

**COMMUNITY HOUSING TASK FORCE  
MEETING  
May 27, 2003**

MEMBERS

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

STAFF

Hershel Lipow, TONYA Inc.  
Ben Patton, Neighborhood Services  
Bryan Raines, Neighborhood Services  
Kit Kelly, Community Revitalization  
Lisa Wilson, Neighborhood Services

OTHERS PRESENT

Mayor Keno Hawker

WELCOME AND INTRODUCTIONS

Joe Udall welcomed those attending the meeting. Mr. Udall gave a brief review of the May 20<sup>th</sup> Housing Roundtable meeting, during which two developers from the Phoenix area gave presentations to the group regarding innovative housing projects. The developers showcased some of their work. Staff is working to provide CHTF members a tour of these properties.

APPROVAL OF MINUTES FOR APRIL

The minutes of April 22, 2003 were approved unanimously.

OVERVIEW OF REMAINING TASK AND SCHEDULE

An overview of the group's remaining meeting schedule was provided in the packets. According to the schedule the group is on track in meeting their objective.

There is a Public Open House scheduled for July 8, 2003. There was discussion about possibly providing a second meeting following the July 8<sup>th</sup> meeting. The second meeting would be held at a location on the west side of town and possibly the week of July 14, 2003.

PRESENTATION OF VISION STATEMENT

Information regarding the vision statement drafted by Ben Patton and Hershel Lipow was provided to the CHTF prior to the meeting for their review.

Mr. Patton stated that the purpose of the vision statement was to give the group the opportunity to encapsulate their findings within a document. The document, along with

background information, will be presented by Joe Udall and Carie Allen to the Mesa City Council on June 26, 2003 and will be used as a guide to the implementation phase. City Council will be able to see the accomplishments of the CHTF by reviewing the document.

#### APPROVAL OF VISION STATEMENT

Mr. Lipow and Mr. Patton then led the group in a lengthy discussion of the document. The group deliberated each section of the vision statement, and voted on changes. One paragraph was left for the group's final approval at next month's meeting. The changes agreed upon were noted and will be implemented into the document and brought back for further approval by the Task Force.

#### PRESENTATION OF POLICY SURVEY RANKINGS

Mr. Lipow went over the additional information provided in the group's packet. CHTF members were asked to rank the 37 policy statements contained in the document. This review effort was designed to identify consensus among the CHTF members and to figure out the specific policy statements that might be used to begin developing implementation strategies.

Among these statements ten received high priority rankings by eight or more CHTF members. The results spread out into four policy areas. Those areas are planning, regulatory, financial, and programs. Mr. Lipow indicated that these policy area designations would aid the group in moving forward toward the creation of an implementation strategy. Mr. Lipow suggested that next month the CHTF begin the specific discussion of programs and the financial tools.

Mr. Lipow then explained the different policy areas to the CHTF. Program areas deal primarily with partnerships, the leveraging of funds, and discussion of those things that are programmatic. Financial tools speak to both public and private resources and developing the concept of making the financial "pie" bigger. In July the group would come back to work on the last two policy areas of regulation and planning.

The planning element generally talks about functional areas such as special needs populations, the homeless, and so forth. Planning also would discuss the value of sub area planning, which supports the neighborhood empowerment concept. The regulatory side primarily deals with the broad areas of streamlining and reducing regulatory burdens and working towards inclusiveness as a policy goal so that regulation becomes supportive rather than a hindrance to development objectives.

Mr. Lipow then asked the group to spend some time to discuss the tools within each area. In the interest of time, the Task Force did not break into groups as in previous sessions.

## GROUP DISCUSSIONS OF POLICY PRIORITIES & IMPLEMENTATION STRATEGY

Mr. Lipow gave a brief summary of the tools using the worksheet provided to the group. He asked that the group look at the relative priority of the items since the majority of their remaining time would be spent discussing these tools.

Traditionally, programs have been viewed strictly as government programs. Programs now include non-profits and public-private partnerships. Today there is a reflection of that approach, which represents almost a non-governmental view. Many programs are at least coordinated or facilitated by government entities.

Mr. Lipow felt that it was important to explain and discuss the different levels of government because, while some of these funds are passed through, there are different responsibilities given to different levels of government. One area of special interest is the Consortium of Maricopa County where federal HOME dollars are allocated. Mr. Lipow would like to revisit the idea of Mesa becoming it's own participating jurisdiction.

Mr. Lipow mentioned a recent Brookings Institute Study, which shows that the value of community and neighborhood infrastructure development reflects a direct relationship to the number and quality of non-profit Community Development Corporations (CDC) in the community. Supporting the ongoing operation of these types of entities in Mesa is something the Task Force may want to research further. Mesa has three of these CDC's which are Housing For Mesa, Mercy Housing, and Save the Family Foundation.

Mr. Lipow then explained the idea of a Community Land Trust, during which the CHTF had much discussion. Further information on the Land Trust concept would be provided for the next meeting.

Manufactured housing and mobile homes were also discussed. Mr. Udall stated that Mesa has a unique opportunity and challenge in deciding what to do with all of the existing manufactured housing units and thinks that part of what the Master Plan should address are visions of what the mobile home corridor in Mesa should become. Ms. Brice-Heames suggested that the group be given a copy of the Distressed Mobile Home Park Study that the City of Tucson and Pima County completed last year.

The issue of State lands being used for affordable housing was discussed. Ms. Brice-Heames stated that there is an Arizona constitutional prohibition against providing land at no cost to benefit private use. It's understood that there is no way to get around this, short of amending the Arizona Constitution. This issue would require further research.

The discussion moved to the financial area. Mr. Lipow noted that the idea here is to develop partnerships and use incentives to make the financial "pie" bigger. Bank partnerships have traditionally been used to create linkages with other participants and contributors. All lending institutions are great assets and resources. Mr. Lipow further discussed different ways to apply creative financing.

Mr. Patton then led a discussion in the planning and regulatory areas. As he listed the implementation tools members were able to discuss areas of concern.

Mr. Patton pointed out that several listed items are planning techniques that encourage or work with mixed use, higher density, and clustering types of planning tools. Clustered development, density bonuses, and accessory dwelling units are all techniques that can be used in different situations to achieve a density goal. In Mesa, the current zoning ordinance doesn't provide for creativity except under the Planned Area Development (PAD) overlay zoning district. The general idea between clustering, density, and accessory dwelling units and several other mechanisms is to encourage flexibility and innovation. The group may explore many alternatives to support this type of unique design. Mr. Patton also discussed the great possibilities that exist with a fully developed neighborhood and sub area planning process.

Regulatory policies that the CHTF may consider are those that affect actual requirements for City development. Included among these regulatory functions Mr. Patton described were Inclusionary zoning, streamlined permitting processes, and building and housing codes.

#### CITIZEN COMMENT

There were no citizen comments.

#### ANNOUNCEMENTS

Mr. Udall announced that next month the Task Force would have a revised vision statement and will begin to talk about programs and financial tools. He also would like staff to send members drafts of the Housing Master Plan in advance so that they may work on revisions prior to the meeting. Mr. Lipow stated that drafting the plan would begin in August. The meeting adjourned at 9:25 pm.

Respectfully Submitted,

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Ben Patton, Neighborhood Services