County Home Consortium and the City of Mesa's involvement in the program. Ms. Olson explained how the CDBG and HOME funds are managed. The Board discussed the pros & cons of continuing or opting out of the consortium.

Prior to a vote by the Board, Ms. Chanel Fitch-Kirkpatrick, a Mesa resident, approached the Board and inquired about the potential benefits and/or impacts to the City if it withdrew its participation in the Consortium. Carolyn Olson, Housing and Revitalization Director, explained that the City would retain an additional \$65,362 in administrative fees by opting out of the Consortium, and it represented approximately 50% of our total administrative allocation of \$130,724.

After some discussion by the Board, Diana Yazzie Devine made a motion to approve that the City of Mesa choose to notify in writing the Maricopa County Home Consortium of their right to opt out of the program beginning 2009 and was seconded by Ron Peters. **In a 4-0 vote, the Board unanimously agreed that the City should opt out of the Maricopa County Home Consortium.**

Staff Reports/Announcements

Ms. Carolyn Olson, Director of Housing and Revitalization for the City of Mesa, reported the following:

Section 8 Voucher Program

As of last month there were 2177 people are on the Section 8 waiting list. We have since purged that list and sent everyone on the list a letter asking to respond with updated information by December 18, 2007.

Housing and Revitalization will implement a Security Deposit Program. This program will allow homeless (income eligible) families wanting to find a place to live a chance to apply and receive security deposit money to move into a home. The program is scheduled to begin January 1, 2008.

Transition of Residents out of Escobedo Apartments Update

We anticipate by mid-January 2008, Escobedo will be completely empty. 26 people are left in Escobedo, 5 of them will be moving out this weekend, 5 more will move out by the end of the month. The 16 people left have been given vouchers.

We have just applied for next years CDBG funding.

Report on Conferences and/or Meetings

- **Brownfields 101 Creating Vibrant Communities Conference** Mr. Ron L. Peters attended the *Brownfields 101 Creating Vibrant Communities Conference* and provided a brief overview of the conference. Mr. Peters was surprised to learn that significant amounts of funds are available from both Federal and State agencies.
- **The Federal Reserve Bank of San Francisco will hold a Home Foreclosure Prevention Conference** on Thursday, December 7, 2007 from 8:00 a.m. – 3:00 p.m. at 4520 N Central, Phoenix.

ADJOURN

With no other agenda items to be discussed, Vice Chair Jon Scott Williams adjourned the meeting at 7:35 p.m.

Approved and Respectfully Submitted,

Deanna Villanueva-Saucedo, Chair

January 3, 2008