

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

Members

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

Staff

Mr. Scott Clapp
Ms. Carolyn Olson

Welcome and Introductions

Chair Deanna Villanueva-Saucedo convened the meeting at 6:00 PM and a quorum was declared.

Approval of September 6, 2007 Minutes

In a 6-0 vote, the Board unanimously agreed to approve the September 6, 2007 minutes as written. Ron Peters made a motion to approve the minutes as written and was seconded by Marv Turley.

Items from Citizens Present

There were no citizens present at this meeting and no items were presented to the Board.

Discussion Items/Action Items

Discuss and Take Action on an Election of Officers (Action Item)

In a 6-0 vote, the Board unanimously agreed to re-elect Deanna Villanueva-Saucedo as Chair, and Jon Scott Williams as Vice-Chair. Marv Turley made a motion to retain the current officers and was seconded by Ron Peters. Both officers' terms expire at the end of this fiscal year and new officers will need to be elected at the first meeting of the Board for FY 2008/2009. Next year's election of officers will more than likely occur at the September 2008 meeting.

Hear a Presentation, Discuss, and Take Action on "An Update to Sustainable Growth" by Paul Harris, Local Initiatives Support Corporation (LISC), Phoenix (Action Item)

Members of the Board heard a presentation by Paul Harris, Program Officer of the Local Initiatives Support Corporation, Phoenix that is a national nonprofit intermediary that works on affordable housing and community development activities. LISC works primarily through

nonprofit development corporations and also joint ventures through nonprofits with for profit entities. LISC was created to have a national capacity to bring capital and technical assistance to local communities based on what they believed they needed to do in their community development fields. They were created by the Ford Foundation to address issues of neighborhood deterioration in the South Bronx. LISC provides technical assistance, grants and investment capital to meet local communities' needs. LISC supplements local lenders with national investments. LISC partners with local banks and doesn't compete with them.

LISC does not have a single goal nationally. LISC focuses on:

- Affordable Housing
- Educational Access, including financing charter schools
- Economic Development
- Capacity Building for the Nonprofit Community Development Corporations.

LISC's local work plan includes three major areas:

1. Continuing to increase their production by making capital investments to support community development and affordable housing. The affordable housing gap in the metropolitan area is so large, LISC feels a focus in this area needs to continue.
2. Moving toward a place-based neighborhood revitalization efforts – working to improve small number of neighborhoods using sustainable communities dedicated toward people oriented results.
3. Developing partnerships with local governments, nonprofit and for-profit sectors to increase

Major initiatives and principles that guide LISC in establishing sustainable communities include:

- Expanding capital investment in neighborhoods for a wider range of projects than they've done in the past.
- Promoting activities that increase family income, wealth and employment and stimulate economic development and connect it to the regional economy.
- Improving access to quality education;
- Supporting healthy environments and lifestyles.

Encompassing smart growth principles into community development. They've developed a partnership with the Stardust Center, ASU, to develop a PowerPoint presentation to show how quality growth has/can occur.

Two forums have been held that addressed Sustainable Growth one in December and one in June. As a result of these forums a work plan was created to address outreach and education. The work plan includes:

- Outreach and Education
- Resource Identification
- Promote Changes to Government Policies
- Demonstration Projects

Workforce housing is also a priority for LISC. ASU is creating a toolbox to assist developers in creating mixed-use projects.

LISC is working with the West Mesa CDC on the Commercial Corridor Initiative on West Main Street. Dan Randall's Boatyard project is a good example of the kinds of projects that can be done.

LISC also makes funds available from State Farm to the CDC for façade improvements as well to keep established business in the commercial corridor.

Ron Peters asked for clarification about what LISC does. LISC supplements what a conventional lender will do and loans funds to complete various neighborhood projects. Typically funds are loaned at rates slightly lower than a local bank. They are strictly and intermediary whose invested 7.5 billion dollars nationally. They act as a short-term lender until permanent financing can be found.

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

Discuss and Take Action on Future Community Housing Tour (Action Item)

The Board reviewed a housing tour that was taken in November of 2006 and would like to take a variation of it. That tour included 19 properties and was approximately 2 hours in length. The board voted 6-0 to retake the tour on January 19, 2008 at 7:00 a.m.

Discuss and Make a Recommendation to Council Regarding the Development of Site 17 (Action Item)

The Board discussed Site 17 and agreed unanimously by a 6-0 vote to recommend to Council that "a residential component be integrated into the master plan for Site 17 using design principles that are pedestrian friendly, sustainable, mixed-use, mixed-income (including workforce housing), and high-density."

Ron Peters is disappointed that a strong RFP for the site has not been issued and it appears that Mesa will be satisfied accepting any proposal that comes along.

Siri Amrit Kaur Khalsa expressed that the Council was ignoring the principals it agreed to when it approved and adopted Housing Master Plan. If the Board is looking at long-term goals and the Council is looking at the short-term money crunch then we're never going to achieve the vision for housing that we're going to need over the next 25 years.

Some Board members expressed concern that their recommendations as a body were falling on deaf ears. Others Board members felt it was their job to advise regardless of the adoption or non-adoption of their recommendations by Council.

Staff Reports/Announcements

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

Section 8 Voucher Program

A total of 2177 people are on the Section 8 waiting list. We're not utilizing all of our vouchers right now.

Transition of Residents out of Escobedo Apartments

Out of 101 total units, there are currently 60 vacancies and 41 occupied units, 9 moves are planned this month. A total of 8 residents did not apply or qualify for Section 8 assistance. 95% of all units should be vacant by the end of this year.

Relocation of Housing and Revitalization Offices

Relocation of the Housing and Revitalization offices should occur by August 2008. Housing and Community Revitalization will consolidate their operations into one location at South Center Campus.

FSS Graduation and Recognition Ceremony

At the Family Self Sufficiency ceremony last month held in Tempe, Mesa had 4 families graduate from the program.

Scott Clapp, Management Assistant, Housing and Revitalization for the City of Mesa, reported the following:

Report on Conferences and/or Meetings

- **Governor's Housing Forum** was held on September 11-13, at the Radisson Fort McDowell Resort. Approximately 400 people attended the forum. Board members received a copy of the "2007 Arizona's Housing Market . . . a glance" publication that was specifically prepared in advance of the forum.
- **The Manufactured Housing Communities of Arizona Southern Arizona Fall Conference** was held on Thursday and Friday, October 25-26, 2007 at The Hotel Arizona in Tucson, AZ.
- **Brownfields 101: Creating Vibrant Communities**, will be held on November 15th from 9:00 a.m -- 3:00pm at the South Mountain Environmental Education Center, 10409 South Central Avenue, Phoenix, AZ. Ron Peters will be attending this event at his own expense and will report back at the next meeting.

Board and Committee Member Orientation Packet

For those Board members who did not have the opportunity to attend the Board and Committee member Orientation, staff provided the orientation packet for their information.

Board and Committee Chair/Vice Chair Orientation

An orientation specifically for the Board's Chair and Vice-Chair will be held on Tuesday, November 13th, from 5:30-6:30 p.m. in room 170 of the Mesa City Plaza Building.

ADJOURN

With no other agenda items to be discussed, Chair Villanueva-Saucedo adjourned the meeting at 7: 12 p.m.

Approved and Respectfully Submitted,

Jon Scott Williams, Vice Chair

December 6, 2007